



**Development Permit Panel
Wednesday, December 11, 2019**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
Milton Chan, Acting Director, Engineering

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on November 26, 2019 be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 17-791045
(REDMS No. 6288179)**

APPLICANT: BOLD Properties (Cooney) Limited Partnership

PROPERTY LOCATION: 6333 Cooney Road

INTENT OF PERMIT:

Permit the construction of a high-rise building containing approximately 83 dwelling units at 6333 Cooney Road on a site zoned "High Rise Apartment (ZHR8) Brighthouse Village".

Applicant's Comments

Simon Ho, S2 Architecture, with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed development including the site context and layout, the project's design rationale, and building floor plans, highlighting the following:

- an interim City lane will be constructed along the south edge of the subject site that will provide vehicular and pedestrian access to the proposed development;

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- 80 percent of the 83 residential units have two or more bedrooms;
- the penthouse units are typically larger and set back further than the majority of units in the building to minimize shadowing;
- an outdoor amenity space and indoor amenity room pavilion are located on the podium roof level;
- the building is sited as close as possible to the southwest corner of the site to minimize shadowing on adjacent developments and maximize sunlight exposure to the outdoor amenity area;
- the building is fairly articulated on all sides to break up the massing;
- the parkade wall will be screened to avoid light pollution from vehicles coming out from the parkade; and
- high quality materials are proposed for the building, including cementitious panel with metal trim.

David Stoyko, Connect Landscape Architecture, briefed the Panel on the main landscape features of the project, noting that (i) the proposed landscape design is integrated with the architecture of the building, (ii) climbing plants will help mitigate the blank parkade wall on the south side of the building, (iii) active and passive spaces are proposed for the outdoor amenity area including a children's play area for different age groups, (iv) a green roof is proposed on top of the indoor amenity room pavilion, and (v) the proposed planting palette will provide seasonal interest.

In addition, Mr. Ho advised that the developer and the project development team will undertake the following measures to address the neighbours' construction-related concerns: (i) assessing and documenting existing conditions by engineers prior to construction, (ii) monitoring impacts during construction stage, (iii) assessing and documenting impacts after completion of construction, and (iv) addressing construction related impacts.

In reply to queries from the Panel, Wayne Craig, Director, Development, noted that (i) there is no condition associated with the subject Development Permit application that will ensure that the applicant will undertake the proposed measures to address construction-related concerns; however, staff will work with the applicant to ensure that these will be undertaken, and (ii) the applicant had provided voluntary cash contributions for the City's Affordable Housing Strategy through previous rezoning applications and will be providing an additional voluntary contribution in the amount of \$100,000.

Discussion ensued with regard to the proposed play equipment in the outdoor amenity area and it was noted that (i) the proposed play equipment is not adequate for the family-oriented development, and (ii) the applicant should work with staff to review the proposed children's play area including the play equipment to be installed prior to the application moving forward for Council consideration.

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Gallery Comments

Shenwei Wang, 8288 Saba Road, queried about the type of the foundation that will be used for the subject development and expressed concern regarding (i) the foundation of the building at 8288 Saba Road which had caused the building to tilt and damage the sidewalk, (ii) the sanitary sewer currently servicing the building at 8288 Saba Road appears to be exceeding its capacity, and (iii) potential shadowing, traffic and privacy impacts of the subject development on the neighbourhood.

In reply to the query and concerns expressed by the Mr. Wang, Mr. Ho noted that the project's geotechnical consultant will determine the appropriate foundation for the proposed development and ensure that it would not negatively impact neighbouring developments. In addition, Mr. Craig confirmed that (i) the applicant will be required to provide geotechnical reports as part of the Building Permit process, (ii) the existing sanitary sewer will be removed and a new sanitary sewer upgraded to current City standards will be installed, (ii) the proposed development complies with the City's tower separation guidelines, (iii) the siting of the proposed building at the southeast corner of the site would minimize shadowing on adjacent developments, and (iv) the project was reviewed by the City's Transportation Division with regard to the potential traffic that will be generated on the site.

