

FAX COVER SHEET

To Public Hearing
Date: <u>Sept 19/05</u>
Item # <u>1</u>
Re: <u>SINGLE FAMILY</u>
<u>LOT SIZE POLICY</u>
<u>5442</u>

To: Sara Badyal, ~~City~~ of Richmond

FAX: 604 276-~~4052~~

From: Clare and Anne Ash
8171 Mirabel Court, Richmond, BC V7C 4V8

Date: September 16, 2005

of Pages: 2

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name:

Date: September 14, 2005

Address:

8171 MIRABEL COURT
RICHMOND V7C 4Y8

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☒ do not support

☐ mildly support

☐ strongly support

Option 3: R1/6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

Ten+ years and a few attempts later, the Mirabel Court residents are once again faced with the property owners/developers wishing to rezone the said properties. The resolve to keep these 3 lots as single family under the R1/D Zoning has become stronger as witnessed by the signatures this year of 95% of the residents wishing to maintain the status quo.

Following the City Hall meeting last week, several residents approached the architect with the proposal for a meeting in order to come up with a compromise proposal. At the meeting set up at the Cultural Center on Sept. 14th the architect showed us 3 different proposals. However, he informed us that unless a minimum of 7 houses were permitted to be built on these properties, the developer had advised it was not a viable endeavour! It was our understanding from City Planning staff that these 3 lots now zoned R1/D, would allow for 5 lots (with a small variance on 2 of the 5 lots). This we would support even though R1-E zoning applies to most of the single-family homes on Mirabel Court.

At the end of the day, the owners/developers, planners, etc. will most likely not be living in this block, and perhaps not even in Richmond, and we would urge you to respect the wishes of those who live and will continue to live on this rather unique street.

Clare and Anne Ash

Unit #236, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

TRANSMITTAL

To:	City Of Richmond	From:	Bryan Rance
Attn:	Sara Badyal	Date:	September 14, 2005
Fax:	(604) 276-4052	Pages:	2
Phone:	(604) 276-4282	CC:	
Project:	Blundel and Gilbert	Code:	BLG
Re:	ATTENDANCE SHEET		

☐ URGENT
 ☐ FOR YOUR INFORMATION
 ☐ PLEASE REPLY
 ☐ AS PER YOUR REQUEST

Sara,

Here is the attendance sheet for last night's public information meeting.
We have received a comment sheet back from the resident at 8060 Mirabel court.

My intention is to fax you whatever we have received by the end of the week, unless you would like us to forward them as they come in.

Sincerely,

Bryan Rance
Patrick Cotter Architect Inc.

RZ 04-287193

To Public Hearing	
Date:	SEPT 14, 2005
Item #	1
Re:	SINGLE FAMILY
	LOT SIZE POLICY
	5442

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

ATTENDANCE

Date:	Wednesday September 14th, 2005	
Project:	6760,6800 Blundell and 8091 Gilbert	
Re:	PUBLIC INFORMATION MEETING	BLG

Name	Address
TONY BANTING	8131 MIRABEL COURT RD BC V7C4V8
B. DHILLON	8060 MIRABEL COURT RD. V7C4Y2
R. Lini	8391 Mirabel Court V7C4V8
J. Leci	8391 Mirabel Court V7C4V8
C. ASH	8171 " " "
F.A. ASH	8171 " " "
Brian Seely	8211 MIRABEL COURT. V7C-4V8.
Sara Badyal	City of Richmond.
Bob Williams	8166 Mirabel Ct.
VWong	8140 MIRABEL Ct.
ERIC AH-YON	8011 MIRABEL CT.
MARCUS PAUL	8120 MIRABEL CT
GIFFORD SAM	8411 Mirabel Ct.

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax 604.272.1471
web. www.cotterarchitects.com



COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: J. & V. DAVIES || Date: September 14, 2005

Address: 8151 MIRABEL COURT

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☒ do not support

☐ mildly support☐ strongly support

Option 3: R1/.6 Zone, 7 lots.

☒ do not support

☐ mildly support☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

[illegible]

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: TONY BANTING, JR. Date: September 14, 2005

Address: 8131 MIRABEL COURT RMD BC V7C4V8

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☒ mildly support

☐ strongly support

Option 3: R1/B Zone, 7 lots

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

1) 5 HOUSES / 5 LOTS WILL BE MORE PEASING TO THE EYES AND MORE IN CONFORMANCE WITH THE ADJACENT / SURROUNDING NEIGHBOURHOOD ALONG GILBERT & BLUNDELL

2) 5 HOUSES - LESS CHANCES OF HAVING A GROW-UP HOUSE, COMPARED TO AN 18-TOWNHOUSE OR 7 HOUSE DEVELOPMENT

THANK YOU PATRICK COTTER / RICHMOND CITY STAFF FOR LISTENING TO OUR CONCERNS ABOUT AN 18 TOWNHOUSE DEVELOPMENT.

