



**Regular Council Meeting for Public Hearings
Tuesday, September 2, 2014**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Hanieh Berg, Acting Corporate Officer

Absent: Councillor Chak Au

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

APPOINTMENT OF ACTING CORPORATE OFFICER

PH14/8-1 It was moved and seconded
That Hanieh Berg be appointed as Acting Corporate Officer as provided under Section 148 of the Community Charter for the purposes of this meeting.

CARRIED



**Regular Council meeting for Public Hearings
Tuesday, September 2, 2014**

**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9146
(RZ 13-644887)**

(Location: 8600 and 8620 No. 2 Road; Applicant: Balandra Development Inc.)

Applicant's Comments:

Wayne Fougere, Architect, accompanied by Clive Alladin, Balandra Development, provided an overview of the proposed variances, which include (i) a front yard setback reduction, (ii) the replacement of seven standard parking stalls with small car stalls, and (iii) a reduction in the minimum lot width. Mr. Fougere noted that the proposed development will be two-storeys with some units having an attic that would face the internal courtyard. Mr. Fougere commented on privacy concerns, noting that a cedar hedge will be planted along the eastern frontage to address any overlook concerns and to provide screening.

In response to queries from Council, Mr. Fougere noted that if the front yard setback relaxation and the replacement of standard parking stalls with small car stalls were not granted, further design development could address these matters. However, Mr. Fougere stated that the reduction in the minimum lot width is necessary for the proposed development to proceed.

Written Submissions:

- (a) Walter Xinlong Song, 8628 No. 2 Road (Dated August 24, 2014) (Schedule 1)
- (b) Walter Xinlong Song, 8628 No. 2 Road (Dated August 26, 2014) (Schedule 2)
- (c) Kam Cheung, 8551 Delaware Road (Schedule 3)
- (d) Yin Wong, 8591 Delaware Road (Schedule 4)
- (e) Steve Wei, 8571 Delaware Road (Schedule 5)
- (f) Hui Yin, 8526 No. 2 Road (Schedule 6)
- (g) Wayne Fougere, 2425 Quebec Street, Vancouver (Schedule 7)
- (h) Andersen Lau, 8680 No. 2 Road (Schedule 8)
- (i) Delaware Road Homeowners Petition (Dated August 28, 2014) (Schedule 9)
- (j) No. 2 Road Homeowners Petition (Dated August 29, 2014) (Schedule 10)



**Regular Council meeting for Public Hearings
Tuesday, September 2, 2014**

Submissions from the floor:

David Underwood, 8751 Delaware Road, was opposed to the application as he was of the opinion that (i) the proposed development will cast a shadow on homes on Delaware Road along the eastern frontage due to the height of the building, (ii) the proposed cedar hedge will not provide adequate privacy, (iii) the proposed development will cause flooding issues for adjacent properties, and (iv) the proposed development will create parking issues along No. 2 Road.

In response to queries from Council, Wayne Craig, Director of Development, commented on how the proposed development meets the City's requirements in relation to parking and site drainage.

Julie Underwood, 8751 Delaware Road, spoke in opposition to the proposed development as she was of the opinion that the height of the project will cast a shadow on her home throughout the year.

Discussion ensued regarding the height of the proposed development and its shadow effects on the neighbouring properties.

PH14/8-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9146 be given second and third readings.

The question on Resolution No. PH14/8-2 was not called as discussion ensued regarding an affidavit showing an effort to purchase adjacent property in order to meet the City's minimum lot width requirement (attached to and forming part of these Minutes as Schedule 7). In response to queries from Council, Mr. Craig noted that the form and character of the proposed project, subject to Council's approval, would be discussed at the Development Permit stage.

As a result of the discussion, the following **amendment** was introduced:

PH14/8-3

It was moved and seconded

That Resolution No. PH14/8-2 be amended by adding the following after third readings, 'provided that the roof lines on the east side be reduced to eliminate the rooms in the attics.'

The question on Resolution No. PH14/8-3 was then called and it was **CARRIED**.

The question on Resolution No. PH14/8-2, as amended, was then called and it was **CARRIED**.



Regular Council meeting for Public Hearings
Tuesday, September 2, 2014

PH14/8-4 It was moved and seconded
That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9147 be adopted.

CARRIED

2. **RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000,
AMENDMENT BYLAW 9147**

(Location: City-Wide; Applicant: City of Richmond)

Applicant's Comments:

Staff were available to respond to queries.

