

March 16, 2012-03-16

Hi Mr. David Johnson,

**Schedule 1 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, March 19, 2012.**

To Public Hearing	
Date:	MARCH 19, 2012
Item #	1
Re:	Bylaw 8812

This is Fred Zhu, the President behind of Strata Council at 9800 Alberta Rd, there is concerned for the proposal rezoning plan at the 9780 Alberta Rd:

By my understanding since 2007 City already require bigger land assemblies to avoid creating small townhouse sites.

By Official Community Plan (OCP) McLENNAN NORTH 8.2.1.d.ii) minimum requirement: Along local or collector roads - Incorporate a minimum frontage width of 40 m and a minimum lot area of 2,000 m² (0.5 ac).

But the proposal rezoning plan at 9780 Alberta Rd, the frontage width is only 20 m and size is only 1,000 m², it's not meet the minimum requirement by OCP of City of Richmond.

In the meanwhile, there is an old single house at west adjacent property 9760 Alberta Rd, the owner Mr. Dave Szabo willing to sell his property to developer already couple years, and asking price is fair and reasonable under current property marketing.

Here I am strongly suggest City to advice the developer to take serious effort to get this opportunity to acquire adjacent property at 9760 Alberta Rd, or union with another developer to get more lots on west side built together in order to meet the minimum requirement by OCP.

Recently Alberta Rd become very active area for new townhouse development, as neighborhood residents we also would like the big development instead many small one, to reduce the construction noises, inconveniences and environmental issues repeatedly.

There is reference case, an proposal 26 units townhouse development right on corner of Alberta Rd on 6311, 6331, 6351 and 6371 No. 4 Road, there are two developers, each have 2 lots for frontage width is only 42.68 m in total and do not meet the minimum 50 m requirement as along major arterial roads by OCP, so the two developers union together in order to meet the minimum requirement by OCP.

Please forward my letter to the Panel of Public Hearing on March 19, 2012, due to I am unable to attending this Hearing.

Thanks,

Yours truly,
President of Strata Council of 9800 Alberta Rd
Fred Zhu