SEP 15 2005 12:25 PM BNS VAN CBC 01420 504 668 2033 10 30042764032 F.02/04

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com


Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: ANDREW BANTING Date: September 14, 2005

Address: 8131 MIRABEL COURT, RMD BC V7C4V8

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☒ mildly support

☐ strongly support

Option 3: R1/6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

COMPARED TO 18 MINIFOUSES ORIGINALLY PROPOSED, 5 LOTS
WILL BE LESS PROBLEMATIC:

1) LESS CHANCE OF OVERFLOW PARKING TO MIRABEL
COURT

2) LESS TRAFFIC IN AND OUT OF GILBERT FROM
DEVELOPMENT.

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 804.272.1477
fax 804.272.1471
web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: PAT BANTING

Date: September 14, 2005

Address: 8131 MIRABEL COURT RMD BC V7C4V8

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☒ mildly support

☐ strongly support

Option 3: R1/.6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax 604.272.1471
web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: NIKKI BANTING Date: September 14, 2005

Address: 8131 MIRABEL COURT RICHMOND BC V7C4V8

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support☐ mildly support☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☒ mildly support☐ strongly support

Option 3: ~~R~~1/.6 Zone, 7 lots.

☒ do not support

☐ mildly support☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

[illegible]

Attn. Sara Badyal

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: Jackie Lui Date: September 14, 2005

Address: 8391 Mirabel Court

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☒ do not support

☐ mildly support

☐ strongly support

Option 3: R1/6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

An increase from 3 lots to 5 lots is almost doubled. The Blundell, Gilbert corner is too busy as is too squeeze in 7 lots might mean good profits for the developers at the expense of residents in the neighbourhood - traffic problems, parking and safety issues as well. It will also indirectly affect the value of our properties, especially those close to the proposed development!

Friday, September 16, 2005

To Public Hearing
Date: <u>Sept 19/05</u>
Item # <u>1</u>
Re: <u>Single family</u>
<u>LOT SIZE POLICY</u>
<u>5442</u>

Fax cover page
plus three accompanying pages

Attention: Sara Badyal
Planner
City of Richmond

Sender: Bob Williamson
604 512 4856

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: MARYANN WILLIAMSON

Date: September 14, 2005

Address: 8166 MIRABEL COURT

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☒ do not support

☐ mildly support

☐ strongly support

Option 3: R1/6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

THE ISSUE OF LOT SIZE IN THIS NEIGHBOURHOOD
WAS STUDIED AND AGREED UPON AS R1-D MORE
THAN 10 YEARS AGO. I CONTINUE TO SUPPORT
R1-D ZONING. SEVEN LOTS IS TOTALLY OUT OF
CHARACTER FOR THIS NEIGHBOURHOOD AND
COMPLETELY UNACCEPTABLE

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: Robert Williamson Date: September 14, 2005

Address: 8166 Mirabel Ct.

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☒ do not support

☐ mildly support

☐ strongly support

Option 3: R1/.6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

Strongly

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

I will address my comments
to members of council on Sept. 19

8151 Mirabel Court
Richmond, B.C.
V7C 4V8

September 11, 2005

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Attention: Councillor Bill McNulty
Chairperson
Planning Committee

Dear Sirs:

Single-Family Lot Size Policy 5442 for Mirabel Court, the south side of Blundell Road, etc.

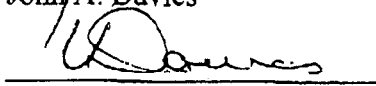
Referring to the two recommendations in Item 23 (1) (a) ii on Page 492 of City Council's Agenda dated September 6, 2005, we support the rezoning and subdivision restrictions, subject to the following understanding:

1. Subdivision Area D (R1/D) is to contain between 4-6 lots only, with 6 lots being the permitted maximum.
2. Access to these lots by a lane which in no way alters or changes the existing fire lane/emergency vehicle entrance on to Mirabel Court from Blundell Road.
3. A restricted parking sign(s) to be strategically placed so that owners and/or visitors in respect to the single family dwellings that will occupy the aforementioned Subdivision Area D cannot use Mirabel Court.

We are writing this letter as we will be unable to attend either the Public Information Meeting to be held on September 14, 2005 or the Public Hearing scheduled for September 19, 2005 due to our absence from the City on vacation.

