

Schedule 1 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Tuesday, May 19, 2015.

4746 Fortune Avenue  
Richmond, B.C. V7E 5J8

To Public Hearing	
Date:	May 19/15
Item #:	2
Re:	4760/4780 Fortune Ave.
	RZ 14-677417

City of Richmond  
Council Chambers, 1<sup>st</sup> Floor, Richmond City hall  
6911 #3 Road, Richmond, B.C. V6Y 2C1

May 18, 2015

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9201 (RZ 14-677417)  
4760/4780 Fortune Avenue

*Honorable Members of Council,*

Our home is adjacent to the aforementioned property. The neighbors were good neighbors, but due to their age and health, the property was sold.

Before it was sold however, owner Les Bendo advised that he had received a letter from the City of Richmond expressly stating that if the duplex were demolished, a replacement duplex could NOT be built. We believe such a pre-emptive restriction is counter-productive to good neighborhood development, and may even contravene the re-zoning application progress.

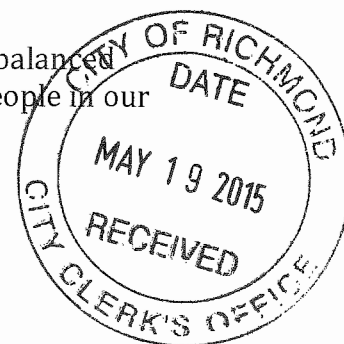
We are currently seeking a copy of that letter from the heirs of the estate.

In the mid-1970s Council was very smart to ensure that a mixed group of homes existed in every neighborhood to prevent pockets of "ghettoization" in Richmond. As a result, our neighborhood is well balanced with bungalows, backsplits, and two level homes ranging in 2, 3, and 4 bedroom configurations, as well having as 1 and 2 car garages.

In the last 5 years however, three perfectly good condition bungalows were demolished to build three "monster homes" at 10300, 10211 and 10271 Freshwater. The home at 10400 Cornerbrook was demolished last week, and 4771 Hermitage slated for demolition and well as the subject property. Neighbors understand that no one has lived in one of the homes as the owners were denied entry into Canada.

While no doubt these monster homes squeeze more taxes out of the neighborhood by increasing assessments, todays City Council decisions have dire social consequences as a result of their "out of control" building approval process.

What happens when Council approves building a "monster home" in a balanced neighborhood, is that increased prices and taxes hurt the vulnerable people in our society, and bad things happen to good people.



Specifically, at 10400 Cornerbrook four families were squeezed into a duplex that was partitioned into four dwellings. The social pressure had intolerable consequences, that being a grandmother and young child were murdered and the building partially destroyed by fire. According to persons having bought into the neighbor when new, this type of event had never before occurred.

The reason it had never previously occurred can be answered by any sociologist – this has been a solid, economically diversified neighborhood where people rose to the highest common level, as opposed to the lowest. City council in the 1970s clearly understood this social imperative.

Will city council understand that imperative today ?

I am opposed to the re-zoning of this property for these reasons:

- 1) From written communication with the previous owner, clear determination that the City would change the zoning, regardless of the rezoning procedure.
- 2) Destruction of the mixed social fabric of the neighborhood, which has proven effective and strong for nearly 50 years.
- 3) The destruction of some trees on the property which are inaccurately mapped on the rezoning application, and which should not be destroyed.
- 4) The true cost of disposing of the materials is not reflected in the cost of the demolition permit, nor is the economic utility cost of the structure that has decades of potential future use.
- 5) Input into the design of the property so that the driveway goes straight to the street instead of creating a concrete pad that covers the front yard, and goes against the spirit of Richmond's environmental objectives.
- 6) Before the building is demolished, fumigation of rodents that have lived in this abandoned property for 3 years, and are currently infesting the neighborhood.

Thank-you for your attention to these issues.

Yours Truly,

John Borkyto

604-448-0820