

Henry Yau

808-8288 Saba Road
Richmond BC
V6Y 4C8

To Public Hearing
Date: <u>April 19, 2004</u>
Item # <u>6</u>
Re: <u>Bylaw 7670</u>
<u>6311 + 6331 Cooney</u>

April 18, 2004

Halger Burke,
Acting Manager, Development Applications

Dear Sir: Zoning Amendment Bylaw 7670 (RZ 03-238768)

This letter is in reply to the Staff Report by Mr. Eric Fiss.

The application to build a 12-story rather than a 16-story, which was denied earlier, did not address our concerns at all. The city should not lower expectations and compromise the building standard just because the applicant could not acquire the houses located at 6351 and 6371 Cooney Road. The major concerns about density and bulkiness of the building are the same. In fact, due to the building development over the last few years, the density and the relationship to the public realm and neighbouring development is getting worse.

Within a two block area, there are high-rises such as the Chancellor, Perla, Evergreens, Rosario Gardens and Jade, in addition to the new application to build a 130 unit/15 story structure north of Evergreens. There are townhouses already under construction directly across the street from 6311 Cooney Road. The City of Richmond is turning this area into a concrete jungle. Please note that currently, all the existing buildings are located in such a way that they enjoy an unobstructed south view and that they are not less than 80 ft between buildings; however should the application to rezone to multilevel be approved, then all will have a completely obstructed southern view.

When we purchased our property, we paid a premium to have a high level south view. We were informed that 6311 and 6331 Cooney were zoned for townhouse development only, and specifically, that no multilevel apartment would be erected.

The staff report listed in the City of Richmond Notice of Public Hearing (Monday April 19th, 2004) in regards to the applicant, W.T. Leung Architects Inc., did not do any environmental and neighbourhood impact assessments nor suggest at any improvements in this subject matter. It only mentioned how the applicant modified the plan to meet the minimum standard, which is already inadequate due to the rapid development in our city. *** In order to improve the surrounding area, we believe that the addresses 6311, 6331, 6351, 6371 Cooney Road be restricted to the present approved zoning for townhouses only.***

In addition, a recipe for traffic congestion and high potential for auto and pedestrian accidents must also be considered given the following scenario: the staff report did not mention the townhouse complex already under construction directly across the street from 6311 Cooney Road. Under the proposed plan, parking access will be facing Spires Gate; this means that within a 50 metre section, not only must the access to the road be shared by the new townhouses under construction, but also the current Chancellor apartment complex, plus the proposed apartment on top of all that. Furthermore, to make matters worse, there is already an intersection at Saba Road and Cooney only 100 metres away.

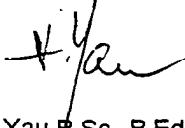
Another area of concern is that the already minimal available number of public parking areas will create further chaos if the proposed rezoning is allowed to pass without consideration of a proper parking infrastructure. It must be noted that except for limited pay parking on Saba Road, there is no other significant street parking in the area. It does not appear that the city is planning resident street parking permits on Cooney as the Staff Report stated that "no stopping [will be] permitted on Cooney Road in the future". How is it going to be enforced? Presently, a major problem already exists in that we have residents next door parking their cars in our private visitor parking! We believe that it is an overly ambitious belief for the staff to believe that the long term development of a transit oriented

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neighbourhood someday will be enough to relieve the impending problems of congestion and restrictive parking practices.




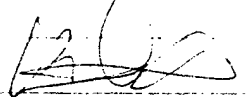
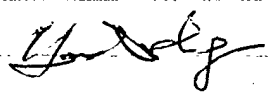
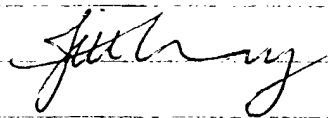
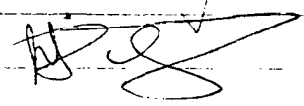
In conclusion, neither the applicant nor the city planning staff have addressed our concerns. Richmond has a vast building space. However to build yet another high-rise in this area without a proper infrastructure is unconscionable. It is clear that the applicant fails to understand that this project will only create ill feelings and disturb the peaceful harmony in this neighbourhood.

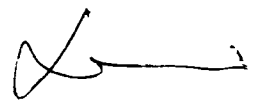




Sincerely,

A handwritten signature in black ink, appearing to read 'H. Yau', written over a vertical line.


Henry Yau B.Sc., B.Ed., M Ed.


And the undersigned (please see attachments enclosed)


Unit Number	Phone Number	Sign
#1602	604 207 8800	
#1507	604-214-9890	
#1307	604-214-3530	
# 1302 1302	604-779-1423	
1303	604-207-2629	Flora Chia
1305	604-273-1026	Tsung
1301	604-207-0857	Lynn
1206	604-214-8120	Miran Feng
1202	604-232-1687	
1201	604 214-9517	
1107	604 2768122	Kong Luogang
1106	604 273 6993	Janelle Zhang
1103	604 821 1999	Mu-Huaysheng
1105	604 278 1828	
1007	604 232 0836	胡毅超
1003	604 203 6973	SL

Unit	PHONE	SIGNATURE
908	林锦政 604-272-8709	
906	338-8892	
801	276-2473	David S. H.
707	2779380	
704	273-8200	BENTSAI
702	338-3680	
306	606 3030034 林安政	
802	604-274-267	

ZHU YING 604-273-2879 (607)
MARY JEAN CABRITO 604-214-0667 (602)
Kam Wan Cheung 604 3039022 (601)


①  1001-8238 SABA ROAD,
RICHMOND, B.C. V6Y 4C7
(YAO, LIANG SHENG)

② ~~~~ 1207-8238 SABA RD.
(Howard Shang) RICHMOND, B.C., V6Y 4C7

③ ~~~~ #1306- 8238 SABA RD
PETER YANG RICHMOND, B.C. V6Y-4C7

④ Sze Wah Ho. 1007-8238 SABA ROAD,
SZE WAH HO RICHMOND, B.C. V6Y 4C7.

5 Ming Ching Chiang
(MING CHANG CHIANG) 105-6100 Buswell RD
V6Y 2B3

6.  8282 SABA ROAD
(SHIH, SHIH-CHIH) RICHMOND V6Y 4C6
VANCOUVER

7. 302 604-207-8811 Sara Song