Correspondence

Shenwei Wang, 8288 Saba Road (Schedule 1)

Mr. Craig noted that Mr. Wang and staff have exchanged a series of emails regarding Mr. Wang's queries and concerns, including the process to be followed for approval of a Development Permit application.

Andy Gao, GUD Group (on behalf of the owner of 6371 Cooney Road) (Schedule 2)

Mr. Craig noted that Mr. Gao, representing the owner of the property directly to the south of the proposed development, indicated support for the proposal.

Panel Discussion

The Panel expressed support for the application subject to (i) the applicant working with staff to review the design of the children's play area and proposed play equipment to ensure that these are adequate for a family-oriented development, and (ii) the applicant's proposed measures to address potential construction-related impacts to neighbouring developments be included as a condition for Building Permit issuance.

In addition, the Panel noted that the family-oriented project is well designed and expressed appreciation for the applicant's additional voluntary contribution to the Affordable Housing Fund.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a high-rise building containing approximately 83 dwelling units at 6333 Cooney Road on a site zoned “High Rise Apartment (ZHR8) Brighthouse Village”.

CARRIED

2. DEVELOPMENT PERMIT 18-797785

(REDMS No. 6342646)

APPLICANT: Sian Group Investments Inc.

PROPERTY LOCATION: 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road)

INTENT OF PERMIT:

Permit the construction of 28 townhouse units, including six affordable housing units, at 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road) on a site zoned “Medium Density Town Housing (ZT82) – Williams Road”.

Applicant’s Comments

Eric Law, Eric Law Architect, with the aid of a visual presentation (copy on file, City Clerk’s Office) provided background information on the proposed development, noting that (i) six affordable housing units are proposed in the 28-unit townhouse project, (ii) two-storey rear units in duplex form are proposed to provide an appropriate interface with adjacent single-family homes, (iii) three-storey units are proposed along Williams Road, and (iv) the architecture, materials and colours of the proposed development are compatible with neighbouring developments.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscaping features of the project, noting that (i) the existing off-site Cherry tree at the northwest corner of the site will be retained and protected, (ii) each unit will be provided with a private yard with patio, lawn area and shade tree, (iii) the proposed play equipment for the children’s play area provide different play opportunities for different age groups, and (iv) permeable pavers are proposed on certain areas of the site.

In reply to queries from the Panel, the project’s design team noted that (i) the proposed children’s play equipment include arch rock climber, crawl tube, and mini pod toad stool which provide active play opportunities for children, (ii) a seating area is provided close to the children’s play area for parents and caregivers, (iii) the elevation of the subject site along the south property line is higher than the adjacent properties to the south by 0.5 to 0.7 meters, and (iv) there is an existing utility right-of-way along the south property line.

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Staff Comments

Mr. Craig noted that (i) the proposed six affordable housing units will be subject to a housing agreement with the City, and (ii) there will be a Servicing Agreement associated with the project for frontage improvements along Williams Road and upgrades to the public walkway along the east property line.

Gallery Comments

None.

Correspondence

Pushpinder and Usha Chhibbar, 9831 Swansea Drive, Hofit Sabi, 9851 Swansea Drive, Jeff Kwai Chugg Lau and Ruby Oi Yee Kwok, 9871 Swansea Drive (Schedule 3)

Mr. Craig noted that neighbours to the south have expressed concerns regarding privacy and requested the installation of a hedge along the south property line of the subject site. He added that the a hedge cannot be installed along the south property line due to the existing utility right-of-way; however, the applicant is proposing to increase the height of the fence on top of the retaining wall to address the neighbours' privacy concern.

With regard to the neighbours' other concerns, Mr. Craig noted that (i) the applicant is willing to implement a pest management program prior to demolition of existing structures on the subject site, and (ii) the project developer will prepare a construction management program to address the neighbours' concerns regarding potential construction impacts.

In reply to a query from the Panel, Mr. Craig advised that no trees or hedges are allowed to be planted within the utility right-of-way along the south property line as these will potentially cause damage to the infrastructure.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 28 townhouse units, including six affordable housing units, at 9680 Williams Road (formerly 9620, 9640, 9660 & 9680 Williams Road) on a site zoned "Medium Density Town Housing (ZT82) – Williams Road".

