



**To:** Planning Committee

**Date:** May 5, 2026

**From:** Wayne Craig  
General Manager, Planning and Development

**File:** RZ 25-017670

**Re:** **Application by Doré Design & Development Inc. for Rezoning at 10460 Agassiz Court from the “Small-Scale Multi-Unit Housing (RSM/L)” Zone to the “Small-Scale Multi-Unit Housing (RSM/M)” Zone**

---

### Staff Recommendation

That the application to rezone 10460 Agassiz Court from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone be denied.

### Executive Summary

This report recommends that the rezoning application at 10460 Agassiz Court be denied as the proposal is inconsistent with the Official Community Plan’s Small-Scale Multi-Unit Housing Lot Size Map, and the prevailing lot sizes and character of the neighbourhood.

The application seeks to rezone the subject property from RSM/L to RSM/M to allow subdivision of the existing property into two lots for the purpose of increasing the maximum permitted density (i.e. floor area, number of dwellings and buildings) and facilitating the development of three new units on each lot. The proposal would replace the existing two-unit (duplex) building. If denied, the owner retains the option to redevelop the site under existing RSM/L zoning, which permits a maximum of four units.

## Staff Report

### Origin

Doré Design & Development Inc, on behalf of the owner, Chris Stylianou of Styli Developments Ltd., has applied to the City of Richmond to rezone 10460 Agassiz Court from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone to facilitate the subdivision of the property to create two new lots. The applicant proposes to construct two principal dwelling units and a secondary suite on each new lot for a total of six units, with access provided from a shared driveway on Agassiz Court. A location map and aerial photograph are provided in Attachment 1.

Staff recommend denial of this application as it is contrary to the Official Community Plan’s (OCP) policies respecting the subdivision of Small-Scale Multi-Unit Housing (SSMUH) lots, results in lot sizes that are out of character (narrower and smaller in size) with the large lot pattern of the neighbourhood, and results in an increase to the number of units, floor area and number of buildings over and above what is achievable on the surrounding neighbourhood’s RSM-zoned lots.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2, and a survey and preliminary site plan are included in Attachment 3.

#### Subject Property Existing Housing Profile

The subject property currently contains an unstratified duplex containing two units and no secondary suites. Both units are currently tenanted, and the tenants are aware of the proposed rezoning application.

### Surrounding Development

To the North: Across Agassiz Court are existing houses zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the South: Existing houses zoned “Small-Scale Multi-Unit Housing (RSM/L)” fronting Algonquin Drive.

To the East: A stratified duplex zoned, “Small-Scale Multi-Unit Housing (RSM/L)”.

To the West: Across Algonquin Drive are existing houses zoned “Small Scale Multi-Unit Housing (RSM/L)” fronting Algonquin Drive.

### Related Policies & Studies

#### Official Community Plan

On February 9, 2026, Council adopted an update to the City’s OCP, which designates the subject property as “Neighbourhood Residential – Tier 1”. The typical land use within this designation is predominantly SSMUH.

### *Small-Scale Multi-Unit Housing (SSMUH) Lot Size*

Prior to the OCP update, there was no Lot Size Policy to guide subdivision of the subject site or surrounding neighbourhood (Section 26-4-6). The purpose of Lot Size Policies was to guide rezoning and subdivision within established neighbourhoods and provide a clear and transparent means to ensure that densification within existing neighbourhoods occurred in a stable and predictable manner that respects the existing character of the neighbourhood. These policies were also developed through extensive public consultation with neighbourhoods.

The updated OCP includes a new citywide SSMUH Lot Size Map (Attachment 4), which builds off the intent of the previous Lot Size Policies and provides citywide guidance to rezoning applications that would facilitate the subdivision of existing lots. The map provides fair and transparent direction to owners and applicants seeking to subdivide, respects the distinct character of neighbourhoods, and helps address development pressure to rezone for small-lot subdivisions.

The subject property is identified as having a minimum lot size of “Large”, consistent with the subject property's current RSM/L zoning.

### Zoning Bylaw 8500

The subject property is currently zoned “RSM/L” and allows for a maximum of four dwelling units (which may be stratified) to be constructed on the property as-of-right.

The subject property cannot be subdivided under the existing “RSM/L” zoning, as the proposed lot configuration does not meet the minimum lot width (min. 18.0 m) or lot area (550 m<sup>2</sup>) requirements of the subzone.

Prior to 2025, the Zoning Bylaw permitted existing duplexes to rezone and subdivide into two single-family lots, notwithstanding the restrictions of any Lot Size Policy. In March 2025, this provision was amended to not apply to RSM zoned properties, as the provision would effectively allow all SSMUH-zoned lots to subdivide regardless of the resulting lot sizes. Consistent with the OCP SSMUH Lot Size Map, the RSM zone was adopted with the intent to preserve existing subdivision patterns and not encourage further subdivision. This approach also responded to the fact that the City is not permitted to restrict the number of units that can be constructed on a lot.

### **Public Consultation**

A rezoning sign has been installed on both frontages along Agassiz Court and Algonquin Drive and notice of the proposal was provided to residents within 100 m of the subject property.

