



Regular Council Meeting for Public Hearings

Monday, September 15th, 2003

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present:

Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Sue Halsey-Brandt
Councillor Rob Howard
Councillor Kiichi Kumagai
Councillor Bill McNulty

David Weber, Acting City Clerk

Absent: Councillor Harold Steves

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **Zoning Amendment Bylaw 7543 (RZ 03-232805)**
(9511 No. 1 Road; Applicant: Baldev Grewal)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/9-01

It was moved and seconded

That Zoning Amendment Bylaw 7543 be given second and third readings.

CARRIED



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- 2a. **Zoning Amendment Bylaw 7547 (RZ 03-232158)**
(Primarily on Potential Lots Along Section Line Roads; Applicant: City of Richmond/Michael Li)
- 2b. **Zoning Amendment Bylaw 7571 (RZ 03-232158)**
(11551, 11571 and 11591 Steveston Highway; Applicant: Michael Li)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

- B. & M. Ho, 11651 Seahurst Road – Schedule 1.
C. Day, 11631 Seahurst Road – Schedule 2.
C. & S. Kwan, 11680 Seahurst Road – Schedule 3.
N. Chiu, 10691 Seamount Road – Schedule 4.

Submissions from the floor:

Ms. Carol Day, 11631 Seahurst Road, spoke about the strong opposition felt within the community for such dense rezoning. The 3 storey building height, insufficient visitor parking and tandem garages were also opposed. Ms. Day said that slightly higher density would be acceptable and cited several developments within the City that she felt were of a design that would more acceptable than that proposed.

Mr. Steven Lee, a representative for the owners of 11599 Steveston Highway, objected to the development due to the impact that would result from increased use of the lane; overlook from the 3 storey height; lane safety issues; the lack of sufficient visitor parking; parking on Seahurst Road; and, the already existing traffic congestion on Steveston Highway.

Mr. Tony Cropo, 10851 Seamount Road, read a written submission, a copy of which is attached as Schedule 5 and forms a part of these minutes.



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Mr. Bob King, 11500 Seahurst Road, expressed his concern about the possibility that hundreds of townhouse units could be located next to his property. The impact on his property from overlook and lighting in the lane, the increased traffic in the lane, and the lack of sufficient visitor parking were cited in Mr. King's objection to the development as proposed. A written submission was distributed, a copy of which is attached as Schedule 6 and forms a part of these minutes.

Mr. Paul Lermite, 10860 Seamount Road, said that 2 storey residences would be more in keeping with the existing neighbourhood and the Ironwood complex. Mr. Lermite expressed his concerns about drainage, traffic safety, and the impact that would be felt by additional parking on neighbourhood streets. Mr. Lermite provided a written submission which is attached as Schedule 7 and forms a part of these minutes.

The applicant, Mr. Michael Li, indicated that he understood the concerns that had been presented and further that he was willing to continue discussions with the area residents and City staff in order to achieve a lower density plan that would be more acceptable.

PH03/9-02

It was moved and seconded

That Zoning Amendment Bylaws 7547 and 7571 be referred to staff in order to allow the developer to work in conjunction with the community on a revised plan.

Prior to the question being called direction was given that the delegations' comments and the precedent for near-by properties be considered in conjunction with the revised plan, and that a review be undertaken for i) locations where the proposed R2-0.7 zone could be supported; and, ii) townhouse units fronting a lane.

The question on resolution PH03/9-02 was then called and it was **CARRIED**.



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- 3. **Proposed Single-Family Lot Size Policy 5433 (Section 18-4-6) and Zoning Amendment Bylaw 7558**
(6051/6071 Comstock Road; Applicant: Juan and Patricia Miguez)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/9-03

It was moved and seconded

That Single-Family Lot Size Policy 5433 (Section 18-4-6) be amended to exclude the properties fronting No. 2 Road and Granville Avenue.

CARRIED

PH03/9-04

It was moved and seconded

That Zoning Amendment Bylaw 7558 be given second and third readings.

CARRIED

- 4. **Zoning Amendment Bylaw 7563 (RZ 03-232602)**
(10300 Bird Road; Applicant: Gurmeet Jadge)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/9-05

It was moved and seconded

That Zoning Amendment Bylaw 7563 be given second and third readings.