CARRIED

3. **DEVELOPMENT PERMIT 18-818671** (REDMS No. 5856972)

APPLICANT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 4693, 4720, 4740 Vanguard Road and Road Parcel Richmond
Key 20909

5.

Development Permit Panel

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INTENT OF PERMIT:

1. Permit the construction of two industrial buildings on the consolidated parcel including 4693, 4720, 4740 Vanguard Road and Road Parcel Richmond Key 20909 on a site zoned “Industrial Retail (IR1)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Increase the maximum height for buildings from 12.0 m to 16.15 m; and
 - (b) Reduce the minimum vehicle manoeuvring aisle width from 7.5 m to 6.7 m.

Applicant’s Comments

Christopher Bozyk, Christopher Bozyk Architects, Ltd., accompanied by Gordon Yeh, Alliance Partners, provided background information on the proposed development, noting that (i) the proposed height for the two buildings would allow more intensive use of the industrial space, (ii) the applicant has reduced the amount of glazing for the buildings in response to comments of staff and the Advisory Design Panel to enhance energy efficiency and sustainability, and mitigate the potential for bird strikes on the two buildings.

In reply to queries from the Panel, Mr. Bozyk and Mr. Yeh noted that (i) the two industrial buildings will provide stacked warehouse units, (ii) the two large freight elevators provided in each building can accommodate vehicles such as vans and forklifts, (iii) there is a large drive aisle on the second floor of the two buildings, (iv) an elevator for pedestrian use will be provided in each building, (v) each warehouse unit is approximately 3,000 square feet, and (vi) large loading spaces are provided on the site.

Staff Comments

Mr. Craig noted that (i) staff support the two proposed variances, (ii) the proposed height variance will allow for more intensive use of the site, (iii) the proposed variance for minimum vehicle manoeuvring aisle width has been reviewed and supported by Transportation staff and is consistent with similar variances granted to other projects, (iv) changes to the buildings’ cladding materials have been made in response to ornithologist’s recommendations to mitigate potential bird strikes, (v) green roofs and solar panels will be installed on the two buildings, (vi) 10 percent of the required parking stalls or seven parking stalls will be provided with Level 2 electric vehicle charging, and (vii) the applicant will provide a voluntary contribution to the City’s Public Art Fund.

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In reply to queries from the Panel, Mr. Craig noted that (i) historically, the neighbouring property to the north of the subject site has informal loading access to the subject site; however, an easement formalizing the arrangement is not in place or currently proposed by the applicant, (ii) the number of parking stalls proposed for the project exceeds the minimum requirement in the Zoning Bylaw, (iii) the neighbouring property to the north has the ability to provide on-site loading, and (iv) there will be a restrictive covenant registered on Title as a condition of Development Permit issuance to reinforce the site zoning and provide notification to future purchasers of strata lots with regard to the zoning of the property.

Panel Discussion

The Panel expressed support for the project, particularly the design of the two buildings, the loading scheme, servicing of upper levels of the buildings, and the project's sustainability features.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of two industrial buildings on the consolidated parcel including 4693, 4720, 4740 Vanguard Road and Road Parcel Richmond Key 20909 on a site zoned "Industrial Retail (IR1)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *increase the maximum height for buildings from 12.0 m to 16.15 m; and*
 - (b) *reduce the minimum vehicle manoeuvring aisle width from 7.5 m to 6.7 m.*

CARRIED

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4. GENERAL COMPLIANCE – REQUEST BY GBL ARCHITECTS FOR A GENERAL COMPLIANCE RULING AT 6340 NO. 3 ROAD

(File Ref. No.: DP 18-822743) (REDMS No. 6337388)

APPLICANT: GBL Architects

PROPERTY LOCATION: 6340 No. 3 Road

INTENT OF APPLICATION:

Consider the attached plans to apply a public art element to the glazing of the southwest corner of the project facing No. 3 Road and Cook Road, to change the glazing on the second floor west and south elevations of the office building facing No. 3 Road and Cook Road, and include painted design elements on the east elevation of the parkade podium wall facing the lane/pedestrian mews to be in General Compliance with Development Permit (DP 18-822743).

