

Relates to Planning
Committee - Item 5

Schedule 2 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, June 20, 2016.

Subject:

May 17/16
FW: Planning Committee today - REZONING AT 5660, 5680 AND 5700 WILLIAMS ROAD

From: D.M. [dannym1211@yahoo.com]

Sent: Tuesday, May 17, 2016 7:32 AM

To: McPhail, Linda

Subject: Planning Committee today - REZONING AT 5660, 5680 AND 5700 WILLIAMS ROAD

Councillor:

I hope that you will not allow this rezoning application today.

First of all, I have asked Planning Department many times to develop duplexes on arterial road but the answer is always NO because there is no policy. Why this one is allowed when there is no policy? It is not fair.

Secondly, there is another duplex application on Williams Road, also between Railway and No. 2 Road, same developer. Why the 2 applications are not being considered at the same time? I know there are oppositions to the other application. If this rezoning is allowed, will this set an example? and the other rezoning will be allowed even if there are oppositions?

thirdly, the city call the proposal duplex, but it is really a smaller townhouse project. 4 units share a driveway and a parking stall, it is like the small townhouse projects on other arterial roads. Why not call it what it is? and why allow 3 small projects in a row instead of a larger townhouse project with 12 units and 1 driveway? I thought the city do not allow driveways on arterial road with bike lanes.

fourthly, the total floor area to be allowed on each lot will a be over 2000 sq.ft. more than if a single family unit is built on the same lot. and 4 garages will be allowed instead of 1. the buildings will look so much bigger than the neighbours.

fifthly, the units will be big, and will be a lot more expensive than townhouse units. it seems like the developer will make a lot more money but this won't help people who want to find something more affordable.

I do not disagree with duplex but I don't think what is being proposed is suitable at this location. Thank you for time reading my comments.

Dan M.