CARRIED



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5. **Zoning Amendment Bylaw 7564 (RZ 03-233563)**
(3980 Desmond Avenue; Applicant: Benjamin P. Edra)

Applicant's Comments:

The applicant was not present.

Written Submissions:

B. Sihota, 9620 Desmond Road – Schedule 8.

B. Edra, 3980 Desmond Road – Schedule 9.

Submissions from the floor:

None.

PH03/9-06

It was moved and seconded

That Zoning Amendment Bylaw 7564 be given second and third readings.

CARRIED

6. **Zoning Amendment Bylaw 7565 (RZ 03-235384)**
(3411 Regina Avenue; Applicant: Rav Bains)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH03/9-07

It was moved and seconded

That Zoning Amendment Bylaw 7565 be given second and third readings.

CARRIED



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- 7. **Zoning Amendment Bylaw 7567 (RZ 03-235245)**
(10071/10091 Ruskin Road; Applicant: J.A.B. Enterprises Ltd. (Amar Sandhu))

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

Ms. M. Mullins, 10111 Ruskin Road, said that she could not foresee 3 homes being built on the subject property. Ms. Mullins expressed concern about having the side of a house run the length of her backyard, traffic, and the location of a sewer line in the middle of the property that she understood could not be built over.

Mr. A. Sandhu, the applicant, in response to questions, provided the proposed square footage of the buildings and the information that the grade of the lot would be brought to the City standard of 6" above the crown of the road.

PH03/9-08

It was moved and seconded

That Zoning Amendment Bylaw 7567 be given second and third readings.

CARRIED

Opposed: Cllr. Barnes

PH03/9-09

It was moved and seconded

That Zoning Amendment Bylaw 7567 be adopted.

CARRIED

Opposed: Cllr. Barnes



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8. ADJOURNMENT

PH03/9-10

It was moved and seconded
That the meeting adjourn (8:35 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular Meeting for Public
Hearings of the City of Richmond held on
Monday, September 15th, 2003.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 15TH, 2003.

Mayor and Councillors

From: web1@city.richmond.bc.ca
Sent: September 9, 2003 9:13 PM
To: Mayor and Councillors
Subject: 11551, 11571 and 11591 Steveston Highway

To Public Hearing	
Date:	Sept 15, 2003
Item #	12
Re:	Bylaw 7547
	11551, 11571, 11591
	Steveston Hwy

Name: Brian and Mary Ho
Address: 11651 Seahurst Road
Subject Property_Bylaw: 11551, 11571 and 11591 Steveston Highway

Comments:

We are writing to express our objections to the rezoning application for 11551, 11571 and 11591 Steveston Highway from its current zoning to "Townhouse District (R2-0.7)".

The proposed project under the new rezoning is simply too dense and does not adequately address the parking and traffic impact of the project on the existing limited traffic access.

A new access road has been proposed, but the "right in and right out" access of this road greatly limits its utility in addressing access to the development. At least half and likely more of the traffic from this development will be primarily using the very long single lane alley way for primary access.

We assume that each proposed unit will have a single attached garage. But there has been no attempt to address secondary parking for either the occupants or for their visitors. This will subsequently impact on the parking of the residents around the exits of the access lane on Seahurst Road and Seaward Gate. Also, how will service vehicles access each unit without adequate on site parking?

We feel any proposed project requires adequate provision for on site parking and adequate street access for the proposed density.



SCHEDULE 2 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
SEPTEMBER 15TH, 2003.

Received by Fax: Sept 11/03

To Public Hearing	
Date:	Sept 15
Item #	2
Re:	Bylaw 7547 / 7571

I am willing to request I have an opportunity to speak at
Monday Sept 15th, 03 council meeting.

My problem is with the rezoning application file 8060-20-
7547/7571. The application allows for the change in zoning
on 11551, 11571, and 11591 Steveston Highway to be rezoned
from E(r1/E) to 9R2-07).