Staff have received eight letters (Attachment 5) and two call from neighbourhood residents expressing their concerns and opposition to the proposed development. The concerns expressed are generally related to the increased density and impacts on neighbourhood traffic, parking and infrastructure. As well, there are concerns that this application could be a test case for other similar redevelopment proposals elsewhere in the City.

## Analysis

This redevelopment proposes to rezone the existing lot from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, to facilitate subdivision of the property into two lots and six new residential units. On each new lot, the applicant proposes to construct two separate buildings, each 2.5 storeys in height: one building at the front of each lot would contain a single principal dwelling unit, and a second building at the rear of each lot would include a principal dwelling unit and a secondary suite.

Vehicle access is proposed to be shared between the two new lots after subdivision, with two enclosed parking spaces proposed on each lot (one space per principal dwelling unit).

### SSMUH Lot Size Map

The OCP SSMUH Lot Size Map (Attachment 4) identifies the subject property and adjacent properties as “Large”, meaning that rezoning to facilitate subdivision may be considered, providing that it is consistent with the minimum lot frontage, width, depth and area of the “Small-Scale Multi-Unit Housing (RSM/L)” zone. The map provides general guidance, allowing for minor variations that are sensitive to site-specific conditions, but that are still broadly consistent with the overall intent to:

- Respect the distinct character of individual neighbourhoods;
- Support multi-unit housing opportunities (versus small-lot single-detached houses);
- Provide neighbourhood stability against development pressure to rezone for small-lot subdivisions; and
- Provide fair and transparent direction to owners and applicants seeking to rezone and subdivide lands in the City.

The proposed rezoning is not consistent with the OCP SSMUH Lot Size Map, which restricts rezoning to the “Large” subzone (RSM/L) of the SSMUH zone.

### Prevailing Quarter Section Characteristics

#### *Historical Pattern of Neighbourhood Development*

Historical survey plans indicate that the neighbourhood’s single-family character and larger lot fabric was established during the initial development of the quarter section in the 1960s and 1970s. These records show a second wave of subdivision and development in the 1980s in the north-east quadrant of the quarter section that consisted of medium and small lot single-family development.

In the last twenty years, 67 building permits for new homes have been issued and constructed, representing approximately 12 per cent of the total housing stock of properties within the interior of this quarter section. Accordingly, a majority of the existing housing stock is more than 20 years old and constructed at a time and style that reflects the large lot character of the neighbourhood. Since the RSM zone was introduced in June 2024, the City has issued one building permit application for a three-unit SSMUH development in the area.

#### *Lot Size Composition*

With the exception of a 68-unit rental townhouse complex owned and operated by Metro Vancouver Housing Corporation at the corner of Francis Road and Shell Road, a majority of the

residential properties in this quarter section are identified as “Large” on the SSMUH Lot Size Map, and are similarly zoned RSM/L. A summary of the number of lots by size on the SSMUH Lot Size Map is provided in Table 1 below, noting that lots that are designated as Arterial Connectors in the OCP are not included in the SSMUH Lot Size Map and are subject to different rezoning and subdivision considerations.

**Table 1 – Number of Properties by SSMUH Lot Size Map Designations**

Total Number of Lots	“Large”	“Medium”	“Small”
553	66% (366)	21% (117)	13% (70)

Based on the historical buildout of the quarter section, there is a clear and distinct difference between those areas which are identified in the SSMUH Lot Size Map as “Small” and “Medium” as compared to those areas identified as “Large”. The “Large” lots are characterized by wider lots fronting onto a generally linear grid of streets, whereas the “Small” and “Medium” lots generally front onto cul-de-sacs (with the exception of those lots on Athabasca Drive, Aerosmith Drive, the west side of Auburn Drive and the easternmost section of Bisset drive). (See Attachment 4).

Staff have reviewed the lot geometry and area of properties in the quarter section identified as “Large” in the SSMUH Lot Size Map, and a summary is provided in Table 2 below.

**Table 2 – Summary Neighbourhood Properties identified as “Large”**

“Large” Lots in Section 26-4-6					RZ 25-017670	
Number of Properties Surveyed	Average Lot Width	Median Lot Width	Average Lot Area	Median Lot Area	Proposed Lot Width	Proposed Lot Area
366	20.1 m	18.8 m	720. m <sup>2</sup>	674.0 m <sup>2</sup>	Lot 1 – 14.9 m Lot 2 – 17.3 m	Lot 1 – 504.7 m <sup>2</sup> Lot 2 – 585.6 m <sup>2</sup>

Subdivision of the subject property would not be consistent with the existing lot fabric of the neighbourhood which is characterized by larger (18 m or wider) lots and would result in lots with significantly less area than the neighbourhood’s average.

Of the 366 “Large” properties surveyed within the quarter section, staff estimate that 30 lots (including the subject property) and representing 8.2 per cent would meet the minimum lot dimension requirements for subdivision if they were rezoned from RSM/L to RSM/M. Accordingly, if the subdivision of lots within this quarter section were generally supported, the applicable subzone would be RSM/S (or minimum 9.0 m wide lots) and would result in a significant change to the current prevailing large lot characteristics of the neighbourhood.

