

To: Mayor and Council  
City of Richmond

July 18th, 2004

<b>To Public Hearing</b>
Date: <u>July 19, 2004</u>
Item # <u>7</u>
Re: <u>5988 Riverdale</u>

re: proposed rezoning application  
" to exclude the properties fronting Westminster Hwy from  
Riverdale Drive to McCallan Road. "

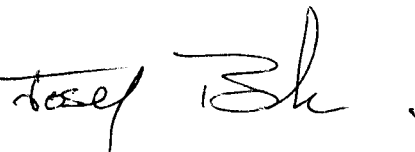
I am voicing my opposition to staff's recommendation of a zoning amendment from Subdivision Area E ( R1/E ) to single Family Housing District ( R1-06) " in order to permit the properties to be subdivided into two new single family residential lots with access to a newly constructed lane along the northerly property line."

Such a proposal is not to the advantage of the property owners as the proposed lane would remove from 1320 square feet up to 1572 square feet from each property. This is a substantial loss for the home owner- as upon the sale of the property the purchaser would consider the loss of square footage to the lane and therefore lowering the purchase price accordingly.

The properties would be sliced in half and given a 60 % site coverage instead of the usual 55%. Such narrow lots are of interest to builders and developers only, and therefore would reduce the vast majority of the home buying public from offering proper market value.

It needs to be said that the majority of the homeowners are opposed to this recommendation. Many have no intentions of selling - neither the owners of the older homes nor the owners of the new houses on this block.

This proposal may look good on paper, however it is not practical in reality . It is to the advantage of a certain applicant only.

sincerely: 

Josef Becker  
4991 Westminster Hwy  
Richmond, V7C 1B7

