

May 22 , 2013 ,

**Schedule 1 to the Minutes of the
Planning Committee meeting held
on Wednesday, May 22, 2013.**

To Richmond City Council ,

This rezoning application (RZ 11-577561) at 9080 # 3RD. and the details surrounding it have left the adjacent neighbours in the Rideau subdivision somewhat perplexed. What was to become a Jewish synagogue will now become 12 town homes sold at market value. What was Assembly land will be rezoned to a multiple family designation. We have been led to believe that the new OCP which has been in place since November of 2012 nullifies many of the pre-existing concerns regarding the disposition of Assembly zoned land and allows for any kind of development including multi-family housing based on market value without significant compensation to the community. The following are other concerns that we as adjacent neighbours have with respect to this particular application..

A) As neighbours to the ongoing development at 9100 # 3 Rd., we were not made aware that any development on the adjacent property at 9080 #3Rd would be accessed through the ongoing development at 9100 #3Rd (entrance and exit). Although this allowance will not significantly impact the neighbours on Rideau Dr. , we should have at least been informed. This agreement also raises questions as to when and why did the City of Richmond sacrifice Assembly zoned property in order to accept proposals which would complement the development next door ? At the present time, a retaining wall and fence is securely in place separating both properties.

B) We are discouraged that the City has abandoned its policy of exacting a" significant" Community Benefit for those Assembly lands that have been allowed to rezone to multi-family, based on market valued housing - a policy that appears to have been in place up until 2009.

C) We are also discouraged that the City has abandoned its policy of preserving Assembly zoned lands, given the fact that up to 2009 city staff were concerned that such lands were being lost to market driven forces.

D) We were also discouraged that the developer at 9080 # 3Road [Sandhill Construction] hasn't taken the time to meet with the homeowner at 9311 Rideau Drive (the only adjacent single family residence to directly feel the full impact of this project) in order to explore ways of lessening the impact of said development. eg. providing the amenity space adjacent to the single family home. We understand that this is not a requirement in the City of Richmond but it would have been a polite gesture.

It appears that this application for rezoning is " fait accompli "; however , we hope Council reconsiders its policy regarding the rezoning of Assembly lands given the fact these lands have some distinct amenities attached to them.

Respectively submitted by.

Gerald Tangi (9311 Rideau Drive)

and Jon Henderson (8271 Rideau Drive)

On behalf of other Rideau residents affected by this development.