

To Public Hearing
Date: Nov 17, 2003
Item # Item 8
Re: Bylaw 7601; Policy 5431
8731 Williams Rd.

8640 Pigott Road
Richmond BC
V7A 2C4

7th November 2003

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8060-20-7601

Attention: City Clerk

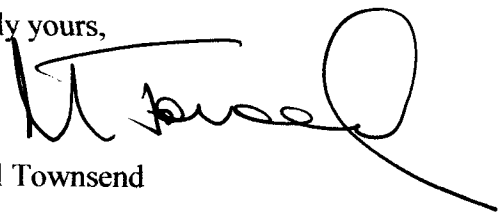
City of Richmond
6911 No. 3 Road
Richmond BC
V6Y 2C1

Dear Sir,

Since I will not be able to attend the Public Hearing on Monday 17th November, 2003 - 7pm, I am writing to enclose my written comments regarding the proposed amendment to Single-Family Lot Size Policy 5431(Section28-4-6) and the proposed Zoning Amendment to Bylaw 7601(RZ 02-203977).

Trusting that my submission will be considered closely and that Council members will reflect upon their own personal feelings should their own neighbourhood be threatened with such a radical change to it's future well being.

Sincerely yours,



Michael Townsend



8640 Pigott Road
Richmond BC
V7A 2C4

7th November 2003

Attention: City Clerk

City of Richmond
6911 No. 3 Road
Richmond BC
V6Y 2C1

Dear Sir,

**Re: A. Amendment to Single-Family Lot Size Policy 5431(Section 28-4-6)
B. Zoning Amendment Bylaw 7601(RZ 02-203977)**

I am writing to express my extreme concerns regarding the above proposed amendments. They are as follows:

With Respect To (A). Amendment to Single-Family Lot Size Policy 5431(Section 28-4-6)

1. As we all know, Williams Road is a busy arterial road and anyone living on Williams Road already experiences difficulty from time to time whilst trying to arrive at or leave their homes by car. By increasing the density of housing along Williams Road, which rezoning to Coach House District(R9) will certainly do, this situation will only be made considerably worse. Especially when the proposed lot at 8731 Williams Road is directly *opposite the Hugh McRoberts school and the South Arm Community Centre.*

I strongly urge Council NOT to amend Policy 5431(Section 28-4-6) because of this.

2. In the past few years, Council may well have taken a new approach to now consider subdivision of single-family residential lots along major arterial roads independently from the Single-Family Lot Size Policy and process in order to eliminate inconsistency. However Council must examine the wisdom of the Official Community Plan more closely in order to realize that it is the Official Community Plan that is inconsistent rather than the Single-Family Lot Size Policy 5431(Section 28-4-6). In deed it is the Official Community Plan that should be amended in order to prevent aggressive, opportunist developers from over-crowding what is already a densely populated area and making Richmond's arterial roads more dangerous for all of their users.

Properties fronting Williams Road should NOT be excluded from Policy 5431.

Again, I strongly urge Council NOT to amend Policy 5431(Section 28-4-6).

With Respect To B. Zoning Amendment Bylaw 7601(RZ 02-203977)

1. For the reasons given above 8731 Williams Road should NOT be rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9).
2. Additionally and most importantly, from my family's point of view and that of all of my neighbours whose houses back onto the Williams Road houses, the proposal that the construction of two garages with coach houses above them which have access to a future lane is extremely disturbing. Clearly, these garages will be dependent upon a rear lane, otherwise they would be useless. Therefore, it follows that the construction of the lane is proposed to be sooner rather than later.

Therefore I urge you NOT to permit Zoning Amendment Bylaw 7601(RZ 02-203977)

3. Now I and several of my concerned neighbours have only moved into this side of Pigott Road this year and we are very happy to be here. Whilst I understand from Janet Lee of the Urban Development Division that the lane will be constructed on the land owned by the Williams Road properties, it will negatively impact our properties in many ways as follows:
 1. The proximity of the lane to the rear of our houses will create a great deal of noise. The sound of nature that we experience at the moment as wind in the trees, bird song and the sound of water trickling in fountains will be gone for ever. A quiet, secluded family gathering around a summer barbeque will definitely be a thing of the past. More likely neighbours revving car and bike engines, outsiders taking a shortcut and garbage everywhere will ensue. The peace and tranquillity that was one of the major factors that caused us to fall in love with our new home will be taken from us.
 2. Currently we are hardly overlooked. A coach house looming over us will soon take away our privacy.
 3. Our complete rear security will be absolutely compromised by a rear lane. We would never and will never live in a house with a rear lane after our experiences of such things in the past.
 4. The sale-ability and the re-sale value of our house will be very negatively impacted by the construction of a rear lane whether it be soon or in the distant future. It's assessed value will drop dramatically.
 5. When we bought this house in May of this year we felt that this would be our final move. We continued to feel this way until early October when we received your first letter. Now we feel very disappointed and are now considering moving out of Richmond where we have lived for some 14 years.

It is for these reasons that I strongly urge you NOT to permit Zoning Amendment Bylaw 7601(RZ 02-203977)

Sincerely yours


Michael J Townsend