

<p>To Public Hearing Date: <u>SEPT 19, 2005</u> Item # <u>1</u> Re: <u>Single Family Lot</u> <u>Size Policy 5442</u></p>
--

MayorandCouncillors

From: Webgraphics
Sent: Friday, 16 September 2005 6:19 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #51)

Schedule 2 to the minutes of Public Hearing Meeting held on Monday, September 19th, 2005..

Send a Submission Online (response #51)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	9/16/2005 6:17:58 PM

Survey Response

Your Name:	Rey Janssen Lim
Your Address:	8260 Gilbert Road
Subject Property Address OR Bylaw Number:	Single-Family Lot Size Policy 5442 for 8220-8260 Gilbert Rd.
Comments:	<p>Kindly reconsider the extension of the single-lot size policy that includes the east side of Gilbert Road south of Blundell (as per item 1). Properties on the east side are 10-12 m deeper than those on the west side of Gilbert; resulting in new homes larger than those on the west side (nearly 150 sqm larger). Continuing the use of single-family housing with no allowance to further densification, limits the potential development of the Sunnymede neighborhood as a transition from the much denser blocks to the north. Retaining existing use does not address a shortage of visitor parking experienced by those living on Gilbert Rd. and under-utilizes the sewer, transit and utility connections that already exists. I would recommend adopting an incremental increase in density (CD/23, R1/A) while still maintaining a single-family character. Such examples as the developments on Sunnymede North have proven that denser housing need not be incompatible with the surrounding neighborhood style. At the same time, it</p>

maximizes the investment the city has already made in existing sewer, transit and utility connections. For the parcels between 8220 to 8260 Gilbert, retaining the single-family use on these properties would result in substantially larger than normal new homes (close to 530-740 sqm for each parcel, when the average is only 440 sqm). These homes would be incompatible with the direction the city has put in place for intensification of arterial roads. Thank you. Respectfully yours,
Rey Lim