

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: March 21, 2011 1:19 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #543)

To Public Hearing	
Date:	March 21, 2011
Item #	4
Re:	Bylaw 8690

Schedule 5 to the Minutes of the Regular Meeting of Council for Public Hearings held on Monday, March 21, 2011.

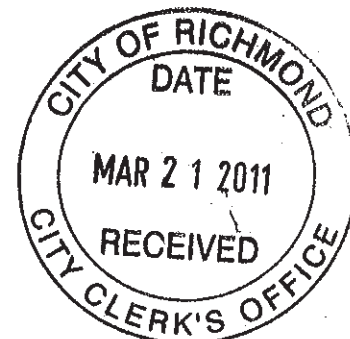
Send a Submission Online (response #543)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	3/21/2011 1:18:01 AM

Survey Response

Your Name:	Elaine Poon
Your Address:	10055 No. 1 Road, Richmond, B.C., Canada, V7E 1S1
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8690 (RZ 10-538208)
	<p>RE: Notice of Public Hearing Zoning Amendment Bylaw 8690 (RZ-10-538208) In regards to the public hearing of rezoning 10071 No. 1 Road, Richmond, we'd like to express our observations as the residence of 10055 No. 1 Road. Since we face the most direct effects of this rezoning application subject property from "Single Detached (RS1/E)" to "Coach Houses (RCH)" due to our location, there are some concerns that we would like to bring to your attention. 10071's rear lot is located on a one-way ally street, a three way intersection that is currently facing traffic most of the time in the neighbourhood. Currently, 10071 has a backyard where their garage is facing the front on No. 1 Road and not the one-way ally, so traffic is definitely not noticeable for them. However, if two lots are built on that land with rear lane garages, it would cause extremely congested traffic looking at the amount of cars that is already parked on both sides of Scotsdale Pl currently. Assuming two cars will be needed for parking on each lot, my primary concern is if the design of their garage will be able to</p>



Comments:

allocate 4 cars on 10071's lot without interference of the back alley traffic that our neighbours drive along every day. If cars of these lots were to be parked on this alley, this three-way intersection will be even more dangerous and irritating. As a resident who's lived in this neighbourhood for 15 years, rezoning one lot to two lots is not a new concept to us. We have asked the old owner of 10071 about this idea a year ago, and remember our realtor explained how 10071's lot is located under a combined sewage pipe of our neighbourhood, which is not suitable for this rezoning idea. Hearing that the new owner of 10071 is initiating this rezoning development project, we are very sceptical of how it will be done safely. To emphasize about safety, two years ago, residents of 10039 No. 1 Road, 10071 No. 1 Road, and 10055 No. 1 Road have experienced severe shaking movements that initiated tilts of furniture and disturbances due to an un-evening cement structure underneath the development of two new houses (10060 & 10088 No. 1 Road). We wrote a letter to City of Richmond development team and thank you for restoring the peaceful lifestyles we live it. This problem was an experience that we wouldn't like to see again. An attachment of the letter can be provided by email if needed. Also, we'd like to stress the impact that this construction will cause severe noises near our neighbourhood with traffic and parking issues that is concerning. The strong possibility of house value depreciation with the new construction due to the blockage of direct natural sunlight is worrying too. To construct a coach house above the garage will definitely need a higher height than the other houses along this back ally facing No. 1 Road which has a normal garage and a single detached house only. The sunlight that is blocked will cause an impact on the enjoyment of our homes. We're sure a realtor can support us on this fact by appraising the value of our homes if the new construction were to take place. Please take our observations seriously and if there are any questions, a reply would be appreciated. Sincerely, we would like to direct attention to this rezoning application to show our concern for our home. Sincerely, Sin Man Poon (Home owner of 10055 No. 1 Road, Richmond B.V. V7E 1S1) and Elaine Poon