

Mayor and Councillors

Schedule 4 to the Minutes of the Council Meeting for Public Hearings held on Monday, February 17, 2014.

To Public Hearing
Date: Feb 17/14
Item # 2
Re: 13040 No 2 rd
RZ 12-602748

From: Webgraphics
Sent: Friday, 14 February 2014 9:38 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #766)

Categories: 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

Send a Submission Online (response #766)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/14/2014 9:37:45 AM

Survey Response

Your Name	Neil Gnyp
Your Address	420-6233 London Road, Richmond BC
Subject Property Address OR Bylaw Number	Richmond Zoning bylaw 8500, amendment Bylaw 9094 (RZ-12-602748)
Comments	<p>I am sorry I am not able to attend this meeting in person, due to a prior commitment. I do want to voice my opposition to this, while I will admit upfront, my objections are going to be considered "holistic" and "selfish" to the applicants looking to re-zone this neighbouring property. To be as quick and as concise as possible, I am saddened that our city is still in the situation that high density, residential property is viewed as the most lucrative investment that drives the city forward. More to this point, when property is developed in the Steveston area (which is widely considered to be the most favourable part of Richmond to inhabit) there is an impossible to argue with opportunity for the developer to maximize his/her return on that investment. I favour the area as well and it's the very reason that I chose to live here mostly because it was more sparsely populated than most of the rest of Richmond while providing me a property that my spouse and I could afford, in a</p>

community that we enjoyed. Recently we have been in the midst of a construction zone for another unit that is across the street (6160 London Road) and now we are facing a second construction zone (this proposal) for the foreseeable future. The property in question will be in construction, quite literally, in front all my windows and likely through the summer for this year and the next year. I am no looking forward to the imminent dust that will accumulate in my home during the summer, while this is merely the short term pain. The long terms impacts are as follows: I paid a premium because I have (soon to be had) a water view and this new structure will obstruct that view. Needless to say, my property value will plummet as a result. Further, once the new structure is in place, the new tenants will be able to view directly into my unit. This will mean, to maintain my privacy, I will need to invest/spend money on window treatments to prevent this embarrassment. With the lost value in my home, I will be hit twice to my own detriment. I understand that the theory remains that the commercial space will "make our neighbourhood more attractive" while I fear this theory is more dream than reality. With the addition of this and another building to our neighbourhood, we are introducing more than 100 new homes to an extremely small area. Our only ways in and out are Dyke Road (a two lane road) and No 2 Road (a two land road.) We are outside of the transit footprint, so it necessitates a car (if you go to the translink trip planner with our address, it says we live too far from a nearby transit site.) Even if we are flexible enough to use transit, we are under a "transit curfew" as the closet bus line was part of the last set or transit reductions (fewer trips per day/week.) All in all, I understand that the theory reigns supreme that population density is the way to create value in a city, while this quest for density is often, as in our case, devoid of infrastructure improvements and going to be completed at the cost of the local, existing residents. I plea with this council to understand that while this is going to create an obvious revenue windfall (tax dollars) for Richmond in our area, it will happen by reducing the desirability of the area. If I wanted to live in Yaletown, I would already. Thank you for your consideration, while I fear this merely for naught.