The Chair noted that the question on Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9147 was considered out of sequence of the agenda.

As a result, the following **motion** was introduced:

PH14/8-5 It was moved and seconded
That Resolution No. PH14/8-4 with respect to the adoption of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9147 be rescinded.

CARRIED

Written Submissions:

None.

Submissions from the floor:

None.

PH14/8-6 It was moved and seconded
That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9147 be given second and third readings.

CARRIED

PH14/8-7 It was moved and seconded
That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9147 be adopted.

CARRIED



**Regular Council meeting for Public Hearings
Tuesday, September 2, 2014**

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9159
(RZ 13-649641)**

(Location: 9700 and 9740 Alexandra Road; Applicant: Polygon Development 296 Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH14/8-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9159 be given second and third readings.

The question on Resolution No. PH14/8-8 was not called as a member of the public requested to delegate on Richmond Zoning Bylaw 8500, Amendment Bylaw 9159 as he missed his opportunity when the Chair called for submissions from the floor.

PH14/8-9

It was moved and seconded

That Resolution No. PH14/8-8 be tabled until after Council has heard the delegation.

CARRIED

Submissions from the floor:

Jagtar Sihota, 9800 Alexandra Road, was of the opinion that the proposed development would negatively impact the neighbourhood due to construction activities. He cited concern with regard to (i) dust, (ii) noise, and (iii) potential settling of adjacent properties due to construction and its impact on homeowners. Also, Mr. Sihota expressed concern regarding the City's land dedication practices and commented on the potential to connect to the City's sewer system.

In reply to queries from the Chair, Mr. Craig spoke on (i) the potential for connection to the City's sewer system, (ii) programs in place to ensure roads are kept clean throughout construction activities, and (iii) the requirement to provide a geotechnical report regarding potential impacts to adjacent properties as part of the Building Permit process.



**Regular Council meeting for Public Hearings
Tuesday, September 2, 2014**

PH14/8-10

It was moved and seconded
That Resolution No. PH14/8-9 be lifted from the table.

CARRIED

The question on Resolution No. PH14/8-8,
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9159 be given
second and third readings.*

was then called, and it was **CARRIED**.

4. **RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100,
AMENDMENT BYLAW 9164 AND RICHMOND ZONING BYLAW
8500, AMENDMENT BYLAW 9163 (RZ 14-656219)**

(Location: 9191 and 9231 Alexandra Road; Applicant: S-8135 Holdings
Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH14/8-11

It was moved and seconded
*That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw
9164 be given second and third readings.*

CARRIED

PH14/8-12

It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9163 be given
second and third readings.*

CARRIED



Regular Council meeting for Public Hearings
Tuesday, September 2, 2014

ADJOURNMENT

PH14/8-13

It was moved and seconded
That the meeting adjourn (8:27 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
Tuesday, September 2, 2014.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Hanieh Berg)

Schedule 1 to the Minutes of the Council Meeting for Public Hearings held on Tuesday, September 2, 2014.

To Public Hearing
 Date: Sept. 2, 2014
 Item # 1
 No. _____
BYLAW 9146
RZ 13-644887

Mayor and Councillors

From: Webgraphics
Sent: Sunday, 24 August 2014 11:56
To: Mayor and Councillors
Subject: Send a Submission Online (response #799)

Categories: 12-8060-20-9146 - RZ 13-644887 - 8600 & 8620 No 2 Road - Balandra Development Inc

Send a Submission Online (response #799)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/24/2014 11:55:48 AM

Survey Response

Your Name	Walter Xinlong Song
Your Address	8628 No.2 Road, Richmond, BC, V7C 3M5
Subject Property Address OR Bylaw Number	Bylaw 8500, Amendment 9146 (RZ 13-644887)
Comments	We object to rezoning 9 townhouse because: A. No.2 road is disaster emergency route, Too many people will block this route. B. 2 Single houses become 9 townhouses make this zone too crowded. C. There are many townhouse & apartment around there, also a huge existed apartment zone need rebuilding.



Schedule 2 to the Minutes of the
Council Meeting for Public
Hearings held on Tuesday,
September 2, 2014.

