

**Schedule 1 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
September 3, 2013.**

BCS606 McKinney Walk Strata

c/o Unit 5, 6400 Princess Lane • Richmond, BC V7E 6P6
• Mobile: 604 813-3242 • E-Mail: moirasilcox@me.com

July 12, 2013

Mr Barry Konkin
Planner II, Policy Planning
City of Richmond
6911 No 3 Road
Richmond, BC V6Y 2C1

Delivered Via Email

To Public Hearing
Date: <u>Sept 3/13</u>
Item # <u>1</u>
Re: <u>6433 Dyke Rd</u> <u>R2 13-631467</u>

RE: File # RZ13-631467 Application for ReZoning from ZS6 to ZD2, 6433 Dyke Road

Dear Mr Konkin:

Thank you for your response to questions detailed in our June 18, 2013 email. I am writing on behalf of eleven homeowners (Strata BCS606) who reside immediately to the west and north of 6433 Dyke Road. Would you please convey this letter to Richmond's Planning Committee and Council's July Meetings?

You indicated that the owner of this lot wants to construct a duplex home and that is why they have applied for rezoning to ZD2. We object to this lot being rezoned from the present ZS6. We have a reason; namely, that we believe zoning to ZD2 may invite a structure that will take away from the aesthetic of our "block", thereby decreasing the visual and economic values of our homes.

The awarding winning *London Landing* was approved after a long process with City Hall and the developer. The final vision called for strict requirements in the size, design and style of the homes that would span the Dyke frontage from *Walkway to Walkway*, and the homes placed immediately behind. Over the past decade or so, owners have been attracted to buy, and do carefully maintain these unique homes in the look of "old Steveston". These are among the most admired and most photographed homes in all of Richmond. Like London Farm, this section of the Dyke is a tourist destination in it's own right.

The idea of a "modest duplex" completing the eastern boundary of our "block" is so out of line with the overall look of our frontage, that we are quite shocked at the idea. While we appreciate the City process that may lead to a hearing, we find it unacceptable that such a duplex—even one that will "be designed to appear as a single dwelling from Dyke Road" could be erected on this small lot. What compelling reason is there to change the zoning of this lot; the last lot on an established single-family block?

Sincerely,

Moiria Silcox, Secretary

per Shannon Mann
President, Strata BCS606

Email Copies to: BCS606 "McKinney Walk" Strata Council and Homeowners