*Density*

Under the current RSM/L zoning, a maximum of four dwelling units could be built on the existing lot.

If rezoned to RSM/M and subdivided, Bill 44 would prevent the City from restricting the number of units permitted on each new lot to fewer than four units. Notwithstanding the proposal to construct three units per lot for a total of six units, if rezoned and subdivided, the maximum allowable density combined across the two new lots would be eight dwelling units.

Furthermore, should the property be rezoned and subdivided, the City has no regulatory tools to prevent the applicant from altering the proposal or redeveloping the site with a single-family dwelling on each new lot. A summary of the existing versus proposed density information is included in Table 3 below.

**Table 3 – Summary of Existing vs Proposed Maximum Density**

<b>Existing Number of Units</b>	<b>Existing Max Number of Units</b>	<b>Existing Max Permitted Floor Area on the 1 Lot</b>	<b>Subdivided Max Number of Units Total</b>	<b>Subdivided Max Permitted Floor Area (Combined Across 2 Lots)</b>
2	4	546 m <sup>2</sup> (5,877 ft <sup>2</sup> )	8	766 m <sup>2</sup> (8,243 ft <sup>2</sup> )

Rezoning the property to enable subdivision would result in an approximate 40 per cent increase in the maximum buildable floor area.

Next Steps

Should Planning Committee endorse the recommendation contained in this report, the rezoning application would be denied, and the file closed. The applicant would retain the option to redevelop the property in accordance with the existing “RSM/L” zoning (up to four units).

*Alternative Option*

Advancing a site-specific rezoning to facilitate subdivision that is not generally consistent with the Council-approved OCP and SSMUH Lot Size Map has the potential to result in other small-lot rezoning and subdivision applications in this area and others in the City. The SSMUH Lot Size Map provides a clear expectation for the community and a transparent guide for the consideration of these types of applications. The one-off consideration of these proposals on a case-by-case basis undermines the intent of the City’s broader approach to land-use planning.

In addition, as a result of the Province’s restrictions on public hearings for qualifying residential rezonings, Council would be prohibited from holding a public hearing on the rezoning application.

Should Planning Committee wish to proceed with further consideration of the proposed site-specific rezoning and subdivision, additional technical review of the proposal (including a review of servicing, tree retention, transportation and zoning compliance) and a comprehensive neighbourhood consultation should be undertaken and be completed prior to Committee and Council’s future consideration.

As part of the neighbourhood consultation, staff would send all property owners and residents within the quarter section a letter inviting them to attend a City-led Public Information Meeting in their community. The primary purpose of the meeting would be to present a profile of the existing neighbourhood and collect feedback from area residents regarding subdivision and development, and to better understand and respond to neighbourhood concerns.

Staff would subsequently prepare a report to Committee and Council summarizing the consultation and present potential options for the quarter section and the SSMUH Lot Size Map for consideration. Staff's report would also respond to the technical review of the subject rezoning application.

### **Budgetary Implications**

None.

### **Conclusion**

Staff recommend that the proposed application to rezone the property at 10460 Agassiz Court from the "Small-Scale Multi-Unit Housing (RSM/L)" zone to the "Small-Scale Multi-Unit Housing (RMS/M)" zone, to facilitate the subdivision of the property into two lots, be denied. It is contrary to the OCP's policies respecting the subdivision of SSMUH lots and results in an increase to the number of units and density over and above what has been made possible through the implementation of SSMUH.

