

CityClerk

From: Brian Jalmarson <bjalmarson@shaw.ca>
Sent: Sunday, 15 April 2018 21:34
To: CityClerk
Subject: April 16th. Zoning bylaw 8500

April 15, 2018

City of Richmond Planning and Engineering Department.

Richmond Zoning Bylaw 8500 ---5191 to 5351 Steveston Highway – Anthem Properties Ltd

Please accept for presentation the following concerns and comments for the Public Hearing on Monday April 16th, 2018 – 7pm.

-Should the development application get approved it is very important that our privacy and adequate allowable distance from our present property line be respected. Ensure adequate drainage, high good neighbour fencing with extensive foliage buffer enhancement between the properties to achieve maximum privacy for all concerned. Should it be necessary to raise the property to meet current city by-law standard, adequate (concrete preferred) under fence risers with good drainage integrity. This we would hopefully prevent a chance of future potential flooding on either side of the properties.

-Of considerable concern is that a project of this magnitude will cause a fairly long construction period causing noise, dust and vibration from heavy equipment, with the potential of causing damage to nearby properties. We would expect that Anthem Properties fully respect our issues and concerns throughout the start to completion of the project and take every precaution to avoid any foreseeable issues, should they arise.

-Of concern which may not immediately be known but for how long or to what degree will our property values and taxes be affected by this Townhouse development.

-We like many of our neighbours have lived and maintained our properties on Hollymount Drive for over 35 years and proud to have raised our families in this neighbourhood. Not to be shellfish and realize the need and trend in housing development, just the same we would hope the City of Richmond respectively support the value we have on our present standard of living in this wonderful neighbourhood. .

It would be appreciated if you would review and raise the above comments and concerns for the Monday April 16th, 2018 Hearing Presentation. Thank You.

Yours truly,

Brian and Joan Jalmarson

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