

**SUBMISSION FOR PUBLIC HEARING ON DEC 15<sup>TH</sup>, 2015 (RZ 15-703150)**  
**FAX NO. 604-278-5139**

Attn: The Mayor and Councillors – Director, City Clerk's Office  
City of Richmond  
6911 No. 3 Road  
Richmond BC V6Y 2C1

To Public Hearing
Date: <u>Dec 15 / 15</u>
Item # <u>6</u>
Re: <u>9131 Steveston Hwy</u>
<u>RZ 15-703150</u>

December 14<sup>th</sup>, 2015

**Re: Feasibility study of anterior lane from 9131 Steveston Hwy to Mortfield Gate.**

Dear Council,

This is not to repeat our concerns but one page to explain the feasibility of the anterior lane from 9131 Steveston Hwy to Mortfield gate as we understand it. There are 4 homes in the way – 9151, 9171, 9211 and 9231.

- 1) **9231** – Corner lot at intersection of Mortfield gate and Steveston hwy. Sold twice in 2015!! (Please see Figure 1) Sold in June 2015 for 750k and then resold in Sept 2015 for 790k. Have the staff contacted the buyer to see if his plans line up with the city's plans through this re-zoning application? If yes, that leaves only 3 homes.
- 2) **9211** – Listed twice for sale in 2015 and remains unsold!! (Pls see Figure 2). If we were the owners unable to sell our property, we would be very happy if the city approached us with a fair offer to buy unused land at the back of our lot as that would make the rest of the property, saleable to future developers.
- 3) **9151, 9171** – We hear one of them wants to sell their property and one of them wants to continue to live there. The same reasoning as in Point 2 applies if one wishes to sell as this is a 'middle home' with access issues as well.

As for the one who wishes to stay, we are not endorsing forcing them out. But if someone were to explain to them that selling the last unused 6m of their lot could mean they get money, that they can live peacefully in their long-term home without anyone trying to force them out to get access and eventually if they ever wish to, they can sell their property for good money with the back-lane in place, they might be convinced to join this plan.

We have seen the power and persuasion of the city staff over the past month. We believe in their ability to make this happen if they want to, and if the Council directs them to. Please do not settle for poor solutions by approving the current re-zoning application. Even the builders of the current re-zoning application expressed that the anterior lane access from Mortfield Gate would be preferable to them, when they first spoke to us.

Timing is very important. Great concepts can become obsolete. In 5 years, land and building costs for new homes would have appreciated to the level that a builder may see no value in 5 million dollar "compact homes". Then, it may only make sense to build townhomes (more affordable) or monster homes (price will not matter). Today is the best time to implement this lane and give the development of this area a push.


<b>Sold</b> <b>R2002368</b> Board: V House/Single Family	<b>9231 STEVESTON HIGHWAY</b>		Residential Detached
	Richmond South Arm V7A 1M6		<b>\$816,000 (LP)</b> <b>\$790,000 (SP)</b>
	Days on Market: <b>5</b>	List Date: <b>9/18/2015</b>	Expiry Date: <b>12/31/2015</b>
	Previous Price: <b>\$0</b>	Original Price: <b>\$816,000</b>	Sold Date: <b>9/23/2015</b>
	Meas. Type: <b>Feet</b>	Frontage (feet): <b>66.00</b>	Approx. Year Built: <b>1958</b>
	Depth / Size: <b>120</b>	Frontage (metres): <b>20.12</b>	Age: <b>57</b>
	Lot Area (sq.ft.): <b>0.00</b>	Bedrooms: <b>3</b>	Zoning: <b>RS1E</b>
	Flood Plain: <b>No</b>	Bathrooms: <b>2</b>	Gross Taxes: <b>\$3,196.95</b>
	Approval Req.?:	Full Baths: <b>2</b>	For Tax Year: <b>2015</b>
	Rear Yard Exp:	Half Baths: <b>0</b>	Tax Inc. Utilities?: <b>No</b>
	If new, GST/HST inc?:		P.I.D.: <b>003-701-000</b>
	View:		Tour:
	Complex / Subdiv:		
	Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Figure 2: Sold corner home! What is the buyer planning?


<b>Expired</b> <b>V1101406</b> Board: V House/Single Family	<b>9211 STEVESTON HIGHWAY</b>		Residential Detached
	Richmond South Arm V7A 1M6		<b>\$858,000 (LP)</b> <b>(SP)</b>
	Days on Market: <b>156</b>	List Date: <b>1/23/2015</b>	Expiry Date: <b>6/28/2015</b>
	Previous Price: <b>\$898,000</b>	Original Price: <b>\$898,000</b>	Sold Date:
	Meas. Type: <b>Feet</b>	Frontage (feet): <b>71.00</b>	Approx. Year Built: <b>9999</b>
	Depth / Size: <b>120</b>	Frontage (metres): <b>0.00</b>	Age: <b>999</b>
	Lot Area (sq.ft.): <b>6,520.00</b>	Bedrooms: <b>5</b>	Zoning: <b>RS1/E</b>
	Flood Plain:	Bathrooms: <b>2</b>	Gross Taxes: <b>\$2,754.00</b>
	Approval Req.?:	Full Baths: <b>2</b>	For Tax Year: <b>2014</b>
	Rear Yard Exp: <b>North</b>	Half Baths: <b>0</b>	Tax Inc. Utilities?: <b>No</b>
	If new, GST/HST inc?:		P.I.D.: <b>000-777-021</b>
	View:		Tour:
	Complex / Subdiv:		
	Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		

Figure 3: Owner trying to sell middle home.

Thanks and regards,

M Anandraj Dorairaj and Nisha Cyril (9097 Steveston Hwy)