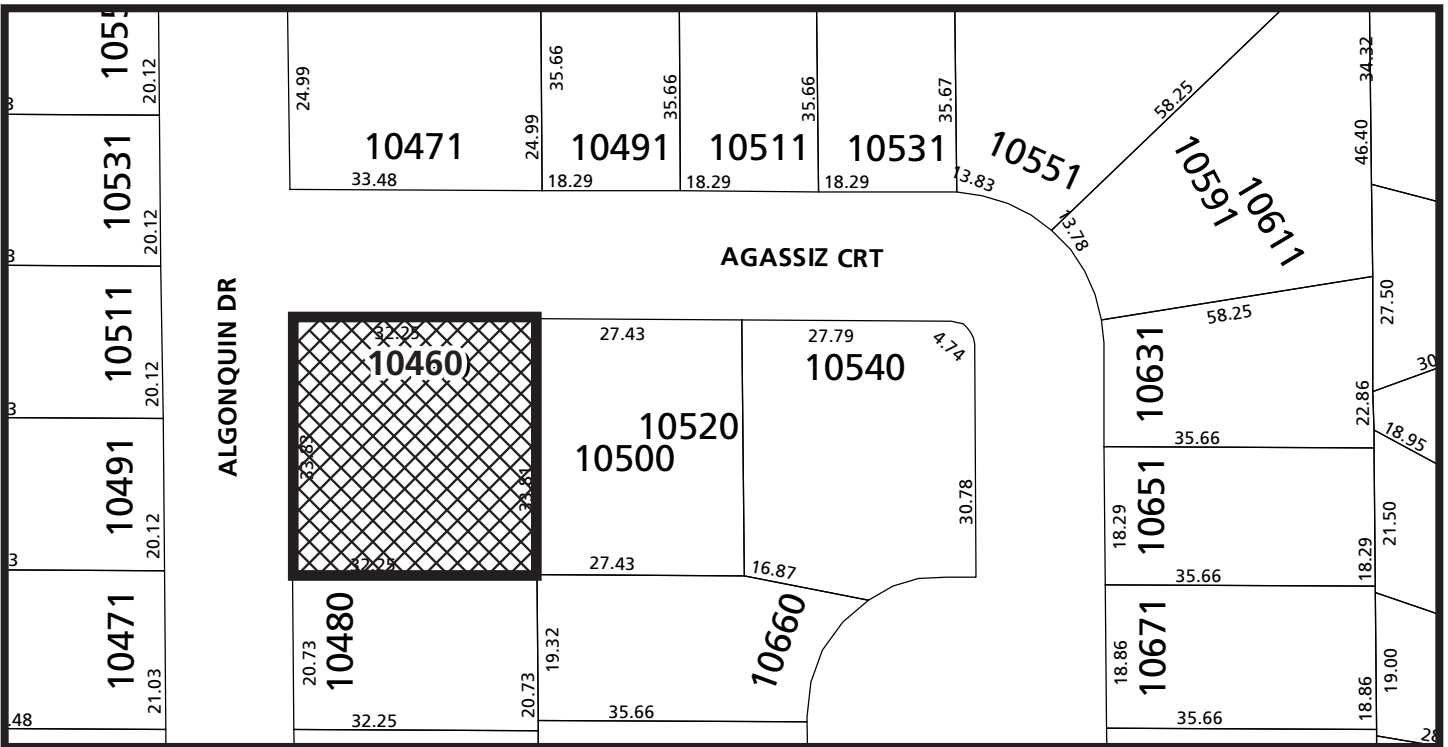
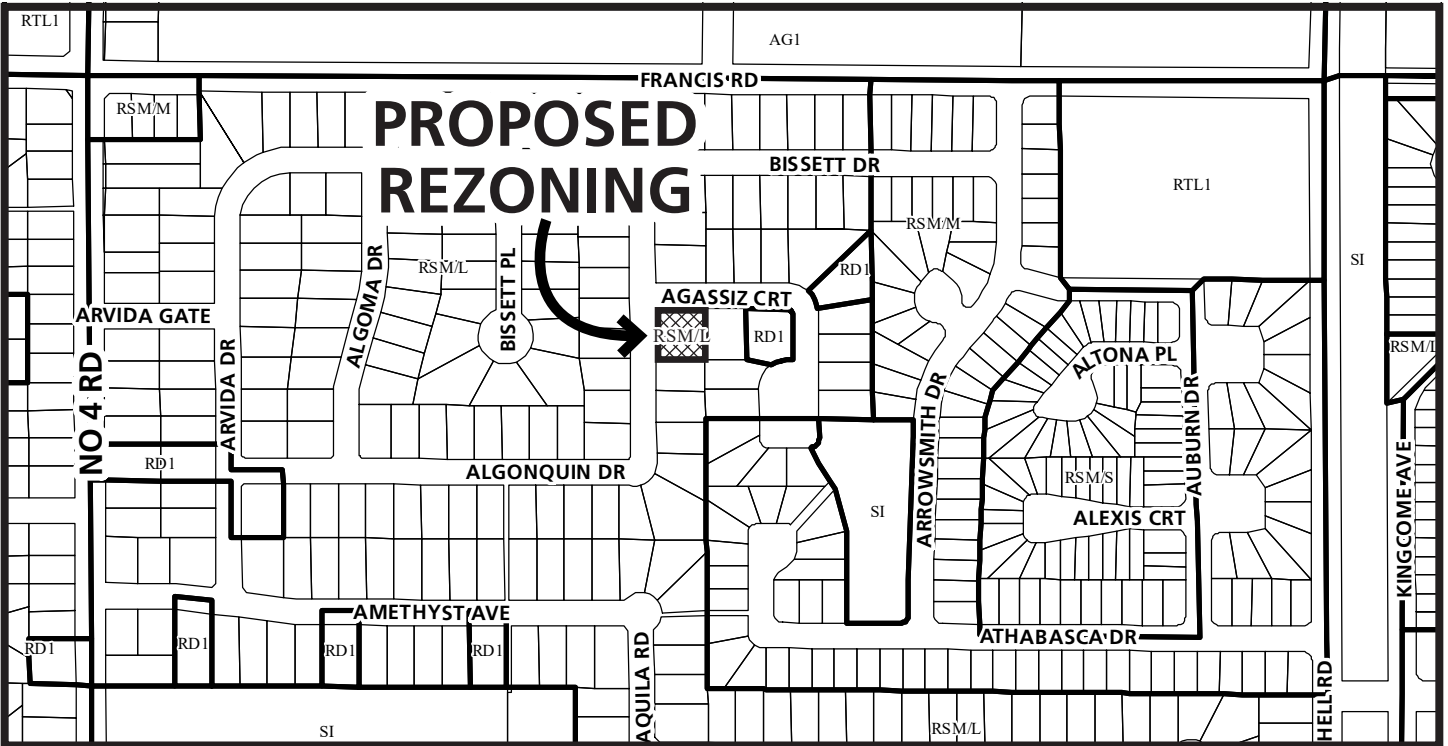
Respectfully submitted,

Joshua Reis, Director, Development

### **Report Contributors**

This report was prepared by Mark Tennenhouse, Planning Technician and reviewed by the Policy Planning Department.

