

Schedule 2 to the Minutes of  
the Development Permit  
Panel Meeting of Thursday,  
December 12, 2013.

To Development Permit Panel
Date: DEC. 12/13
Item # 1
Re: 6511 No. 2 ROAD
DP 12-617455

To: Panel Of Richmond City Development,

Re: Complaint about the Townhomes development of #DP 12-617455

As the owner of 6451 No. 2 Road, 1, Johnny Leung, has been watching closely the development of the land use adjacent to my lot.

(i.e. 6511 No. 2 Road : former lots of 6471,6491, and 6511 No. 2 Road).

At first the developer knocked our door claiming to include our lot in his townhomes development. Obviously he is insincere because he has no intention to purchase our lot and then he has asked the City to measure and do the surveying of our lot. The developer has never responded to our offer given to them. Maybe they have told the City they have tried to purchase our lot, but they never show up finally. This has given us the false signal.

We have gone to the City to inquire about the land use. The reply has been positive that the four lots (please see your original city plan ) have to be developed together. We assume that our lot is already included in the City Town homes development or at least our lot (6451 No.2 road) can be rezoned in future on our own. This also explains why we did not strongly object to the development of townhomes in our neighborhood at the very early stage of hearing. We were certainly misled by the City response at the City office when we inquired and by the developer verbal indication. We are very disappointed. This has given us the second false signal.

Now, the Panel has decided to exclude our lot in the present development with the grounds that this development is already up to 50m frontage. Well, it seems to be logical according to the City development guidelines.

BUT,

Let us look at the Future development of 6451 No. 2 Road

Has the Panel considered the future development of our lot which is of more or less the same size, same depth and same frontage of our adjacent pre-neighbor house lot? Our latest check with the future development plan from City map gives us a shock. Our lot development has to be combined with our North-bound neighbor with a much smaller lot with less frontage and less depth. (Please see picture No. 3...)

This is unacceptable and it contradicts to our City Development Planning too.

First, the total frontage of 6451 No. 2 road and 6397 No. 2 road (even combined) is under 50m. This is in contrary to the City Guidelines. Second, this is odd to include 6397 No. 2 road (much smaller lot size) in the future Townhome development as that lot can ONLY accommodate Two townhomes in future. That means our lot 6451 No. 2 road has been caught up in the future land development into townhomes on OUR OWN. Ultimately this will lead us to build a single house on 6451 No.2 Road lot and this is again in contrary to the City Planning to make FULL USE OF THE LAND in Richmond City development.

Therefore, we would request the Panel to consider accepting our single lot to be developed into Townhomes in future WITHOUT any conditions added. We have already got the general/common access from the 6511 No. 2 townhomes (PROPOSED) via No. 2 Road and this makes more sense for us to develop our present single lot into townhomes in future.

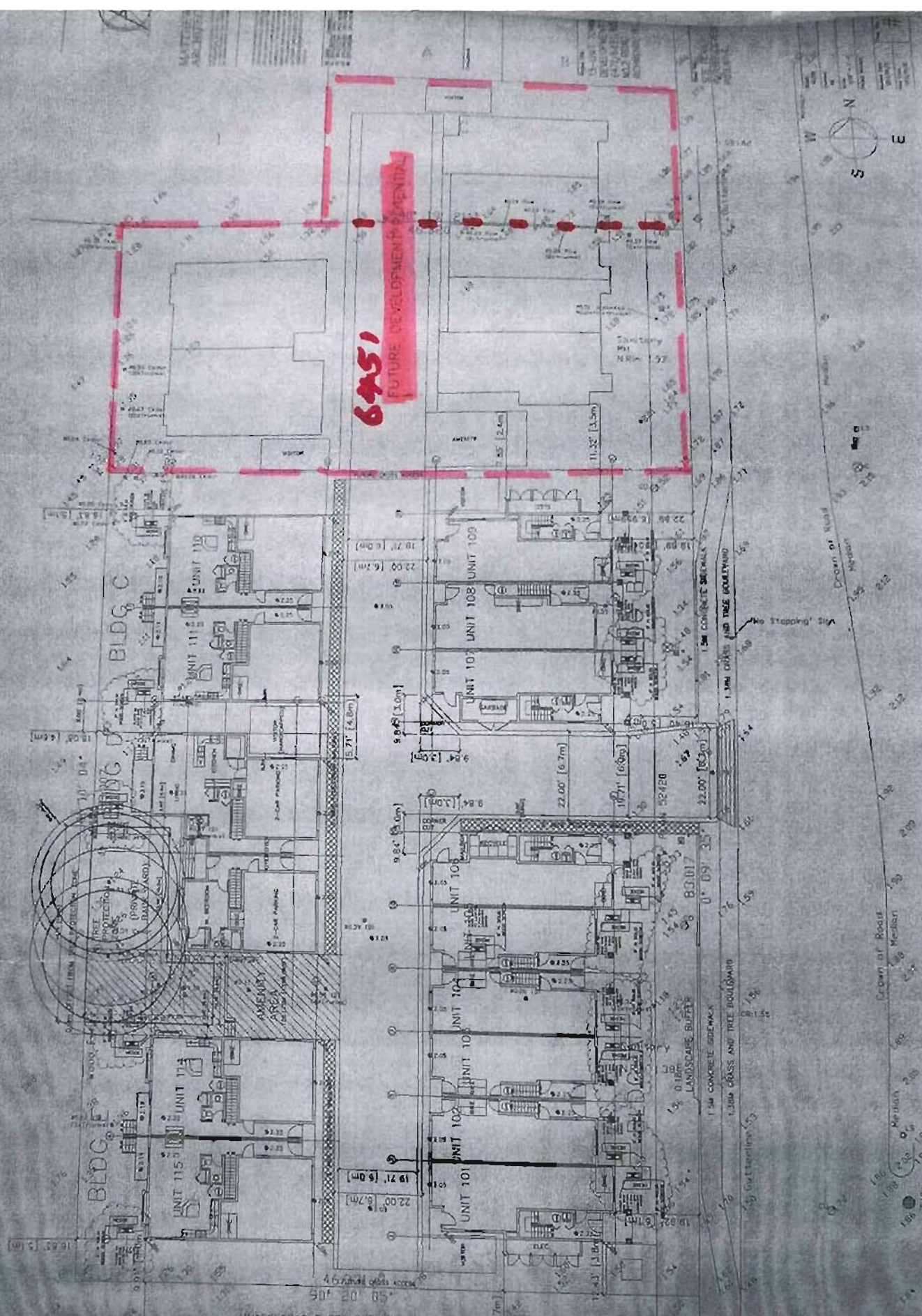
Thanks for your time and please either email us at [cecomp@axionet.com](mailto:cecomp@axionet.com) or mail us your answers.

Regards,

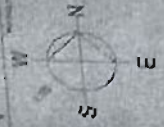
A handwritten signature in cursive script that reads "J Leung".

Mr. Johnny Leung

(Owner of 6451 No.2 Road, Richmond, BC, V7C 3L4)



**6451**  
**FUTURE DEVELOPMENT ESSENTIAL**



**3**