

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 19 June 2016 2:20 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #952)
Categories: 12-8060-20-9551

To Public Hearing	
Date:	<u>June 20, 2016</u>
Item #	<u>4</u>
Re:	<u>R215-693220</u>

Send a Submission Online (response #952)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/19/2016 2:20:09 PM

Survey Response

Your Name	Eric Campbell
Your Address	n/a
Subject Property Address OR Bylaw Number	5660 Williams Road
Comments	<p>There is a Lot Size Policy requiring 13.5 m wide lot, I prefer to see all the lots at the same width rather than narrower lots in the middle of the block. I think they can have 5 lots. If you must allow duplexes, they can have 10 units, which is quite dense already. I don't understand why do you want to allow a proposal that does not follow your current policy (which is single family only and 13.5 m wide lot). If you really want to allow this, should you update the policy before you allow a development? What is the benefit to the City to allow this developer to build 12 duplex units? Other than letting this developer to yield more units and higher density, I don't see any benefit to the residents in this neighbourhood. If you want to allow higher density and provide more units to make the selling price lower, you are kidding yourself. I don't think the developer would sell any unit for less than 1 million dollar. A townhouse on No. 2 Road is</p>



already over a million. why don't you allow townhouse instead and make the units smaller and make it more affordable? why don't you required affordable housing units to be built as part of the project when developer is getting such a land lift on a rezoning that is not supported by the current policy? why don't you just allow 1 driveway instead of 3? what is the purpose of your arterial road policy? didn't you want to eliminate driveways and allow better flows for vehicle, bikes, and pedestrian? The development at 5280 Williams might be a better fit in this area, 1 driveway, 6 individual units, more green space, rather than paved areas for vehicles all over the lot. I oppose to this rezoning.