To Public Hearing	
Date:	Spt. 2 2014
Item #	1
Re:	BYLAW 9146 RZ 13-644887

Lee, Edwin

From: Dr.Song [xinlongsong@hotmail.com]
Sent: Tuesday, 26 August 2014 11:33
To: Lee, Edwin
Subject: Object to rezoning by law 8500,Amendment
Attachments: Scanned at 2014-8-26 11-22.jpg; Scanned at 2014-8-26 11-10.jpg

Sir.

This is Walter Xinlong Song, the owner of 8628 No.2 Road; I really object to Rezoning
Bylaw 8500, Amendment Bylaw 9146 (RZ 13-644887). Because:

A, the front size only 43.1 m, but usually need 50 m.

B, I really want sell my property to them but no answer! I guess someone use tricks! Last 6
month a lot strange things happened in rezoning property (8620 No.2 Road), Police came
many times!

C.2 Single houses rezoning 9 Townhouses too crowded.

-
Sincerely

Walter 心龍



Schedule 3 to the Minutes of the Council Meeting for Public Hearings held on Tuesday, September 2, 2014.

To Public Hearing	
Date:	Sept. 2 2014
Item #:	1
Re:	BYLAW 9146 RZ 13-644887

Subject: RE: Richmond Zoning Bylaw 8500, Amendment, Bylaw 9146(RZ 13-644887)

To: Whom it may concerns, DevApps:
Attention: Edwin Lee,
City of Richmond - Planner

CITY OF RICHMOND
CIVIC CENTRE
AUG 28 2014

Dear Sir:

We object to rezone "8600 & 8620 No.2 Road" to 9 Townhouses because the project is far too big for the lots, two houses will be replaced with 9 homes, 9 families, and 9 plus vehicles just outside our yard. ...too crowded!

We also insist that the proposed variances be rejected that "Reduce the minimum lot width on major arterial road from 50.0 m to 43.29 m. & "the proposed front yard setback variance from 6.0 m to 5.4 m."

Scincerely!

Name: *LAM KHUNG*

Address: *8551 DELAWARE ROAD*

Aug27,2014



Schedule 4 to the Minutes of the Council Meeting for Public Hearings held on Tuesday, September 2, 2014.

To Public Hearing
Date: <u>Sept. 2 2014</u>
Item # <u>1</u>
Re: <u>BYLAW 9146</u>
<u>RZ 13-644887</u>

Subject: RE: Richmond Zoning Bylaw 8500, Amendment Bylaw 9146(RZ 13-644887)

To: Whom it may concerns, DevApps:
Attention: Edwin Lee,
City of Richmond - Planner

Dear Sir:

We object to rezone "8600 & 8620 No.2 Road" to 9 Townhouses because the project is far too big for the lots, two houses will be replaced with 9 homes, 9 families, and 9 plus vehicles just outside our yard. ... too crowded!

We also insist that the proposed variances be rejected that "Reduce the minimum lot width on major arterial road from 50.0 m to 43.29 m. & "the proposed front yard setback variance from 6.0 m to 5.4 m."

Scincerely!

Name: *Yin Wong*

Address: *1591 Delavan Rd
V7C 4X6*

Aug 27, 2014



Schedule 5 to the Minutes of the
Council Meeting for Public
Hearings held on Tuesday,
September 2, 2014.

To Public Hearing
Date: <u>Sept. 2 2014</u>
Item # <u>1</u>
Re: <u>BYLAW 9146</u>
<u>RZ 13-644887</u>

Subject: RE: Richmond Zoning Bylaw 8500, Amendment
Bylaw 9146(RZ 13-644887)

To: Whom it may concerns, DevApps:
Attention: Edwin Lee,
City of Richmond - Planner

Dear Sir:

We object to rezone "8600 & 8620 No.2 Road" to 9 Townhouses because the project is far too big for the lots, two houses will be replaced with 9 homes, 9 families, and 9 plus vehicles just outside our yard. ...too crowded!

We also insist that the proposed variances be rejected that "Reduce the minimum lot width on major arterial road from 50.0 m to 43.29 m. & "the proposed front yard setback variance from 6.0 m to 5.4 m."

Scincerely!

Name: STEVE WEI

Address: 8571 DELAWARE RD
RICHMOND BC V7C 4X6

Aug27,2014



Schedule 6 to the Minutes of the
Council Meeting for Public
Hearings held on Tuesday,
September 2, 2014.