I feel this is far too high a density for the area of existing
single family homes. It will increase traffic to a dangerous
level. The idea of FACING the Seahurst lane is ridiculous.
The suggestion that the lane be extended to Steveston Hwy
is terrible as it will increase pedestrian traffic enormously
and as such increase even more the complaints we have had
to make to the R.C.M.P. regarding problems with nuisance
behaviour.

Please confirm to me that the three lots in question are in
fact less than 200' feet wide in total.

Please telephone me to confirm I will have an opportunity to
speak at the meeting.

Thank you for your help on this matter, Carol Day
11631 Seahurst Road
Richmond, B.C.
V7A 4K1

Home phone# 271 7761
Cell # 240 1986

9 Carol Day

10-2010/869
SCHEDULE 3 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 15TH, 2003.

MayorandCouncillors

To Public Hearing	
Date:	<i>Sept 15th</i>
Item #	<i>2</i>
Re:	<i>Bylaw 7547 + 7571</i>

From: web2@city.richmond.bc.ca
Sent: September 11, 2003 9:05 AM
To: MayorandCouncillors
Subject: 7547

Name: Carolyn and Sherman Kwan
Address: 11680 Seahurst Road
SubjectProperty_Bylaw: 7547

Comments:

Our major concern if the proposed density is approved is with traffic. The increase traffic will create major congestion and parking challenges for the entire neighborhood.

In addition, to a lesser extent, the height of the proposed townhouses will provide less privacy to existing residents.



SCHEDULE 4 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 15TH, 2003.

Mayor and Councillors

From: web1@city.richmond.bc.ca
Sent: September 15, 2003 11:19 AM
To: Mayor and Councillors
Subject: Bylaw 7571

To Public Hearing	
Date:	Sept 15, 2003
Item #	2
Re:	Bylaw 7571
11551, 11571, 11591 Steveston Hwy.	

Name: Norman Chiu
Address: 10691 Seamount Road Richmond BC
SubjectProperty_Bylaw: Bylaw 7571

Comments:

Regarding 11551, 11571 and 11591 Steveston Hwy properties Rezoning from single family to townhouse.

I live on Seamount Road which is one of the streets vastly effected by this rezoning.

I understand that new homes are being built on the proposed lots on Steveston Highway. That is probably a given.

Please reconsider the rezoning for the following reasons.

1. If this area is rezoned, they there will be more townhouse complexes in the future. There are other adjoining lots being considered for rezoning as well. This single rezoning proposal isn't the end...it will only be the beginning of more future rezoning developments in the area. This area is a single family residential and rezoning will change this forever.

2. There were 3 homes on 3 lots previous and now someone who likely doesn't live in the neighborhood wants to increase the number of homes by 7 times? He will be long gone and the area residents will have to suffer the effects of this rezoning. There should be single family houses to replace the ones coming down, with a probable 5 narrow homes to replace the old ones not 21 townhomes.

The open parcels of land towards No. 6 Road makes more sense for condos and townhomes complex not the established areas of single family residential homes.

3. You can't use Steveston Hwy at all for parking and vehicular access. Townhouse residents will be using Seaward, Seahurst and Seamount to avoid tthe Steveston Highway congestion. These streets are family residential and not wide to accomodate 2 way traffic with parked cars on both sides. These streets are guaranteed to be used 24 hours a day to avoid Steveston Highway.

4. If there are 42 parking spots (assume 2 per unit) and say 5 visitor spots, will this be underground parking or onsite? Where are the overflow visitors parking? There is no parking on Steveston Hwy so they will be filling up the residential areas. Has anyone thought about this? A resident parking system would work but it won't eliminate the thru traffic.

I have lived in complexes and know of people living in complexes where there are these problems. This is the reason why I chose this neighborhood to settle in. Townhouses and condos are like WalMart, a part of life but put them where they belong.

Please keep the area as single family residential. Remember, once it is rezoned, there will be more coming.

Thank you.

Norman Chiu
10691 Seamount Road
Richmond BC
(604) 272-9279



TONY CROPO
10851 SEAMOUNT RD

TOWNHOUSE PROPOSAL

PLEASE DEFINE – FOCAL POINT FOR THE COMMUNITY?
WE HAD ONE. CALLED “SEAMOUNT SHOPPING CENTRE”

THERE ARE NO OPTIONS ACCORDING TO THE PROPOSAL EXCEPT FOR TOWNHOUSES.