- Att.    1: Location Map  
         2: Development Application Data Sheet  
         3: Conceptual Development Plans  
         4: Small-Scale Multi-Unit Housing Lot Size Map  
         5: Letters of Opposition



**RZ 25-017670**

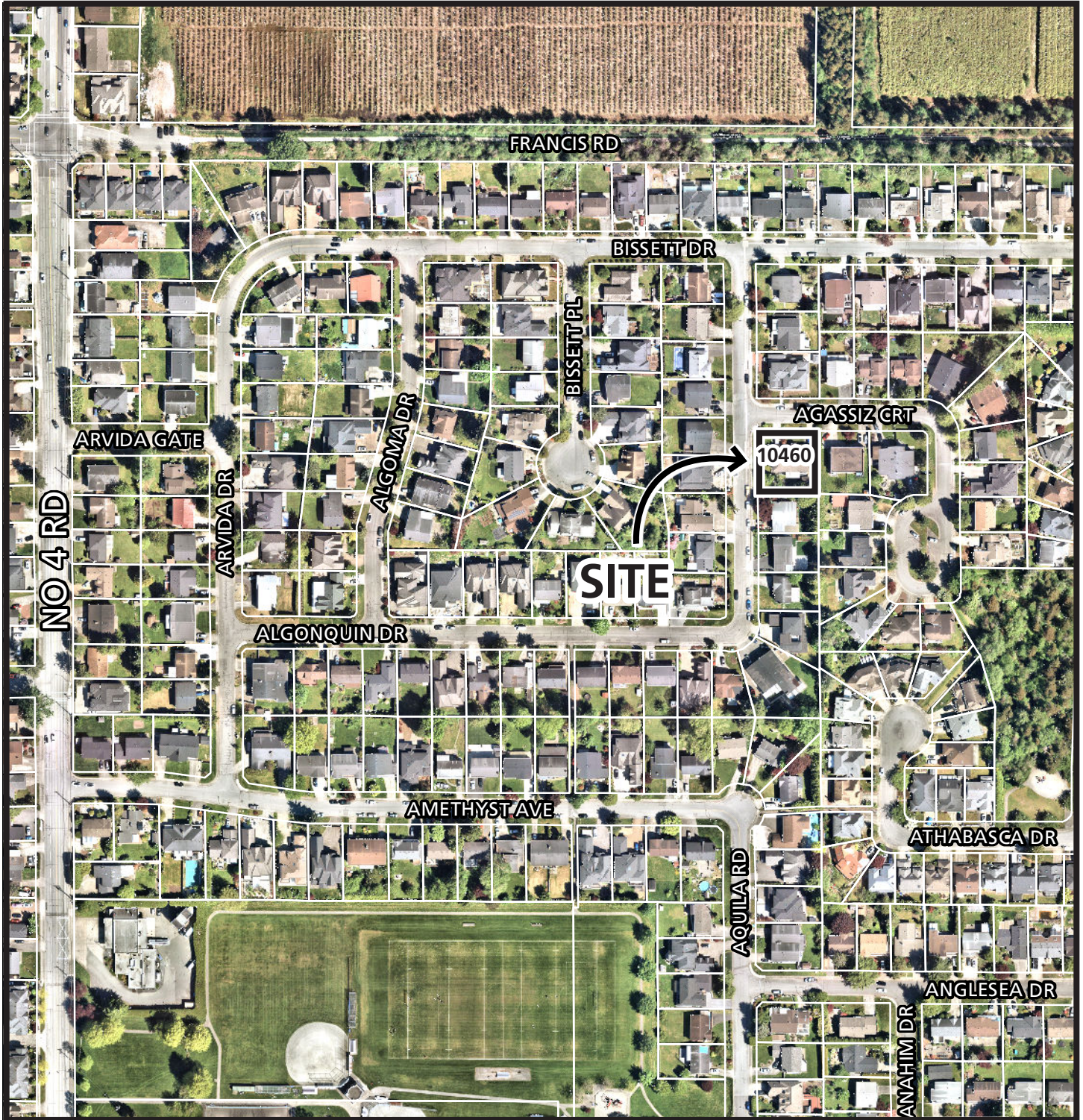
**PLN - 21**

Original Date: 07/02/25  
Revision Date:

Note: Dimensions are in METRES



# City of Richmond



**RZ 25-017670**

**PLN - 22**

Original Date: 07/02/25  
Revision Date:

Note: Dimensions are in METRES



**RZ 25-017670**

**Attachment 2**

Address: 10460 Agassiz Court

Applicant: Doré Design & Development Inc.

Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	Styli Developments Ltd	No change
<b>Site Size (m<sup>2</sup>):</b>	1,090 m <sup>2</sup>	No change
<b>Land Uses:</b>	Housing, small-scale multi-unit	No change
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	RSM/L	RSM/M
<b>Number of Units:</b>	2	6

On Future Subdivided Lots	Bylaw Requirement (RSM/L)	Bylaw Requirement (RSM/M)	Proposed
Floor Area Ratio:	Max. 0.6 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.6 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.6 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>
Total Floor Area (max.)	546 m <sup>2</sup> (5,877 ft <sup>2</sup> )	766 m <sup>2</sup> (8,243 ft <sup>2</sup> )	766 m <sup>2</sup> (8,243 ft <sup>2</sup> )
Dwelling Units (max.)	4	8 (4 per lot)	6 (3 per lot)
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 70%
Lot Size:	Minimum 550.0 m <sup>2</sup>	Minimum 360.0 m <sup>2</sup>	504.7 m <sup>2</sup> (Lot 1) 585.6 m <sup>2</sup> (Lot 2)
Lot Dimensions (m):	Width: 18.0 m (20.0m for corner lot) Depth: 24.0 m	Width: 12.0 m (14.0m for corner lot) Depth: 24.0 m	Width: 14.9 (Lot 1) Width: 17.3 (Lot 2) Depth: 33.8 m
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m
Height (m):	10.0 m	10.0 m	10.0 m
Off-street Parking Spaces – Total:	0.5 spaces per dwelling unit	0.5 spaces per dwelling unit	Lot 1 – 2 Spaces Lot 2 – 2 Spaces



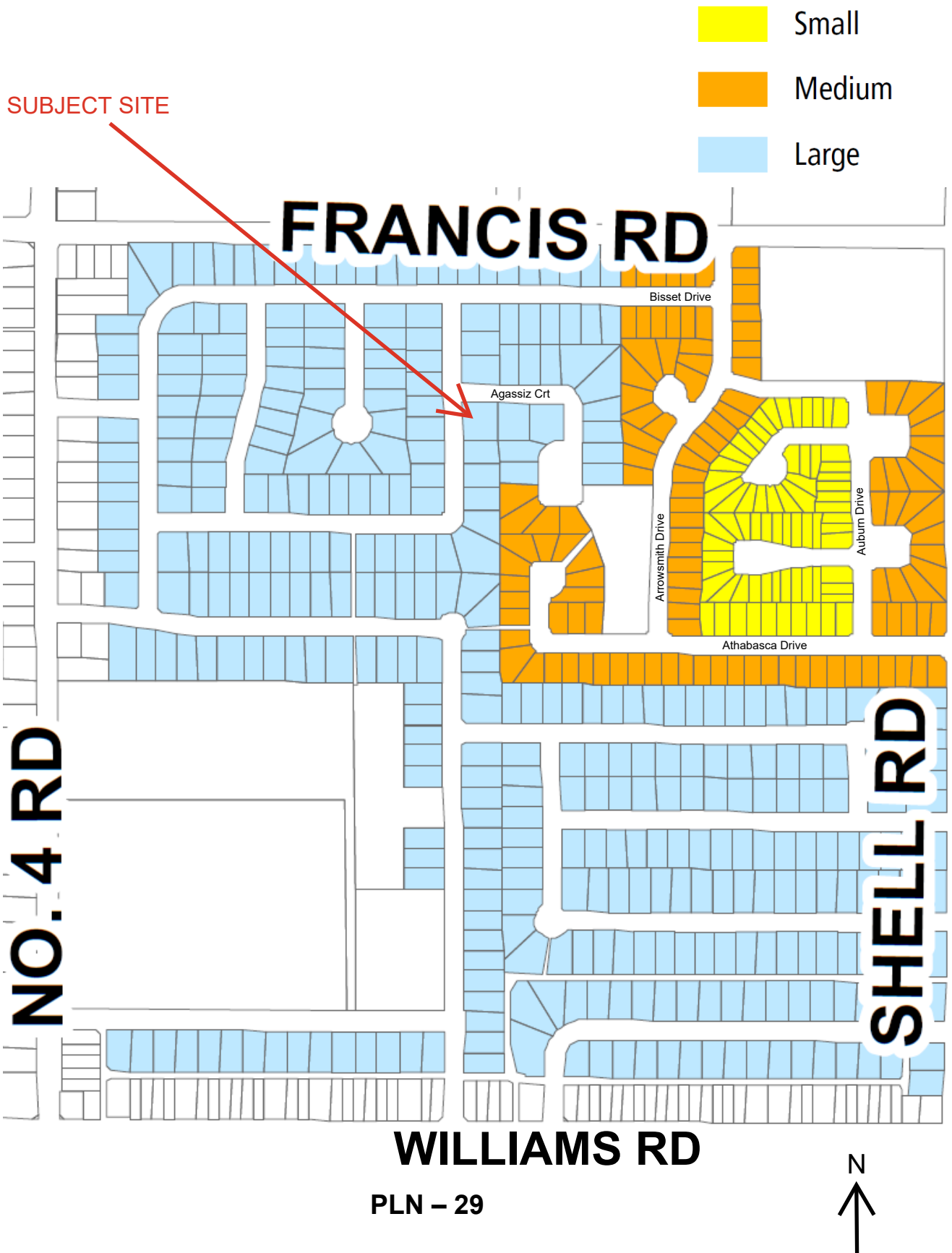








Excerpt from the Small-Scale Multi-Unit Housing (SSMUH) Lot Size Map  
Section 26-4-6