To Public Hearing	
Date:	Sept. 2 2014
Item #	1
Re:	BYLAW 9146
	RZ 13-644887

Subject: RE: Richmond Zoning Bylaw 8500, Amendment
Bylaw 9146(RZ 13-644887)

To:Whom it may concerns, DevApps:
Attention: Edwin Lee,
City of Richmond - Planner

Dear Sir:

We object to rezone "8600 & 8620 No.2 Road" to 9 Townhouses because the project is far too big for the lots,two houses will be replaced with 9 homes, 9 families, and 9 plus vehicles just outside our yard. ... too crowded!

We also insist that the proposed variances be rejected that "Reduce the minimum lot width on major arterial road from 50.0 m to 43.29 m.& "the proposed front yard setback variance from 6. 0 m to 5.4 m."

Scincerely!

Name:

YIN HUIJUAN

Address:

8526 - No 2 - Richmond Rd. VTC 3MS

Aug27,2014



Schedule 7 to the Minutes of the Council Meeting for Public Hearings held on Tuesday, September 2, 2014.

To Public Hearing
Date: <u>Sept. 2 2014</u>
Item # <u>1</u>
Re: <u>BYLAW 9416</u>
<u>RZ 13-644887</u>

Lee, Edwin

From: Wayne [Wayne@fougerearchitecture.ca]
Sent: Thursday, 28 August 2014 16:42
To: Lee, Edwin
Cc: 'clive@balandra.ca'; 'Clive Alladin (alladin2000@shaw.ca)'; Parisa; info@balandra.ca
Subject: RE: Object to rezoning by law 8500, Amendment - 8600 and 8620 No. 2 Road - RZ 13-644887
Attachments: image002.jpg; 2014_08_28_14_56_57.pdf
Categories: To Do

Dear Edwin,

Further to your request for "a brief written response to the concerns noted and to the purchase question", please note:

- A. When Balandra purchased the property, the neighbours on either side weren't interested in selling their homes; so, it wasn't possible to assemble a development site with a 50 m frontage at this location.
- B. Please see the attached Affidavit from Sandy So, the realtor who approached Dr. and Mrs. Song about the sale of their property at 8628 No. 2 Road.
- C. The project density (both floor area and unit density) is appropriate for these lots. Please refer to the Arterial Road Map (on page 3-55 of the 2041 Official Community Plan). These lots are designated for townhouse development in the OCP. Our development has a Floor Area Ratio of 0.60. This is on the low end of the expected townhouse density range for Arterial Road developments (refer to page 3-57 of the OCP that notes a normal density range of 0.60 to 0.65 FAR). The unit density is a result of dividing the permitted floor area into modest family sized homes.

Please let me know if you need any additional information.

Regards,

Wayne Fougere
Architect AIBC, AAA, AIA



From: Lee, Edwin [mailto:ELee@richmond.ca]
Sent: Tuesday, August 26, 2014 2:05 PM
To: Wayne; 'clive@balandra.ca'; 'Clive Alladin (alladin2000@shaw.ca)'
Subject: FW: Object to rezoning by law 8500, Amendment - 8600 and 8620 No. 2 Road - RZ 13-644887
Importance: High

Wayne

Please see attached email below and the attachments for your references. Please provide a brief written response to the concerns noted and to the purchase question. In our staff report, we have indicated that the developer attempted to acquire adjacent lands but the owners were not interested in selling. This property owner is disputing that claim so the developer must provide a formal response to the potential acquisition of the adjacent property prior to this project being forwarded to PH on next Tuesday.

If you have any questions, please call me to discuss.

Regards,
Edwin

From: Dr.Song [mailto:xinlongsong@hotmail.com]
Sent: Tuesday, 26 August 2014 11:33
To: Lee, Edwin
Subject: Object to rezoning by law 8500,Amendment

Sir.

This is Walter Xinlong Song, the owner of 8628 No.2 Road; I really object to Rezoning Bylaw 8500, Amendment Bylaw 9146(RZ 13-644887). Because:

A, the front size only 43.1 m, but usually need 50 m.

B, I really want sell my property to them but no answer! I guess someone use tricks! Last 6 month a lot strange things happened in rezoning property(8620 No.2 Road), Police came many times!

C.2 Single houses rezoning 9 Townhouses too crowded.

