

BCS606 McKinney Walk Strata

c/o Unit 5, 6400 Princess Lane • Richmond, BC V7E 6P6
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To Public Hearing
Date: <u>Sept 3 / 13</u>
Item # <u>1</u>
Re: <u>6433 Dyke Rd</u>
<u>RZ 13-631467</u>

August 26, 2013

**Schedule 2 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
September 3, 2013.**

Delivered Via Email

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

RE: File # ~~RZ13-631467~~ Application for ReZoning from ZS6 to ZD4, ~~6433~~ Dyke Road

Dear Mr Mayor and Councilmembers:

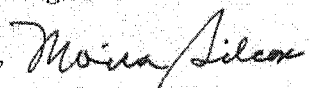
This letter is on behalf of eleven homeowners of Strata BCS606 McKinney Walk. We reside to the west and north of ~~6433~~ Dyke Road. We asked Mr Konkin to convey this letter to you at the Zoning Application Meeting scheduled for September 3, 2013.

The City's vision for the innovative *London Landing* called for strict requirements in the size, height, design and style of the houses that would span the dyke frontage from *Walkway to Walkway*. Accordingly, the developer/builder adhered to those requirements. And, over the past 10 years or so, the homeowners have been good stewards, maintaining these homes in the look of "old Steveston". As a result, these homes are among the most admired and photographed houses in Richmond. Like the London Farm, this section of the dyke-front is a tourist attraction in it's own right.

Now, the owner of ~~6433~~ Dyke Road has applied to rezone his single-family lot to a ZD4 "two-unit dwelling". We object to this lot being rezoned because we believe this will result in a structure that will materially detract from the appearance of our "dyke-front block" of single-family, detached homes. This will also diminish the appeal and economic value of our homes.

Some discussion of this rezoning application has been in the context of the existing large duplex, as well as the newly built *Currents* condos, a tall structure of multi-family homes, both on the eastside of the Walkway. We would suggest, however, that this application be more aptly judged in the context of the existing 13 single-detached houses designed and constructed as part of the original London Landing dyke-front. The idea of a "two-unit dwelling" completing the eastern boundary of our "dyke-front block" is so out of line with the overall look of our frontage, that we are quite shocked at the idea.

We appreciate the City process that includes this hearing. By this letter, we want Council to know that we find it unacceptable that a "two-unit dwelling" could be erected on this small, single-family lot. As a fee-simple lot, we realize we have almost no say in the exterior look of any new home built, as the lot is not part of a Strata. However, we respectfully request that Council set-aside the application for a change to ZD4 zoning, in favour of consistent ZS6 zoning for this last remaining dyke-front lot.

Sincerely, 

per Shannon Mann, President, Strata BCS606

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