Applicant's Comments

Zora Katic, GBL Architects, accompanied by Katya Yushmanova, PWL Partnership, with the aid of a visual presentation (copy on file, City Clerk's Office), briefed the Panel regarding the proposed changes to the previously approved Development Permit plans for the 15-storey mixed use development, highlighting the following:

- the large triangular angled façade at the southwest corner of the office building previously designated as a placeholder for a public art element in the original Development Permit plans will be utilized to incorporate a public art design by a commissioned artist on glass material;
- clear glass will be used in lieu of coloured glass on the west and south facades of the Early Childhood Development (ECD) Hub on the second floor; and
- painted, artistic design elements and modifications to landscaping will be applied on the lower east elevation of the office building facing the pedestrian mews in lieu of the previously proposed artistic decorative finish.

In reply to queries from the Panel, Ms. Katic acknowledged that (i) the proposed façade treatment on the lower east elevation of the office building will improve the pedestrian experience, (ii) external lighting is not proposed for the public art element, and (iii) there will be lighting along the east elevation of the office building facing the pedestrian mews; however, wall mounted lighting is not proposed.

Staff Comments

Mr. Craig noted that staff is supportive of the General Compliance application as it fulfills the intent of the approved Development Permit.

Gallery Comments

None.

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Correspondence

None.

Panel Decision

It was moved and seconded

That the attached plans to apply a public art element to the glazing of the southwest corner of the project facing No. 3 Road and Cook Road, to change the glazing on the second floor west and south elevations of the office building facing No. 3 Road and Cook Road, and include painted design elements on the east elevation of the parkade podium wall facing the lane/pedestrian mews be considered to be in General Compliance with Development Permit (DP 18-822743).

CARRIED

5. Date of Next Meeting: January 15, 2020 (Tentative)

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 5:00 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, December 11, 2019.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, December 11, 2019.

To Development Permit Panel	
Date:	DEC 11, 2019
Item #:	1
Re:	DP 17-791045

From: Badyal,Sara
Sent: Wednesday, 11 December 2019 14:04
To: CityClerk
Subject: FW: To Mr. Wayne Craig & Ms. Sara Badyal; Re: File DP17-791045
Attachments: sewage.jpg

From: 8163898@gmail.com [mailto:8163898@gmail.com]
Sent: Wednesday, 11 December 2019 11:45 AM
To: Badyal,Sara
Subject: RE: To Mr. Wayne Craig & Ms. Sara Badyal; Re: File DP17-791045

Hi Sara

Our care taker reported that the sewage system has multiple problems in past years. currently city is working on it severely. (see picture of Dec. 11, 2019).

So the supposed new building will also further harm the underground sewage blocking etc.

Regards
Shenwei Wang
604-8163898 ; 8163898@gmail.com

From: Badyal,Sara [mailto:SBadyal@richmond.ca]
Sent: 2019 年 12 月 10 日 10:01
To: '8163898@gmail.com' <8163898@gmail.com>
Subject: RE: To Mr. Wayne Craig & Ms. Sara Badyal; Re: File DP17-791045

Hi Shenwei,

Thank you for your phone call. You asked what the City process would be. Here are the next steps:

- DP Panel meeting – the development team will provide a presentation and public is invited to provide comments for the DP Panel to consider along with the application. The last opportunity for public input is at the DP Panel meeting. There is no public delegation regarding DP applications at Council meetings.
- DP considerations completion - If the application is endorsed by DP Panel, the developer is required to complete the list of DP considerations listed in the DP staff report.
- Council - When all the DP considerations are completed, the application is forwarded to a Council meeting for DP issuance approval
- Building Permit - After the DP is issued, the Building Permit needs to be issued prior to construction.