Yours truly


John A. Davies


Vicki K. Davies

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

TRANSMITTAL

To:	City Of Richmond	From:	Bryan Rance
Attn:	Sara Badyal	Date:	September 16, 2005
Fax:	(604) 276-4052	Pages:	3
Phone:	(604) 276-4282	CC:	
Project:	Blundel and Gilbert	Code:	BLG
Re:	NEIGHBORHOOD COMMENTS		
<input type="checkbox"/> URGENT <input type="checkbox"/> FOR YOUR INFORMATION <input type="checkbox"/> PLEASE REPLY <input type="checkbox"/> AS PER YOUR REQUEST			

Sara,

Attached are the 2 comments received from the Dhillon family of 8060 Mirabel court.

To confirm, we have received from you comments from:

8051 Mirabel
8360 Mirabel
8011 Mirabel
8071 Mirabel
8031 Mirabel x 4
8391 Mirabel

If you have any others, please forward them at your convenience.

Sincerely,

Bryan Rance
Patrick Cotter Architect Inc.

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 804.272.1477
fax. 804.272.1471
web. www.cottersarchitects.com

Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: B. DHILLON Date: September 14, 2005

Address: 8060 MIRABEL COURT RICH. UTC 442

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☒ mildly support

☐ strongly support

Option 3: R1/S Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

Badr Dhillon

SEP-15-2005 11:26 FROM:

TO: 604 272 1471

P.2/2

Unit #236, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cottierarchitects.com

Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: G. DILLON & JIMMY DILLON Date: September 14, 2005

Address: 8060 MIRABEL COURT. RICH. V7C 4Y2

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☒ mildly support

☐ strongly support

Option 3: R1.6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

WE HAVE ENOUGH TRAFFIC

AS IS

Gwendolyn R. Dillon
KR

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: YOUNG TAT KI / LING WAI SI

Date: September 14, 2005

Address: 8360 MIRABEL CRT RICHMOND V7C 4Y2

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☐ mildly support

☐ strongly support

Option 3: R1/.6 Zone, 7 lots.

☐ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

It is the only flexible way.

TO: SARA BADYAL, CITY PLANNER

Unit #235, 11300 No. 5 Rd.,
Richmond, BC V7A 5J7
tel. 604.272.1477
fax. 604.272.1471
web. www.cotterarchitects.com

Patrick Cotter
Architect Inc.

COMMENTS

Thank you for taking the time to attend this meeting, and for sharing your views with us. Please complete this form and drop it in the comments box. These comments will be forwarded to the City of Richmond. If you would prefer to forward your comments directly, you may fax them to the attention of Sara Badyal at (604) 276-4052.

Re: PROPOSED DEVELOPMENT - 6760, 6800 BLUNDELL & 8091 GILBERT

Name: AH-YON FAMILY

Date: September 14, 2005

Address: 8011 MIRABEL COURT, RICHMOND, BC V7C 4V8

1. Please indicate your level of support for the following options:

Option 1: R1/D Zone, 5 lots.

☐ do not support

☐ mildly support

☒ strongly support

Option 2: R1/B Zone, 6 lots.

☐ do not support

☒ mildly support

☐ strongly support

Option 3: R1/.6 Zone, 7 lots.

☒ do not support

☐ mildly support

☐ strongly support

2. Your comments, concerns and ideas are appreciated! Please use the space below for your additional comments.

PLEASE FIND ATTACHED LETTER FOR COMMENTS.

COMMENTS

RE: PROPOSED DEVELOPMENT – 6760, 6800 BLUNDELL & 8091 GILBERT

Thank you very much for giving us the opportunity to provide you some feedback regarding the developer's new plan proposals. First, we would like to congratulate you and the elected members of the Richmond City Council for respecting the wishes of the Mirabel residents in preserving the emergency-vehicle access lane and prohibiting a laneway access onto Mirabel Court at the north end of the Mirabel Court. It was one the most critical issue amongst Mirabel residents. Second, we can foresee that the addition of a 6 or 7 house lot would place an increased likelihood of vehicle parking onto the Mirabel Court street from the owners and visitors of the new homes, which would put unwanted constraint and stress onto off-street parking onto the Mirabel Court street. As mentioned in our earlier comments, there are currently hardly any off-street parking on the Mirabel Court corridor, especially on weekends and period of public holidays. Third, with its smaller lot size, the advent of a 6 or 7 lot design would most likely integrate an architectural design which would be out of character with its neighbouring homes. Hence, a 7 lot design could indirectly negatively impact the home values and consequently the resale value of the neighbouring homes. In conclusion, a 5 lot design would be the best feasible proposition under the different options put forth by the architect.