**From:** Grace Yu <[graceyu33@gmail.com](mailto:graceyu33@gmail.com)>

**Sent:** Friday, February 13, 2026 4:55 PM

**To:** DevApps <[DevApps@richmond.ca](mailto:DevApps@richmond.ca)>

**Subject:** Opposition to Rezoning Application – 10460 Agassiz Court (RZ 25-017670)

Dear Planning and Development Division,

As a concerned resident of 10471 Algonquin Dr., I am writing to formally express my opposition to the Agassiz court rezoning application.

The proposed changes will inevitably lead to increased density, resulting in more families and vehicles, which will place an unbearable burden on our already congested main road. Furthermore, this rezoning will compromise opportunities for single-family home development and alter the established character of our neighbourhood.

I respectfully request that the City carefully considers the potential impacts on traffic, infrastructure capacity, neighbourhood safety, and community character, and subsequently rejects this application.

Thank you for your consideration.

Sincerely,

Grace Yu

Resident of 10471 Algonquin Dr.

Email: [graceyu33@gmail.com](mailto:graceyu33@gmail.com)

Philippa McKenna  
10671 Agassiz Ct  
Richmond, BC V7A 4K32

February 16, 2026

Mark Tennenhouse  
Planning Technician  
Planning and Development Division  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Mr. Tennenhouse,

I am writing to formally register my dissent regarding the proposed redevelopment and rezoning application for the cul-de-sac corner property at 10460 Agassiz Court.

The Agassiz Park neighbourhood was established in the 1970s on former agricultural land, with additional single-family development occurring through the 1980s. The prevailing design within Agassiz Court and the surrounding streets - Algonquin, Bissett, Algoma, and Arvida - consists generally of single-family homes, many of which are approximately 2000+ square feet in size. While limited duplex housing exists in the broader McNair area, recent redevelopment activity in our immediate vicinity has continued to reinforce a low-density, single-family character.

In the summer of 2025, residents were notified of a proposal to subdivide one existing lot into two legal lots with the intention of constructing six dwelling units on a site formerly occupied by a duplex. This proposal has generated significant concern among residents of Agassiz Court, many of whom have lived on this cul-de-sac for 30 to 40 years and have invested in the long-term stability of the neighbourhood.

The following concerns form the basis of my opposition:

#### 1. Precedent and Cumulative Impact

Approval of this application raises serious concerns about precedent. Residents seek clarification on what safeguards exist to prevent successive rezoning or densification applications on the remaining properties within the cul-de-sac. The approval of one intensified development risks triggering a domino effect, fundamentally altering a street that was neither designed nor intended to accommodate this level of density. This application would result in six units being built whereas other lots would be at best four.

## 2. Parking and Traffic Capacity

Agassiz Court already experiences limited parking availability due to its narrow geometry and cul-de-sac configuration. The addition of multiple new dwelling units will inevitably increase vehicle ownership, visitor parking demand, and traffic congestion. This concern is magnified when considering the cumulative impacts of potential future developments should similar applications be approved.

## 3. Neighbourhood Character and Compatibility

The proposed development introduces a significant disparity in scale and unit size, ranging from large homes of approximately 3,000 square feet to units potentially as small as 800 square feet. This lack of consistency undermines the established character of the street and represents a missed opportunity to require architectural form, massing, and scale that are compatible with the existing neighbourhood context.

## 4. Safety Concerns

The constrained road layout of Agassiz Court already presents safety challenges for residents, pedestrians, and service vehicles. Increased density will result in more vehicles, families, and pedestrian activity within an area that lacks the infrastructure to safely support such intensification. This raises legitimate concerns regarding traffic safety, emergency access, and overall livability.

More broadly, residents are questioning whether Agassiz Court is being treated as a test case for intensified redevelopment within cul-de-sacs allowing six units due to the rezoning application. Richmond's stated densification objectives have historically focused on major arterial corridors and transit-oriented locations. Agassiz Court is a quiet cul-de-sac accessed from a side street within an established residential neighbourhood. It would be of interest to know how many rezoning applications have been approved in Richmond cul-de-sacs permitting six new units.

I ask to be kept informed of any updates related to this application or other proposed rezonings within my neighbourhood.

For the reasons outlined above, I formally oppose the rezoning of this property from one to two legal lots and the planned increase in residential density to six units.

Thank you for your time and consideration. Please confirm receipt of this correspondence.