SUPPORT TRANSIT- DOES THIS MEAN ALL THE TENNENTS IN THE PROPOSAL WILL BE
TAKING THE BUS?

THE SHOPPING CENTRE, IRONWOOD IS ALREADY SUPPORTED. TAKE A LOOK AT THE
PARKING LOT.

ESTABLISHED RESIDENT HOMEOWNERS CONCERNS SHOULD BE PARAMOUNT
RATHER THAN CONCERNS OF A SHOPPING CENTRE, TRANSIT SYSTEM & THE
DEVELOPER.

IS THE SCHOOL SYSTEM EQUIPPED FOR MORE STUDENTS?

IS THE ECO-SYSTEM ADEQUATE FOR THE INCREASED POPULATION?

I PROPOSE FROM YAMAMOTO LANDSCAPE CONCEPT PLAN THAT THEY:

TAKE AWAY THE FIRST FOUR UNITS (A1-A – B1 – B2) FROM THE EAST SIDE OF THE
PROPOSAL AND REPLACE WITH INGRESS (ONE-WAY) INTO THE COMPLEX AND
ENGRESS THROUGH THE 6 METRE LANE R.O.W. ON TO STEVESTON HWY.

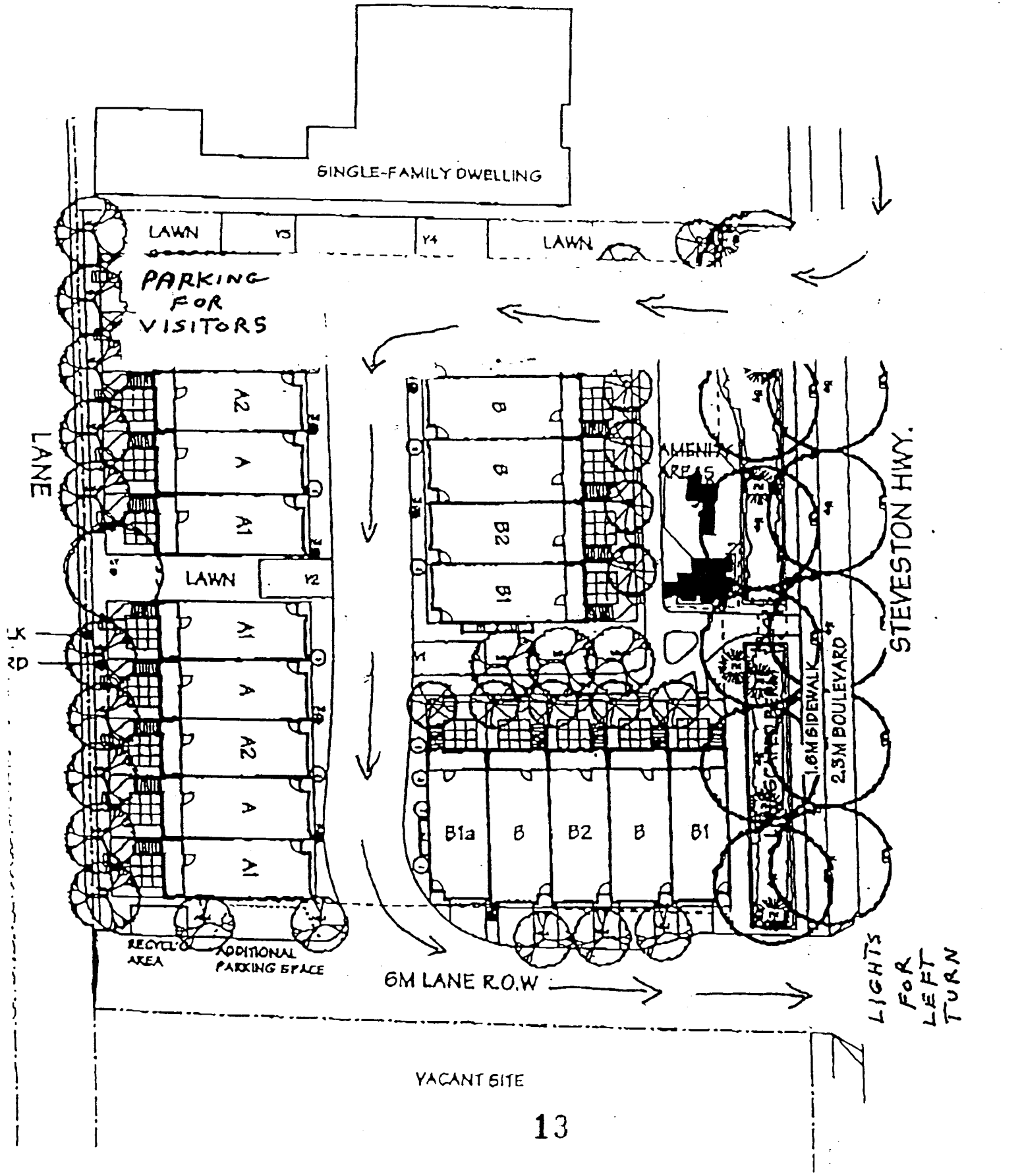
THE CITY WOULD HAVE TO REMOVE A PART OF THE MEDIAN CROSSING STEVESTON
HWY ,SO THE VECHILES COULD MAKE A LEFT HAND TURN ON TO STEVESTON HWY.

