

Schedule 7 to the Minutes of the Council Meeting for Public Hearings held on Tuesday, September 2, 2014.

To Public Hearing
Date: <u>Sept. 22 2014</u>
Item # <u>1</u>
Re: <u>BYLAW 9416</u> <u>RZ 13-644887</u>

Lee, Edwin

From: Wayne [Wayne@fougerearchitecture.ca]
Sent: Thursday, 28 August 2014 16:42
To: Lee, Edwin
Cc: 'clive@balandra.ca'; 'Clive Alladin (alladin2000@shaw.ca)'; Parisa; info@balandra.ca
Subject: RE: Object to rezoning by law 8500, Amendment - 8600 and 8620 No. 2 Road - RZ 13-644887
Attachments: image002.jpg; 2014_08_28_14_56_57.pdf
Categories: To Do

Dear Edwin,

Further to your request for "a brief written response to the concerns noted and to the purchase question", please note:

- A. When Balandra purchased the property, the neighbours on either side weren't interested in selling their homes; so, it wasn't possible to assemble a development site with a 50 m frontage at this location.
- B. Please see the attached Affidavit from Sandy So, the realtor who approached Dr. and Mrs. Song about the sale of their property at 8628 No. 2 Road.
- C. The project density (both floor area and unit density) is appropriate for these lots. Please refer to the Arterial Road Map (on page 3-55 of the 2041 Official Community Plan). These lots are designated for townhouse development in the OCP. Our development has a Floor Area Ratio of 0.60. This is on the low end of the expected townhouse density range for Arterial Road developments (refer to page 3-57 of the OCP that notes a normal density range of 0.60 to 0.65 FAR). The unit density is a result of dividing the permitted floor area into modest family sized homes.

Please let me know if you need any additional information.

Regards,

Wayne Fougere
Architect AIBC, AAA, AIA



FOUGERE
architecture inc.

BRITISH COLUMBIA • ALBERTA • WASHINGTON

202 - 2425 Quebec Street
Vancouver, BC V5T 4L6

604.873.2907

www.fougerearchitecture.ca



From: Lee, Edwin [mailto:ELee@richmond.ca]
Sent: Tuesday, August 26, 2014 2:05 PM
To: Wayne; 'clive@balandra.ca'; 'Clive Alladin (alladin2000@shaw.ca)'
Subject: FW: Object to rezoning by law 8500, Amendment - 8600 and 8620 No. 2 Road - RZ 13-644887
Importance: High

Wayne

Please see attached email below and the attachments for your references. Please provide a brief written response to the concerns noted and to the purchase question. In our staff report, we have indicated that the developer attempted to acquire adjacent lands but the owners were not interested in selling. This property owner is disputing that claim so the developer must provide a formal response to the potential acquisition of the adjacent property prior to this project being forwarded to PH on next Tuesday.

If you have any questions, please call me to discuss.

Regards,
Edwin

From: Dr.Song [mailto:xinlongsong@hotmail.com]
Sent: Tuesday, 26 August 2014 11:33
To: Lee, Edwin
Subject: Object to rezoning by law 8500,Amendment

Sir.

This is Walter Xinlong Song,the owner of 8628 No.2 Road;I really object to Rezoning Bylaw 8500,Amendment Bylaw 9146(RZ 13-644887).Because:

A, the front size only 43.1 m,but usually need 50 m.

B, I really want sell my property to them but no answer!I guess someone use tricks!Last 6 month a lot strangge things happened in rezoning property(8620 No.2 Road),Police came many times!

C.2 Single houses rezoning 9 Townhouses too crownded.

-
Scincely

Walter 心龍

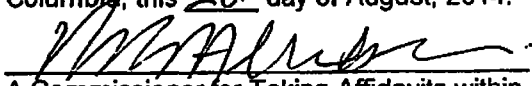
CANADA)
PROVINCE OF)
BRITISH COLUMBIA)

IN THE MATTER OF 8628 No. 2 Road, Richmond
B.C. (the "Property") and IN THE MATTER of a
Balandra Development Inc.'s ("Balandra") Zoning
Bylaw Amendment application RZ 13-644887

I, Sandy So, Realtor, of 410-650 West 41st Avenue, Vancouver, in the Province of British Columbia, do solemnly declare:

1. THAT I am a realtor, and on or about November 17, 2012 I listed two properties adjacent to the Property, namely 8620 & 8600, No. 2 Road, Richmond, B.C.
2. THAT on or about November 17, 2012, I contacted Mrs. Song, an owner of the Property to determine if she was willing to sell the Property. She advised she ~~is not willing to sell~~ is not ready to sell at least for a year, but will talk to her husband Walter Song who practices on McKim Way.
3. THAT on or about November 22, 2012, I contacted Dr. Walter Xin Long Song, the other owner of the Property at his clinic at #1160 - 8788 McKim Way, Richmond, B.C. to determine if he was willing to sell the Property. He advised that he did not wish to sell and asked me to "stop wasting his time."
4. THAT after my discussions with Dr. and Mrs. Song, I requested that they sign a letter confirming their intention not to sell, but they declined to do so. I did the same letter for the neighbor on north Dewey & Inz Young of 8580 No 2 Rd same date Nov 28/12, which they signed back.
5. THAT I confirmed my discussions with the owners with respect of their intent to sell the Property with Balandra's realtor.
6. THAT since my discussions with respect to the sale of the Property, I have not been contacted by either Dr. or Mrs. Song with respect to the potential sale of the Property.

AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at)
Richmond, in the Province of British)
Columbia, this 26th day of August, 2014.)
)
A Commissioner for Taking Affidavits within)
British Columbia MSA)

A Notary Public in and for the
Province of British Columbia

MALEK ALLIBHAI

Notary Public
1111 Buswell Street
Richmond, B.C. V6Y 2G5
Tel: 604-244-8993
Permanent Commission

