

Schedule 44 to the Minutes of the  
Council Meeting for Public  
Hearings held on  
Tuesday, April 22, 2014.

Submitted PH.  
Apr 22/14 -  
Item 3  
7280 Bridge St,  
Richmond, BC  
V6Y 2S7

September 4<sup>th</sup>, 2013

City Of Richmond:

Planning and Development  
Planning Committee  
Mayor and Councilors Office  
David Johnson

Re: Rezoning Application RZ12-605038

This letter is in reference to Rezoning Application RZ12-605038 in the South McLennan area. This area previously went thru a public consultation with local residents and comprehensive analysis to introduce a ring road structure that would allow for multifamily development along the outside perimeter of the ring road while allowing for single family lots fronting Bridge St, Ash St and other interior roads such as Shields Ave. This area plan (McLennan South Sub-Area Plan-Schedule 2.10D) maintained the unique character afforded by larger homes on Ash and Bridge Streets with smaller single family homes on the interior roads. Furthermore, the ring road provided a natural dividing line with single family homes along the interior and multifamily development on the outside perimeter to keep consistent with the rest of the neighborhood.

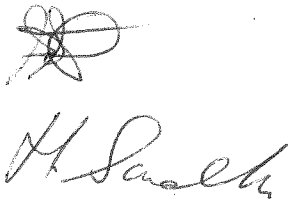
This application sets precedence by proposing town homes on the inside perimeter of the ring road and also on interior roads as part of future development (Shields Ave off Bridge St). This proposal reduces the separation afforded by the ring road and introduces town homes directly behind homes on Bridge St, diminishing their character and value. Seven years ago, we built our custom home with the current OCP in mind and now are shocked to learn that the current application not only shows town home development directly behind our property but suggests future multifamily development would be possible on Shields Ave after the demolition of our beautiful home. As a result of this application, we have already seen 2 properties recently listed for sale on Shields Ave. As residents of South McLennan, we plead with Council to preserve our neighborhood and not force us from our homes because town homes are going to be built directly behind or in front of our homes.

Equally important, we're hoping that Planning and Council will recognize the negative effects and implications of the proposed 5 units directly behind 7280 Bridge St. By allowing the developer to build these units, future development on Shields Ave could only be possible after the demolition of homes at 7280 and 7300 Bridge St. As we are not interested in selling our newer custom home, this would make future development and widening on Shields Ave very difficult. In addition, this application proposes future multifamily development directly across the street from existing newer single family homes on Shields Ave and that is not consistent with the neighborhood plan. A better solution lies in maintaining the current OCP for single family homes on interior roads off Bridge St and having this developer propose that small portion of land as part of a future single family development application.

Furthermore, we hope that staff and Council will not support the uneven property lines created by the inclusion of these 5 units and also insist on maintaining single family development on Shields Ave, thereby containing the multifamily development in this application in a complete even square.

In summary, Council previously made a promise to the neighborhood to preserve the character of South McLennan and as home owners on Bridge St, we're counting on our elected officials to follow through on that promise to maintain the ring road structure and not allow multifamily development on the inside perimeter of the ring road. Furthermore, our expectation is that the City will engage the public in an open and fair consultation process with ample opportunity to provide feedback and voice any concerns. Any potential OCP amendments should be considered independently from the development application itself. A lot of residents that we have spoken with share our concerns and the City can expect additional feedback from other residents who also oppose this application.

Your response in regard to this matter would be greatly appreciated.  
Sincerely,

A handwritten signature in cursive script, appearing to read "H. Sandhu".

Shawn and Harjit Sandhu  
Owners and Residents of 7280 Bridge St