AS A LONGTIME RESIDENT (SINCE 1974) AND HOMEOWNER I DO NOT WANT AN
ADDITIONAL 300 TO 400 VECHILES DRIVING DOWN SEAHURST AND SEAMOUNT.

IF THIS GOES THROUGH WE WILL BE PUTTING IN SPEED BUMPS AND NO PARKING
SIGNS ON SEAHURST AND SEAMOUNT.

THANK YOU FOR LISTENING.

ATTACHMENT



11000 BLOCK STEVESTON HIGHWAY RE-ZONING

Attention: Mr. Mayor, Councillors

My name is Linda King, my family live at 11500 Seahurst Road, and have lived at this address for almost 23 years. I live across the lane, 3 or 4 doors down the block from the proposed re-zoning. I feel I have a major interest in this hearing. The City of Richmond - Planning Department didn't think it affected us, as we were not notified of this meeting by letter, I had to read about in the newspaper. We the people in the neighbourhood are the ones that will have to live with the end result of this proposed re-zoning. The developer makes his quick money and moves on, and the City of Richmond increases its tax base and cleans up Steveston Highway for the time being.

We know the current proposed re-zoning is a test case for the rest of the block, If the zoning is altered the other properties will be a matter of rubber stamping by the City. The re-zoning that is currently being dealt with are the three lots east of the vacant lot. We know that the five lots to the west of the service station are probably next, the vacant lot, the two properties to the west of the vacant lot have been purchased by a developer and from there it is just a matter of time for the rest of the absentee owners to get on the band wagon. Some of the major concerns about this proposed re-zoning are:

DENSITY

The residents in the neighbourhood bought their homes expecting to have privacy, what with the larger lots that we enjoy. Who could have imagined 25 years ago that we would face having a three storey, 35 foot high townhouse complex at our backyard. Forget privacy. The other question is who would want to buy a townhouse whose front windows and entry-way face our high back fences, garages and mobile homes?

This proposal for 21 townhouses is too high a density for this corner, which has always been notorious for traffic problems, traffic has only increased by the addition of Ironwood Mall and Coppersmith Place.

The City in its notes makes reference to the density being higher than what was proposed previously, 9 townhouses were proposed on the vacant lot (2,207 sq m.), the present proposal is 21 townhouses on 3,421 sq. m., using the old proposal it would have been equivalent to approximately 14 townhouses, therefore this new proposal has 50% more units. How that equates to density will depend on the square footages etc. Keep in mind that we are talking about one proposed complex, but really we are probably talking about 5 to 8 complexes. The City did not approve the 9 townhouses, so why would you bring forth this new proposal with an increased density?

I do not want Steveston Highway to look like #1 Road - Terra Nova (density - .66 - .71), and closer to home the Shellmont Development (density - .63) which is a rental property. These developments are crowded and lack parking and green space. What will they look like in 20 years?

