

July 14, 2016

Steven De Sousa
Planning and Development Division
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

To Public Hearing	
Date:	July 18/16
Item #:	3
Re:	Bylaw 9560
	RZ 15-700420

RECEIVED
JUL 15 2016

Dear Mr. De Sousa:

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9560 (RZ 140700420)
5411/5431 Clearwater Drive

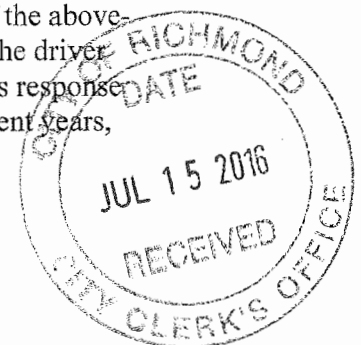
My name is Helen Porohowski and I am the owner of the vacant lot (civic address is 5451 Clearwater Drive), which is next to the above noted civic address, on the east side. Having looked through the information on file, there is no mention as to what is going to happen to the tall cedar hedge (which over the years have matured into very big trees) that borders both properties on the east. Do the owners plan to remove the entire cedar hedge (tree and roots) and replace it with a fence? Will the fence run the length of the property line on the east?

My understanding is that new homes must be built at street level. Will there be a significant change in the height of the property? Will there be a retaining wall?

I have seen on some home construction sites a sign with the hours of operation posted on the fence. Will a sign be posted? If not, what will be the hours of operation?

One concern I have is that my driveway is often blocked. This has been an ongoing problem. Since there is no street parking in front of 5431 Clearwater Drive, the residents (who park on the road) and visitors like to park their vehicle close to the duplex, which means they often park in front of my driveway. Will there be significant changes to the driveway to allow for street parking in front of the new homes? With all the different trades people involved in the demolition of the duplex and the construction of two huge homes, I'm concerned that my driveway will be constantly blocked.

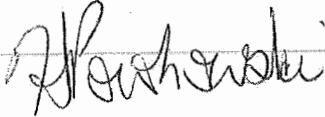
Finally, there has been a lot of construction of new homes in the Clearwater subdivision. As owner of a vacant lot, I find some owners and their hired contractor(s) do things that is in their best interest. In the past, I have come home to find a parked tractor trailer on the lot, or piles of top soil, or a pile of rocks dumped at the entrance of the driveway. About five years ago, the owners (I'm not sure if they are the current ones) of the above-noted address enlarged the front driveway. After the cement was delivered, the driver proceeded to clean his rig so that the residual cement dripped onto the lot. His response was it was a "vacant lot and it didn't matter if there was cement on it". In recent years,



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I've had to deal with the fellows that the owners of 5431 Clearwater hired to cut their grass. On several different occasions, I found freshly cut grass dumped on the lot. They stopped when I caught one of the lawn cutters ready to dump the blue tarp full of grass on the lot. Can the owners and/or hired contractor(s) describe the best business practices they tend to implement to ensure that their neighbours are not negatively impacted by this redevelopment?

Sincerely,

A handwritten signature in cursive script, appearing to read "Helen Porohowski". The signature is written in dark ink and is positioned above a horizontal line that spans the width of the page.

Helen Porohowski