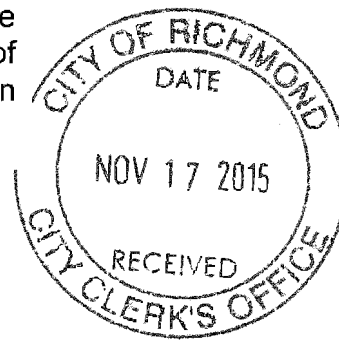


Schedule 5 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, December 15, 2015.

Attn: The Mayor/ Councillors
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1



		INT
	DW	
✓	MJ	
	DB	

Re: Expressing our strong objections to re-zoning application at 9131 Steveston Hwy (RZ 15-703150)

BL9505

Dear Mayor, Councillors,

We are writing to express our objections to the re-zoning application at 9131 Steveston Hwy (RZ 15-703150). We live at the neighboring plot - 9097 Steveston Hwy. The re-zoning application proposes to use our lane (private property) as the access to the new homes. A "right of way" exists for the City to maintain public works for the lane and the builder wishes to take advantage of that. We have already objected to this for the reasons below at a City hall meeting earlier but the re-zoning application is going forward regardless with the planning committee meeting on Nov. 17th.

- 1) **Safety** – The front of our home is Steveston hwy where vehicles are typically traveling at high speed (65+ kmph). The lane is already being used by 4 homes and 10 cars! It is not a wide lane but more of a driveway. Turning in to our lane often forces the drivers to make wide turns due to the speeds on Steveston hwy. If another car is also going out, it poses a serious risk of collision. We cannot even see the cars coming out of the driveway until we are almost there because of the tall tree hedges and a sharp right hand turn design (please see picture attached). A vehicle needs to be slowed to an almost stop motion before we can turn in close to the curb in order to not hit any out-bound vehicle. This causes inconvenience for fast moving Steveston hwy traffic as well. Allowing two more homes to use this lane (and likely more homes once we open the door to this sort of thing) will make for increased two way traffic in this narrow lane with quite high risks of collision.

Also we have a 2 year old child. The Steveston hwy side is very dangerous so we keep that gate closed and only use the side gate from the lane to access our home. A continuous stream of traffic on both the access sides of our home will make it an unsafe place for our children.

- 2) **Basic rights** – We bought our home 5 months ago (first time home owners). The land value alone was 533,000 CAD assessed for a plot size of 3606 sq ft (please refer the tax assessment). The lane we are talking about is 1119 sq ft of our lot. The price we have paid for this lane is 163,000 CAD. This is from down-payment we took 10 years to save and mortgage we will pay for the next 30 years. To allow new houses to use our land would make it a public thoroughfare. Both the city and the builders seem richer than us. To expect that we should pay monthly payments for the land for 30 years, property tax on it every year, as well as a hefty land transfer tax to buy it but then donate it for public use, seems not only unfair but also a form of pushing us in to a corner and forcibly taking our property away. Over-ruling us in this decision seems to be denying us any rights or consideration. We hope the City will protect young and growing working-class families from this kind of forced land-grabbing by builders for new developments.

There is also one more thing to consider:

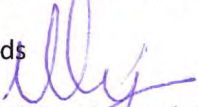
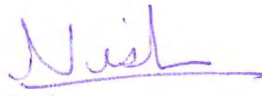
The builder uses the word **temporary access** to sell his idea to the city and Cynthia L from City Hall expressed that as being the builder's plan. That eventually there will be a back-lane from Mortfield Gate to access all our homes. There is nothing temporary about the proposal unless they are willing to put a hard end date on it and state how long they need access for and that they take responsibility for bringing the alternative solution in to being by that time. As of now, everything is left to chance. If even one of the homes adjacent to 9131 Steveston Hwy remains unsold or are converted in to a large single family home with no back-lane, there will be no possibility of any other access to these homes except through our driveway and this access becomes permanent.

If the builder is sincere about this alternative proposal, it is only right that they take the steps to enforce it now for their development rather than to try to exploit our situation. The back-lane will also make for safer access to the existing 4 homes using our lane. We urge the city to mandate the builders to develop the back-lane for their use and close the access from Steveston hwy all together at the earliest both in the interest of public safety and returning our land to us.

Our neighbour from 9093 Steveston Hwy owns the other half of the lane and also is strongly against this. He will also be voicing his concerns.

Thanks for your time and attention to this matter

Best regards

 
M. Anandraj Dorairaj and Nisha Cyril
9097 Steveston Hwy
Richmond, BC – V7A1M6

