

SCHEDULE 7 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON MONDAY, MAY 22, 2007

To Public Hearing	
Date:	MAY 22, 2007
Item #	9
Re:	Bylaw 8233 May 21, 2007

		INT
	DW	
✓	GJ	JK
	KY	
	DB	
	WB	

To: Director, City Clerk's Office, City of Richmond

Fax: 604 278-5139

The following comments are submitted to the Public Hearing scheduled for May 22, 2007.

Re: Zoning Amendment Bylaw 8233 (RZ.05-308086)

Location: 9091 & 9071 Williams Road

By: Anna Pietraszek, resident owner of 9111 Williams Road, Richmond, BC

I have owned the property at 9111 Williams Road for 54 years. I submit the following concerns regarding the rezoning application regarding the above identified properties:

8060-20-8233

Increased Density

The proposed townhouse development is out of character with the existing single family neighbourhood. As this proposed development is adjacent to my property, it will negatively affect my property values and my enjoyment of my property. The set back is distinctly different from existing properties in the area. All new construction projects along Williams Road between Number Three and Number Four Roads are single family homes. Many new homes have built in recent years, and quickly sold, indicating the desirability of single family homes in this neighbourhood.

Traffic Hazard

The proposed development is located between two schools and directly across from a community centre and park. The sidewalks in this area are heavily used by children accessing these facilities. The increased density will significantly increase the number of vehicles entering and exiting through the sidewalk on the north side of Williams Road. At present, there are no vehicles accessing 9091 and 9071 Williams through this sidewalk. Under current zoning, it would be expected that four resident's vehicles would access 9091 and 9071 Williams through two driveways.

Under the proposed townhouse development, it is expected that 18 resident's vehicles would access 9091 and 9071 Williams Road through one driveway.

Drainage

There has been no flooding of my property for the last 54 years. I am concerned that the large footprint of the proposed development, combined with the raised grade of the development will create drainage problems affecting my property. I am interested in comments from the City of Richmond engineering and legal departments regarding this potential problem.

Conflict with Richmond's Vision Statement

The proposed townhouse development will reduce the appeal of the surrounding neighbourhood as well as the livability for neighbours. It is anticipated that the proposed development will be surrounded by a tall fence, creating separation and division with the neighbourhood, rather than a sense of community.

Conflict with Richmond's Official Community Plan

The OCP strategy indicates that growth is to be concentrated in the city centre, and that the single-family character of neighbourhoods will be retained. This rezoning application is not supported by the OCP strategy.

Respectfully submitted,

Anna Pietraszek

Please direct any questions or comments to my daughter, Christine Pietraszek, at 604 733-2124.

