



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

Schedule 6 to the Minutes of the
Regular Council Meeting for Public
Hearings held on Monday, June 20,
2011.

To Public Hearing	
Date:	June 20, 2011
Item #	7
Re:	Bylaw 8759

June 15, 2011
File: RZ 10-519918

Planning and Development Department
Development Applications
Fax: 604-276-4052

Margaret Matthews and Ryan Plato
1856 Prairie Avenue
Port Coquitlam, B.C. V3B 1V3

Dear Ms. Matthews and Mr. Plato:

Re: Zoning Amendment Bylaw 8759 (RZ 10-519918)

Thank you for expressing your concerns about the proposed Zoning Amendment Bylaw 8759 (RZ 10-519918) to allow rezoning of 7500, 7520, 7540 and 7560 St. Albans Road (subject site) to permit development of 23 townhouse units, with vehicle access from Jones Road. The purpose of this letter is to respond to your questions related to potential impacts to your property at 7800 St. Albans Road. The response to your questions is provided in *bold italics*.

1. What impact will the rezoning of 7500-7560 St. Albans Rd have on my property located at 7800 St. Albans Rd. Richmond which is only about a block away?
Impact will be minimal. Located between 7800 St. Albans Road and the subject development site are Jones Road and an existing townhouse development. No adjacency issue is anticipated between the two sites.
2. How will it affect the property taxes, water and sewer rates and other taxes and levies that City Hall requires of me to pay as the owner?
Your tax rate or other taxes or levies will not change due to the redevelopment of the subject site.
3. How will the BC Assessment affect the value of the property?
It is noted that your property at 7800 St. Albans Road is a condominium unit. Permitted land uses and density are identified in the current area plans. Redevelopment of the subject site will not increase or decrease the development potential of your property.

If you have any questions about the information provided in response to your concerns, please contact me at 604-276-4138.

Yours truly,

Brian J. Jackson, MCIP
Director of Development

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cc: Mayor and Council

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Richmond