-
Sincerely

Walter 心龍

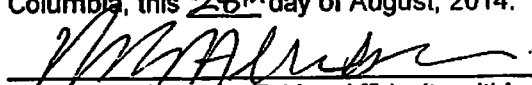
CANADA)
PROVINCE OF)
BRITISH COLUMBIA)


IN THE MATTER OF 8628 No. 2 Road, Richmond
B.C. (the "Property") and IN THE MATTER of a
Balandra Development Inc.'s ("Balandra") Zoning
Bylaw Amendment application RZ 13-644887

I, Sandy So, Realtor, of 410-650 West 41st Avenue, Vancouver, in the Province of British Columbia, do solemnly declare:

1. THAT I am a realtor, and on or about November 17, 2012 I listed two properties adjacent to the Property, namely 8620 & 8600, No. 2 Road, Richmond, B.C.
2. THAT on or about November 17, 2012, I contacted Mrs. Song, an owner of the Property to determine if she was willing to sell the Property. She advised she ~~did not wish to sell~~ is not ready to sell at least for a year, but will talk to her husband Walter Song who practices on McKim Way.
3. THAT on or about November 22, 2012, I contacted Dr. Walter Xin Long Song, the other owner of the Property at his clinic at #1160 – 8788 McKim Way, Richmond, B.C. to determine if he was willing to sell the Property. He advised that he did not wish to sell and asked me to "stop wasting his time."
4. THAT after my discussions with Dr. and Mrs. Song, I requested that they sign a letter confirming their intention not to sell, but they declined to do so. I did the same letter for the neighbor on north Dewey & Inz Young of 8580 No 2 Rd same date Nov 28/12, which they signed back.
5. THAT I confirmed my discussions with the owners with respect of their intent to sell the Property with Balandra's realtor.
6. THAT since my discussions with respect to the sale of the Property, I have not been contacted by either Dr. or Mrs. Song with respect to the potential sale of the Property.

AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at)
Richmond, in the Province of British)
Columbia, this 26th day of August, 2014.)
)
A Commissioner for Taking Affidavits within)
British Columbia MSA)



A Notary Public in and for the
Province of British Columbia

MALEK ALLIBHAI
Notary Public
2211 Buswell Street
Richmond, B.C. V6Y 2G5
Tel: 604-244-8993
Permanent Commission

Schedule 8 to the Minutes of the
Council Meeting for Public
Hearings held on Tuesday,
September 2, 2014.

To Public Hearing
Date: <u>Sept. 2 2014</u>
Item # <u>1</u>
Re: <u>EVALUATION 9146</u>
<u>RZ 13-644887</u>

Subject: RE: Richmond Zoning Bylaw 8500, Amendment
Bylaw 9146(RZ 13-644887)

To: Whom it may concerns, DevApps:
Attention: Edwin Lee,
City of Richmond - Planner

Dear Sir:

We object to rezone "8600 & 8620 No.2 Road" to 9 Townhouses because the project is far too big for the lots, two houses will be replaced with 9 homes, 9 families, and 9 plus vehicles just outside our yard. ... too crowded!

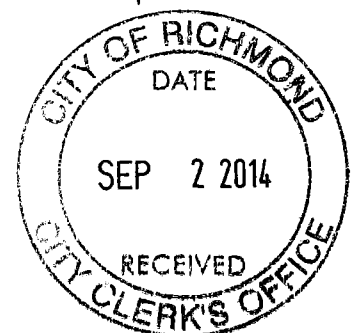
We also insist that the proposed variances be rejected that "Reduce the minimum lot width on major arterial road from 50.0 m to 43.29 m. & "the proposed front yard setback variance from 6.0 m to 5.4 m."

Scincerely!

Name: ANDERSEN LAM

Address: 8680 NO. 2 RD., RICHMOND B.C., V7C 3M5

Aug27,2014



Schedule 9 to the Minutes of the
Council Meeting for Public
Hearings held on Tuesday,
September 2, 2014.

Mr. Edwin Lee

City of Richmond Planner

To Public Hearing	
Date:	Sept. 2 2014
Item #	1
Re:	BYLAW 9146 RZ 13-644887

Dear Mr. Lee,

Please find attached a petition signed by all homeowners in Delaware Road to the south of Danube Road, with the exception of 8771 which is vacant, 8711 which is rented and the tenants were unable to contact the owner, and 8551 which appears to be vacant. This petition states that all the signees (homeowners and residents of Delaware Road to the south of Danube) are totally opposed to the rezoning of 8600 and 8620 No. 2 Road (Amendment Bylaw 9146 / RZ13-644887). Attached with the petition are reasons for their opposition.