This space would be better suited to small lot (33-40 ft.) homes like the ones being built on Williams Road, or the duplex type homes west of Williams & 3 Road, or the homes being built 2-3 blocks east of #3 Road on Steveston Hwy. This would keep the density down, therefore the traffic in the subdivision. This type of development would be a good neighbour kind of development, it would be great housing for seniors, having walking access to the mall and library.

TRAFFIC & PARKING

The proposed re-zoning would add approximately 40 vehicles to the traffic, it balloons to 90 – 100 cars if all four pieces of land are developed using the same zoning. And this is just what we know is ready to develop, there is more land. This is as many cars as the current sub-division uses. The infrastructure was not built for this amount of traffic. Seahurst and Seamount are suburban streets, not wide enough to accommodate two cars passing and cars parked on both sides of the street.

Some of the vehicles would use the new proposed "North-South" Lane on the west side of the proposed complex. This will be only a right hand turn, in and out. We know that there will be people going down the existing lane to Seaward Gate to turn left, and going out onto Seahurst and Seamount to get to #5 Road/freeway. When it is busy, do you think the people will go to the Steveston/#5 Rd intersection when they can come through the sub-division, not likely.

The existing lane behind this proposed site is too narrow for a truck and a car to pass at the present time. How do they propose to get a fire truck, emergency vehicles, garbage trucks, delivery and construction vehicles down the lane when people have to use it as their way of getting in and out of the sub-division? The big problem will also be the people that park in the lane, making it impossible for the emergency vehicles to get in and out. The proposed complex does not have adequate visitor parking, and if the units are as narrow as they look, probably doesn't have enough parking for the owners.

If there is not enough parking on site the owners and their guests will end up using the inner streets for their parking (Seamount & Seahurst). Ironwood Mall's parking is supervised so the excess will not want to use the lot for any length of time or overnight. If the proposal is approved the homeowners on Seahurst & Seamount will need signage and parking permits issued for "Residents Only Parking", so they can park on their own street.

SAFETY ISSUES

The new proposed north/south lane wasn't much of a concession by the developer, they need this access for 5 units to back out of their garages. What with the proposed cars coming in off Steveston at a pretty good speed and the possibly of cars exiting their garages, this lane would be a nightmare for pedestrians as there is no sidewalk. At present the vacant lot is used for the inner community to access the mall.

DRAINAGE

The existing lane has been flooded most of the winter/rainy season. This has appeared to be caused by the development of Ironwood, as the lane was always well drained before. There have been numerous complaints about wet back yards. Therefore there is concern that this development would cause further drainage problems for the people on the south side of Seahurst. Is the front elevation of Steveston higher than the back lane? It appears to be, if you look at how the current owners drive down into their yards. What will more concrete and pavement do to the situation?

This is a very emotional issue, this is **our neighbourhood** where most of us have raised our families and intend to stay. Another big question is what would developments like these do to our property values?

Linda & Bob King
11500 Seahurst Road
604-274-0450

Re: Steveston Highway Re-Zoning

Higher Density housing is what the City of Richmond wants. High Quality housing is what people need. The current residents of Richmond want safe, affordable housing that fits in their neighbourhood. Developers want to build housing for profit.

Throughout Richmond new homes are being built. On No. 4 Rd, Garden City, Steveston, Cambie and in our area there are rental homes on Shell/Williams. This permit is trying to put a square peg into a round hole. That is, they are proposing to build housing that will not fit in well with the existing neighbourhood.

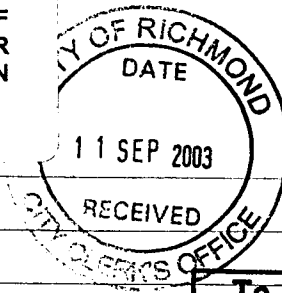
Why not build two story residences in keeping with the skyline of Ironwood and the existing residential area? Why not keep the road system inside the complex wall like every other properly planned housing development? Why not support existing taxpayers and residents with protection of proper drainage for existing homes? Why not keep Richmond a unique and desirable place to live with existing residents and new development? Why not keep our streets safe with proper and efficient flow of traffic? This proposal jams too many cars and traffic into one street off major fairways. Our streets are full of parking at this stage with generally only one lane open due to parked cars. Lanes are not roadways or streets that can handle the flow of normal traffic. The traffic is likely to increase dramatically in this neighbourhood if the proposed development is done. As residents we are concerned about the safety of our streets.

