

July 19th, 2004

Mayor Brodie and Councillors,

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

my name is Erika Simm. I live at 4991 Westminster Hwy, and I have lived at this address since 36 years.

I have been asked by several residents to be the spokesperson for them, and to present their concerns and letters to you tonight.

I am here to speak to an item on the agenda, - namely the proposed amendment of policy 5456 to exclude the properties fronting Westminster Hwy from Riverdale Drive to McCallan Road from the rest of the Riverdale neighbourhood for the purpose of rezoning these properties from Subdivision Area E (R1/E) to Single Family Housing District (R1-0.6) in order to permit properties to be subdivided into two new single family residential lots with access to a proposed 20 foot wide lane along the northerly property line.

For the record:

I am opposed to this proposed zoning amendment and to the proposed exclusion of the properties fronting Westminster Hwy from Riverdale Drive to McCallan Road from the rest of the Riverdale neighbourhood. I am opposed to the proposed rezoning of these properties from R1/E to R1-0.6. which would allow the subdivision of these properties into two new single family residential lots. And I am opposed to the proposed creation of a 20 foot wide lane along the northerly property line.

This proposed amendment is not for the benefit of the present property owners, monetary or otherwise. It is for the benefit of the applicant only.

It would affect all of the home owners and some in a very negative way.

I am asking Mayor and Council tonight to reject this particular proposal.

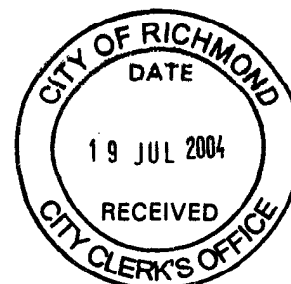
Thank you

Erika Simm

Erika Simm

4991 Westminster Hwy.

Schedule 10 to the Minutes of the
Public Hearing meeting held on
Monday, July 19, 2004.



To Public Hearing	
Date:	<u>July 19/04</u>
Item #:	<u>77</u>
Re:	<u>Bylaw 7743</u>
(copy to the editor)	

to Mayor & Council :

June 13, 2004

		INT
JRM		
DW		
KY		
AS		
DB		
WB		

04-255365
8060-10-7743

" Neighbourhood under siege "

There is a stretch of Westminster Highway just west of the Municipal Works Yard which is quite unique. The " rancher " style homes here were built in the 1950's and are of a solid post-and beam construction. The houses are quite different from other homes : the open 4 x 6 ceiling beams make them look cosy and comfortable.

The houses are not the only thing that is unique : this neighbourhood is one that is very stable. The people that reside here have lived here since a long time . There are many residents that bought their houses in the 1960's and 1970's. I moved to this location in 1968. Most of our homes were added on to and renovated over the years, but we took care not to destroy the character of these last reminders of the great 1950's.

Even though some of the ranchers have been torn down and replaced with large new houses, many of us have no desire to sell and leave our neighbourhood.

Then into the picture comes one builder. He wants to subdivide one corner lot into two skinny pieces to accommodate two long and narrow houses that look like army barracks. For that he is willing to give up 20 feet at the back of the property for an access lane. Not caring that this will impact the whole neighbourhood, reduce our property size and create a hodge podge of styles, the builder wants to amend our R1E zoning to facilitate narrow lots to accommodate army barracks (60%) and blacktop (35 %) , covering 95 % of the lot, leaving some postage stamp size front lawns.

Having to live next to that ? Hell no!

Now I am not against densification along arterial roads. But the city should do it by considering the existing homes in neighbourhoods. ! For instance in our case the city could allow a up/down duplex zoning. These duplexes could look like the already existing large houses on this street. (Example: the duplexes west of the Vancouver Austria Club). With an ageing population in Richmond such up/down duplex houses would be in demand by allowing adult children to live in the suite upstairs while taking care of their parents who live in the wheelchair accessible bottom suite. Or- retirees could live in the bottom suite of the duplex while renting out the upstairs suite for an additional retirement income. That would increase the density on this road without destroying the feel of the neighbourhood. It would still leave space for gardening which is getting so popular these days, for trees and shrubs to shelter the many birds in the area. There would also be less water run-off which impacts the neighbours.

The public hearing for this is coming up next Monday. Most of us don't want this builder's proposal. Let's see if we, the long time citizens of Richmond who helped shape this community , are still being considered - or if we are tossed aside!

Erika Simm
Richmond