Sincerely,

Philippa McKenna

**From:** Val King <valgalking@gmail.com>

**Sent:** Monday, April 13, 2026 11:54am

**To:** Tennenhouse, Mark

**Subject:** RZ 25-017670

Mark Tennenhouse

I am advising you that we (Don & Valerie King – 10720 Agassiz Crt) strongly oppose the redevelopment and rezoning application for 10460 Agassiz Crt. My family has lived in Richmond since 1951, we accept a city has to grow and evolve but not to the detriment of established neighborhoods. For a house to be a home you need a yard space to call your own, parking for our friends and relative when they come to visit. These new units do not appear to accommodate a family life. They seem to represent 6 new rental units on a all ready congested street.

Agassiz Crt all ready has limited parking. Six new units will probably mean 4 plus new vehicles. People do not slow down, these 6 new units are going to have no real yard or play space for children. Where will the children play? More cars only represent a accident waiting to happen. It was proven during CoVid that people need some green space to breath fresh air. If this is approved what is stopping the other 4 duplexes to do the same? This would mean an additional 8 plus cars The current infrastructure will not keep up with the growth.

Truly Opposed

Valerie & Don King

10720 Agassiz Crt

Rmd, BC V7A4K2

[valgalking@gmail.com](mailto:valgalking@gmail.com)

## Tennenhouse,Mark

---

**From:** Bree Baker <bakerbreeanna03@gmail.com>  
**Sent:** Sunday, April 26, 2026 11:25 PM  
**To:** Tennenhouse,Mark  
**Subject:** Agassiz court proposal

**Categories:** Agassiz (10460)

hi!

i wanted to email to say that i am very not for the idea of tearing up any of the Agassiz Court neighbourhood. it is a beautiful home for many and years of construction will harm many ecosystems, people, animals, etc. we do not need new units being built.

please consider the earth most of all. projects like this are harmful and inhumane for many of reasons if you care about anything besides money.

thank you for your time.

Sent from my iPhone

## Tennenhouse,Mark

---

**From:** AMK <maxmoek2595@gmail.com>  
**Sent:** Sunday, April 26, 2026 7:37 PM  
**To:** Tennenhouse,Mark  
**Subject:** Agassiz CRT Development

**Categories:** Agassiz (10460)

Hi Mark,

This is Artan and Negar, two of the homeowners on Agassiz Court.

We strongly oppose the proposed development on Agassiz Court.

Regards,

Artan and Negar

## Tennenhouse,Mark

---

**From:** L SKARA <lskara@shaw.ca>  
**Sent:** Monday, April 27, 2026 10:17 AM  
**To:** Tennenhouse,Mark  
**Cc:** fskara  
**Subject:** Fwd: 10460 Agassiz Crt.

**Categories:** Agassiz (10460)

Hi Mike,

My husband and I live at 10451 Algonquin Dr. We are emailing you to express our concern for the redevelopment of 10461 Agassiz Crt.

We have lived at our address since 1988. We are worried about the plan for many reasons.

As of now, we have many new single family homes being built in our neighborhood, and now by putting the sign up for a new zoning all Builders are standing by to see what is going to happen with this possible new zoning. No one is going to build a single family building next to or near this property if they themselves can build many units and benefit from the density.

So this will in effect, be putting a stop to all new single-family buildings until a decision is made on this one property.

This will dramatically change our single family, quite neighborhood.

This will increase the congestion & safety risks for families with small children, and our own grandchild, we walk to the park often.

Our streets are not designed for this density. We already have extra vehicles park in front of our property.

Where will these tenants or owners park, since the plan for this property only provides 4 on-site parking spaces for 6 units, they hypothetically could need 12 parking spaces!

This is about the future of our community and the safety of our children, and the changing of a single family neighborhood that is presently quite and safe and we don't want to see this change.

thank you for your time,

Linda & Frank Skara  
10451 Algonquin Dr.  
Richmond, B.C.  
V7A3A5

## Tennenhouse,Mark

---

**From:** Johnson Chen <czjcat123@gmail.com>  
**Sent:** Tuesday, April 28, 2026 8:10 AM  
**To:** Tennenhouse,Mark  
**Subject:** Stop the proposal

Hi,

The proposal at 10460 Agassiz court Richmond have too much units and less parking. This plan will make addition vehicle parking on the street and it is not safe for our neighbor. So we are disagree on it.

Yunjie Dong and Zhejun(Jason Chen)

发自我的 iPhone

**From:** [Laurel Martin](#)  
**To:** [Tennenhouse,Mark](#)  
**Subject:** Agassi & Algonquin Development  
**Date:** Monday, May 4, 2026 6:50:26 AM

---

Hello

I've lived on Abassiz for 35 years and watched the changes. None of which impacted our neighborhood close to what this proposed development will.

We are looking at safety issues - more units less parking spaces means more vehicles on street - children will not be able to play safely as the have in the past. There will be more blind spots with the increase cars parking on street.

This is a neighborhood of homes not multi unit spaces.

Please keep do not approve this development

Sincerely

Laurel Martin