

Schedule 45 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

Attention: David Johnson

Re: RZ 12-605038

Hui Yuan Investments Development and Rezoning Application

City of Richmond

www.richmond.ca

David Johnson
Planner 2
Policy Planning Division
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6911 No. 3 Road,
Richmond, BC V6Y 2C1

I am voicing my concerns over this development and rezoning application as requested by the city of Richmond at the open house and meeting on Dec. 18, 2013 at General Currie School in Richmond.

The proposed rezoning to allow 75 individual households will in fact add significantly to the traffic flow in this area and yet allowing the narrow stretch on Lechow until future development widens it, will not be an ideal situation let alone a safe one.

In addition, the "ring road" previously proposed, is being altered greatly by converting the road onto what is compared to almost a "driveway like" route thru this proposed townhouse complex. Although still considered to be "public road" it will give other drivers from Bridge St. an "almost trespassing feel" when using this as access to No. 4 Road. This style of road will hinder flow while increasing traffic.

The City of Richmond has a policy to prevent "Orphaned Lots" to exist or be created. Looking at the land this developer has assembled and not assembled, three pairs of smaller property lots will be created, thus lessening the development potential of them (7280 & 7300 Bridge St., 7311 & 7315 No. 4 Road, and 7191 & 7195 No. 4 Road) This developer's staff has indicated to you as well as other guests to the open house that every effort had been made to include these properties in this development. When questioned on the specifics at the open house Ayden Kilic, the property manager, explained the circumstances on these three situations, stating the owners were unwilling to sell and "were happy to be in their homes" and when questioned specifically on 7191 & 7195 No. 4 Rd., he was unaware that one of the properties has been for sale for approx. 2 years and currently still is. When informed of this, he then stated that it was 7191 for sale and not 7195, which would explain the lack of acquiring these properties for this development. This is completely incorrect, 7195 is for sale at market value and 7191 has never been approached in the form of an inquiry to purchase. If this is the misinformation the developer is stating at the open house about these two specific properties, I am questioning the information I received about the other two groups of properties that have also been left out.

I have been told the developer has submitted to the City of Richmond, potential development plans for these three groups of properties, in an effort to show that the value for future development is still there for these "hold outs". If this development gets approval based on these submissions, what assurances do these homeowners have that approval will be given when the time comes for them to be redeveloped. Once this development is built, some properties will become land locked and not even have road access other than directly off 4 Rd., which is currently not allowed.

Gary Honigman

5755 No. 3 Road (business)

7191 No. 4 Road (residence)

Brighthouse Upholstering

From: "Johnson, David (Planning)" <DJohnson@richmond.ca>
To: "Brighthouse Upholstering" <brighthouseuph@shaw.ca>
Sent: Tuesday, January 14, 2014 6:04 PM
Subject: RE: south mclennan area open house

Hi Gary. I did receive your fax. Thank you for taking the time to make the submission.

We are going through some more details with the developer on their proposal and the feedback we have received (including yours), and we anticipate this a report will be proceeding to Council in either February or March.

Please let me know if you have any further questions.

Regards,

David Johnson

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Thank you.

From: Brighthouse Upholstering [mailto:brighthouseuph@shaw.ca]
Sent: Tuesday, 14 January 2014 10:03
To: Johnson, David (Planning)
Subject: south mclennan area open house

Hi David,

I attended the open house for the south mclennan area on Dec. 18 2013 and was asked to submit my concerns. I faxed you my comments on Dec 23. I would like to get confirmation that my fax was recieved and I would also appreciate an update on the next steps of this developement proposal.

Gary Honigman
7191 #4 Road
(604) 278-0611 work

FACSIMILE TRANSMISSION

DATE Apr 22/2014
COMPANY NAME _____
ATTENTION DAVID JOHNSON
FAX NUMBER 604-276-4052
FROM GARY HONIGMAN
SUBJECT R212-605038
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MESSAGE

DAVID, Here is a copy of the letter
REGARDING the Rezoning Application.
It was faxed to you on Dec 23/2013.
I would like it added to the file for
tonights Council meeting. I will also submit a copy
this evening

THX
GARY