Development in our community is inevitable. However, we as residents of an established, safe, and quiet neighbourhood, hope to see development that is reasonable, of medium density and with a low impact on our roads and lanes. We seek development that enhances our neighbourhood, and doesn't provide problems for the yards and homes that will now be affected by new buildings. Please consider our concerns carefully.

Sincerely,

Paul and Jan Lermite
10860 Seamount Road,
Richmond, B.C. V7A 4P6
604-271-4225

The image shows two handwritten signatures in black ink. The signature on the left is more complex and scribbled, while the signature on the right is more legible and appears to read 'Lermite'.



Sept. 8, 2003

City Contact - Kevin Eng
1st Floor
Richmond City Hall
6911 No. 3 Rd.
Richmond, B.C.
V6Y 2C1

To Public Hearing	
Date:	Sept 15/2003
Item #	5
Re:	Bylaw 7564 3980 Desmond Ave

Dear Mr. Eng,

Re: Zoning Bylaw 7564 @
3980 Desmond Avenue.

We have lived in our home at 9620 Desmond Road for 18 years. We are excited about the changes in our neighbourhood and do not have any issue with the property at 3980 Desmond Ave. being subdivided.

What is a concern is a large 'heritage' tree in the corner of the property. It has been a cornerstone of the neighbourhood. We have recently lost many trees in the area due to high winds and to lose another would be sad. There are other trees on the property which will have to come down in order to make room for new homes. This large tree, however, is in the southwest corner of the property on the alley. We believe it can remain and be an asset to the new development, without changing the complexion of the area.

Please consider saving this tree. It could be limbed to make room for a building structure. If not, replacement trees should and must be considered for this property.

Thank you for your time and consideration.

Sincerely,
Barb Sihota

(Please refer to the enclosed map for location of our home and location of the heritage tree.)

SCHEDULE 9 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 15TH, 2003.

RECEIVED SEPT 12/03

(KE)

Attn: Kevin Eng (Urban Development Division)
Fax: 604-276-4052

From: Benjamin P. Edra
Re: Council Hearing Sept.15, 2003

PUBLIC HEARING - SEPT. 15/03

Applicant: Benjamin P. Edra

RZ 03-233563

Location: 3980 Desmond Avenue

Purpose: Rezone the subject property from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6), in order to permit a two lot single-family residential subdivision with access to the lane only.

To Public Hearing
Date: <u>Sept 15, 2003</u>
Item # <u>5</u>
Re: <u>Bylaw 7564</u>
<u>3980 Desmond Ave</u>

September 12, 2003

Dear Kevin Eng,

As per our recent conversation regarding the rezoning plans for my property at 3980 Desmond Avenue, which has caused a minor discrepancy with one of my neighbours.

My neighbour does not agree with the decision to rezone my property (Single-Family Housing District R1-0.6) because they do not want the tree on my property to be removed.

My plans to develop the property are definitely not to disappoint any families within the neighbourhood, but merely to encourage investment/development in this area and to hopefully increase the value of the properties in this area. It is not clear to me why my neighbour wants the tree to be preserved, but for any apparent reason I will certainly take their concern into consideration when designing the layout of the development if my rezoning proposal is approved by your Council. I will absolutely try my best to preserve the tree if the property is developed or otherwise I will try my best to replace it with some other feasible form that will not damage the beauty of my neighbour's property and mine.

The majority feel the many recent subdivided developments in the area have made a positive impact and have created demand for properties in the neighbourhood. I have already received proposal letters by two well-known Realtors/Developers eager to purchase my property at 3980 Desmond Avenue. They have clients who are willing to put forth competitive offers on subdividable properties particularly close to the Desmond area and along No. 1 Road. It is obvious investment is already occurring in the neighbourhood and growth is on the rise and many want it to continue further.

Thank you for the opportunity and sincerely,

Benjamin P. Edra

Please contact me for any further details or concerns at 604-275-8576 or 604-241-3957.