Also attached, please find a petition signed by homeowners of No. 2 Road to the south of Danube Road. Again, all residents have signed, with the exception of those houses whose owners we were unable to contact.

As Richmond residents, (many of us having lived in the area for upwards of 20 years) we strongly urge you to hear our voice and reject the rezoning proposal outright.

Sincerely,

Residents of Delaware Road /No. 2 Road (south of Danube Road)



August 28, 2014

We, the undersigned residents of Delaware Road, Richmond, are totally opposed to the rezoning of 8600 and 8620 No. 2 Road (Amendment Bylaw 9146 / RZ13-644887) to Townhouse Complex RTL4, a proposed development that backs onto some of our properties and will, if a precedent is set by allowing the developer to deviate from such compliance, affect all of Delaware Road to the south of Danube Road and ultimately affect all of Richmond. Already, there is a concept plan showing how the rest of the block can be developed, and this without any input from future homeowners who will be affected!

We demand that the proposal is rejected by Richmond City Council immediately.

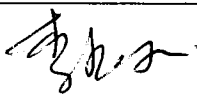


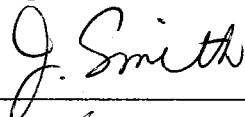
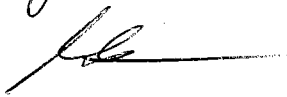



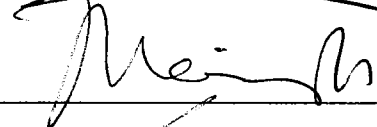
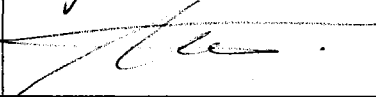
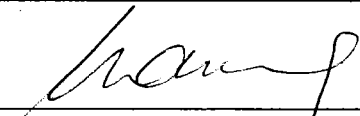
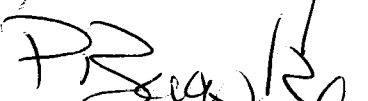
We have many objections to this development, but for the sake of brevity, we have only included a few of them with this petition. **We will be more than happy to discuss other objections we have with you at your convenience.**

- The development does not comply with the allowable frontage of 50m. on major arterial roads.
- Any deviation from the present zoning will set a precedent for all future developments in Richmond. Once it is approved for this development, there can be no going back.
- The size of the lots in Delaware Road backing onto this proposed development are very small and not consistent with other larger lots adjoining new developments. This will greatly impact the homes in Delaware Road as the townhouses will be built extremely close to the back doors of the houses in Delaware Road.
- The shadow study (Attachment 5) states that "***the proposed buildings will not cast any shadow over the neighbouring back yards to the east.***" This is preposterous! The shadow study is taken between 10:00 a.m. and 2:00 p.m. in **April and September**. Of course there will be no shadow between these times as the sun is in the south during this time. After 2.00 pm the sun is moving to the west and a shadow will complete overcast the Delaware Road gardens by late afternoon. The shadow study also shows that at 2.00 p.m. in April and September, the shadow is already at the eastern property line. Why was the shadow study not taken in the late afternoon on a summer evening when most people are enjoying their back yards after coming home from work?
- As per Richmond City's staff report dated June 27, 2014, "***the proposed building height of the development is taller than the typical height of similar buildings in other arterial road townhouse developments created by the extra half storey***". This is outrageous, considering the small lots in Delaware Road. Home owners will be faced with a 26 ft. high wall less than 40 ft. from their back door.

- As stated in the City's response to the concerns of the homeowner at 8651 Delaware However, as per section C on Site Sections Plan No. 10, the height shown from floor level of the Delaware Road properties is 12.29 metres. This appears to be conflicting information to suit the developer.
- The bottom of the windows on the ground floor of this development will be level with the top of a 6 ft. fence (as quoted in Plan #13) and less than 40 ft. from their living room windows and back door . This is an unacceptable privacy violation.
- The overall planned height of the development in excess of 41 ft. will block daylight entering the properties at the rear of the development.
- The proposal states that the developer has agreed to provide a minimum 2.75 metre hedge to address overlook concerns and provide screening. Small comfort when the top of the lower floor windows are around 5 metres! In addition, who will look after these trees when they grow and overhang the gardens of Delaware Road?
- As has been reported in the Richmond Review, neighbouring properties of such developments have been subject to flooding due to the higher elevation of the new properties. Given the size of the Delaware Road gardens, there is a high probability that our gardens will be flooded.
- The developer has indicated that the townhouses will be painted an unforgiving shade of prison grey, making the already darkened yards even more depressing.
- Delaware Road is a desirable area with smaller homes and smaller lots, suitable for young families who value their green space and privacy. This, and future similar development along the area in question, would destroy all this.

