

8273 No. 2 Road
Richmond, BC
V7C 3M2
21 July 2006

Mr. David Weber
Director, City Clerk's Office
City of Richmond
6911 No. 3 Road, Richmond
BC, V6Y 2C1

Dear Mr. Weber,

Re: Application for a Development Permit DP 05-293675

The applicant: 359664 BC Ltd.
Property Location: 8291 and 8311 No. 2 Road
DPP meeting: Wednesday, July 26, 2006

Thank you in extend me two notices of Application for a Development Permit DP 05-293675 in which I received on 14 July and 17 July 2006 respectively.

I am very concerning of the Bylaw, I think very one should follow the Law of the City. It seems that the applicant 359664 BC Ltd. do not follow the Law and let all honest people stand in behind. They claim benefit, allowance and variance on very small points that no other builders in the same places along No.2 Road from the house numbers 7851 to 8451 might and have claimed such abnormal rights.

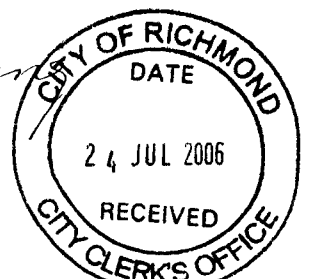
The applicant 359664 BC Ltd. claim for 12 townhouse units but all other builders made or claimed for 10 townhouse units in the similar piece of land. No builders design such bad site plan except Tom Yamamoto architect. In addition affecting their neighbors, his site plan would have increased the lot coverage by 5% (42 - 40), setback variance by 40%!!! (1.2 divided by 3), the front yard setback variance by 25%!! (1.5 divided by 6) and increase the townhouse units by 20%!!! (2 divided by 10).

Tseng Chih-Li of 8251 No. 2 Road, Garman Lee of 8271 No. 2 Road, Johnson Lee of 8273 No. 2 Road, Zong wen Yu of 8351 No. 2 Road, Anh Tran of 8391 No. Road and S. Nanthakumar of 8393 No. 2 Road, except 8371 No. 2 Road which is now on sales, are all objecting the proposed site plan and the variances claimed by the applicant 359664 BC Ltd.

For my personal concern I have a very strong objection to the north side yard setback reduce from 3 m to 2 m and with a 0.2 m room extension. Townhouse site plan is absolutely difference from houses or duplex planning. The setback must have enough room for the townhouse residence to run through because townhouses have more residence. When a townhouse built in line of single houses, there is no allowance given to reduce the setback. For this subject, you can refer to the sites of 5988 Lancing Road (7851 No. 2 Road), 8171/8191 No. 2 Road and 8431/8451 No. 2 Road. Those site builders do not reduce their setback as they understand the reduction would affect the townhouse residence and their neighbors. The places closed to their left or right sides neighbors would be a 3 m setback or a piece of garden land. I urge the City do not give reduction to the applicant and, in addition to require them to plant landscaping at north and south end of the internal driveway facing to their neighbors.

Yours sincerely,

Yvonne Leung
Yin Fong Leung



This copy

cc: Coun. Bill McNulty