

Ingrid & Jake Trouw

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To Public Hearing	
Date:	Jan 18, 2010
Item #	4
Re:	Bylaw 8560

SCHEDULE 11 TO THE MINUTES OF THE
 REGULAR MEETING OF COUNCIL FOR
 PUBLIC HEARINGS HELD ON MONDAY,
 JANUARY 18, 2010.

January 17, 2010

City of Richmond
 Zoning Amendment Bylaws
 6911 No. 3 Road
 Richmond, BC
 V6Y 2C1

Attention: Director, City Clerk's Office &/or Cynthia Lussier, Planning and
 Development Department

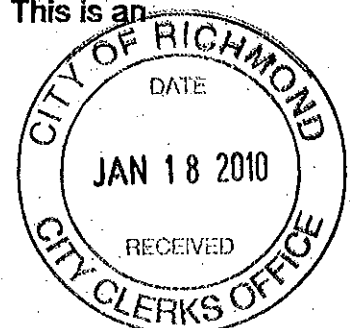
Dear Ms. Lussier:

Re: Notice of Public Hearing, Zoning Amendment Bylaw 8560 (RZ 09-490139)

We are writing with our concerns regarding the rezoning of the property at 251
 Douglas Crescent and their wish to rezone from Single Detached to Coach
 House.

We would like to request that this rezoning NOT proceed. Our concerns stem
 mainly from the issues that this rezoning would create and they are:

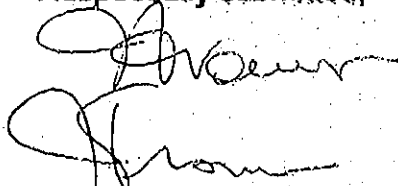
- Parking in our neighbourhood has already become a problem as more and more residents have extra vehicles that park on the narrow streets causing our roads to become single lane traffic. This will be increased if there is a coach house built as this creates the possibility of one, or two, more vehicles added for the residence of the coach house and there will be no garage access so they will also be parking on the street. We can appreciate you are supposed to create an additional spot for a vehicle but even regular residence park on the streets due to the fact that our homes are small and many use garages for storage so we don't see how this will be a solution. Our fire trucks have already had difficulty turning corners due to parked cars. This is an unacceptable safety issue.



- Adding coach houses takes away valuable green space in the yards. This adds to the congestion and the increasing lack of green space that the City already allows in Richmond proper. We have to be looking to saving our green space not taking away more.
- Adding more buildings intrudes on the neighbours privacy. Many of us chose to live here because it was still an affordable neighbourhood to raise our children with yards for them to play in and privacy for ourselves. We also chose detached housing because we didn't want to be so close to our neighbours beside us. Many of these coach houses intrude on our privacy as they are 2nd floor structures built right up to the boundaries of the property not only in the back but the sides and windows look down onto our properties. This makes for an uncomfortable situation and an infringement of our privacy.
- Past experience with renters in converted garages. It has been our experience in the past (and the RCMP can confirm this) that there were residents that rented out their converted garages to young people who disrespected the neighbours and had loud music and loud parties into the late evenings/early mornings where the police were frequently called. Many times we were helpless to do much, although they kept us and our young children awake. This is more frequent in the summer of course but it does affect whether we can even keep our windows open in the summer. Not very pleasant and very frustrating when trying to sleep or trying to enjoy our own surroundings on a pleasant evening. Coach houses are frequently rented to young students, young people who don't have the same regard for their neighbours as they tend to be transient.

Thank you for taking the time to consider our requests and reasons.

Respectfully submitted,



Ingrid & Jake Trouw