We, the undersigned residents of Delaware Road, Richmond, are totally opposed to the rezoning of 8600 and 8620 No. 2 Road (Amendment Bylaw 9146 / RZ13-644887) to Townhouse Complex RTL4, a proposed development that backs onto some of our properties and will, if a precedent is set by allowing the developer to deviate from such compliance, affect all of Delaware Road to the south of Danube Road and ultimately affect all of Richmond.

We demand that the proposal is rejected by Richmond City Council immediately.

NAME	ADDRESS	SIGNATURE
YIU MAN LI	8671 DELAWARE RD	
ON MAN FAN	8671 DELAWARE RD	
STEVE WEZ	8577 DELAWARE RD	
JUNE SMITH	8531 DELAWARE	
BOB HORNER	8511 DELAWARE	
GAOSHAN, LIN	8471 Delaware	
WEIJUN MAO	8691, Delaware	
DAVE UNDERWOOD Ralph Underwood	8751 DELAWARE	
MARCIANO CHAN	8731 DELAWARE	
Man Sang Leung	8611 Delaware	
WIN TOA WONG	8591 Delaware	
PEGGY + FRED BASKIE	8651 DELAWARE RD	

Bing Yan

8631 Delaware Rd.



Schedule 10 to the Minutes of the
Council Meeting for Public
Hearings held on Tuesday,
September 2, 2014.

August 29, 2014

Mr. Edwin Lee
Director, City Clerk's Office
Richmond City Council

To Public Hearing
Date: <u>SEPT. 1 2014</u>
Item # <u>1</u>
Re: <u>BYLAW 9416</u>
<u>R2 13-644807</u>

We the residents of properties situated on the east side of No. 2 Road between Danube Road and Francis Road, wish to register our strong objection to the rezoning of 8600 and 8620 No. 2 Road, from two single family houses to 9 Townhouses.

By the City's own acknowledgement, the frontage of the proposed development site is 43.29 **and does not** comply with the required frontage of 50m on major arterial roads. The developer was asked by the City to try to obtain more lots to obtain the required frontage. By his own admission, the developer has confirmed that he has been in touch with other home owners in adjoining properties and none are willing to sell, thus he is unable to get the required lot size needed.

And yet, in support of his application, he has developed a concept plan showing how the rest of the block can be developed. This is a total disregard for homeowners who have already told him they are unwilling to sell, and for other families on the block who do not want to sell, and are now having their homes put into a development concept that they are unaware of.

One the homes in future question is a heritage house, once the original farmhouse for the farm situated in the block in question. Again, has anybody been advised that a part of Richmond's heritage is in jeopardy of being torn down?

This proposal is outrageous to say the least. Are we now to allow development based on supposition that somebody may want to move out of their established homes

If this proposal proceeds, two houses will be replaced by 9 homes, 9 families and 9 plus vehicles. This is a contemptible proposition, and one that must be immediately rejected by Richmond City Council.



We, the undersigned residents of properties situated on the east side of No. 2 Road between Danube Road and Francis Road, are totally opposed to the rezoning of 8600 and 8620 No. 2 Road (Amendment Bylaw 9146 / RZ13-644887) to Townhouse Complex RTL4. This proposed development does not comply with the allowable frontage of 50m. on major arterial roads, and we reject any attempt by the developer to deviate from such compliance.

We demand that the proposal is rejected by Richmond City Council immediately.

NAME	ADDRESS	SIGNATURE
<i>Mark</i>	8520	<i>Mark</i>
Judy, JINGHONG ZHU	8628	<i>Judy</i>
Dewey YOUNG	8580	<i>Dewey</i>
M-S. MUNDIE	8560	<i>M-S. Mundie</i>
Bernard Lee	8720	<i>BL</i>