When construction will occur on a neighbouring property, many property owners engage a building professional/engineer to set up construction monitoring either on their own, or in consultation with their neighbour(s). Bold has confirmed that before construction would start, they would contact your strata's property manager to set up a monitoring program that would take place throughout the construction period.

Regards,

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,



Sara Badyal, M. Arch, RPP
Planner 2
Development Applications Department
City of Richmond
604-276-4282
www.richmond.ca

From: 8163898@gmail.com [<mailto:8163898@gmail.com>]
Sent: Tuesday, 10 December 2019 9:33 AM
To: Badyal,Sara
Subject: RE: To Mr. Wayne Craig & Ms. Sara Badyal; Re: File DP17-791045

Hi Sara

Thanks nice explanation on the phone. Would you please briefly repeat the on going procedure might be from this point, so I can explain to our colleague council member of strata and fellow residents.

See you tomorrow.
Regards
Shenwei Wang
604-8163898 ; 8163898@gmail.com

From: Badyal,Sara [<mailto:SBadyal@richmond.ca>]
Sent: 2019 年 12 月 9 日 10:36
To: '8163898@gmail.com' <8163898@gmail.com>
Subject: RE: To Mr. Wayne Craig & Ms. Sara Badyal; Re: File DP17-791045

Dear Shenwei Wang,

Thank you for your email and your interest in development in your neighbourhood. As you are aware, the DP 17-791045 application will be considered by the Development Permit Panel at their meeting scheduled for 3:30pm Wednesday, December 11. I have forwarded your email to the City Clerks Office to be considered by the Panel along with the application.

I understand that you are concerned by the cracks in the parkade wall, cracks in the outdoor parking surface, and uneven walkway on your property and I recommend you review these concerns with your strata and property manager to ensure that they make any needed repairs.

I wanted to take this opportunity to share some information with you related to the concerns you raise in your email.

1. Traffic impacts - The City's transportation staff have reviewed the application and advise that the existing road network can accommodate the proposed development. In addition, the site is supported by high levels of transit service, including a short walk to the Canada line and the Brighthouse station bus mal which is currently under construction. The City Centre Transportation Plan outlines upgrades for all transportation modes in City Centre and the development proposal supports the plan by accommodating future bicycle network infrastructure with future Cooney Road widening.
2. Sunlight and shading – The proposed tower would be located the south edge of the development site in a consolidated footprint, which minimizes impacts to privacy and sun light availability for your existing building.
3. Construction impacts to the existing development – The developer is required to submit an engineering geotechnical report as part of the Building Permit application. The geotechnical report reviews what preparations are needed to support the proposed building and also potential impact to neighbouring

properties. Bold has confirmed that before construction would start, they would contact your strata's property manager to set up a monitoring program that would take place throughout the construction period.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP
Planner 2
Development Applications Department
City of Richmond
604-276-4282
www.richmond.ca

From: 8163898@gmail.com [<mailto:8163898@gmail.com>]
Sent: Sunday, 8 December 2019 7:02 PM
To: Craig, Wayne; Badyal, Sara
Subject: To Mr. Wayne Craig & Ms. Sara Badyal; Re: File DP17-791045
Importance: High

To Richmond City Director of Development & Planner
Re: File DP17-79104 for Permit at 6333 Cooney High-Rise by BOLD Properties
Panel Meeting to be held Dec.11 (Wed.), 2019 at 3:30 pm.

Dear Officer & Manager

Re captioned high-rise development application, our neighbor concerned many negative impacts such as traffic and sun-ray blocking etc.

Some of us more worry about geometric hazards and constructional risks.

The Northern building of 8288-Saba road is a 16 story high-rise built in 1998, with poor & weak foundation beneath the tall building, caused continuous sinking (dropping) and incline (to the south, where the new high-rise supposed to erect) during past decades.

Attached are few pictures taken Dec. 8th, 2019 showing just part of its problem.

The soft and weak foundation also caused side walk way crack and pop-up many times, City of Richmond flattened and re-paved cracked side-walk twice around 2008 and 2012. (see attached picture and location).

The proposed high-rise will also to excavate an underground parking garage adjacent to the inclined risky building, this is harmful for both of the structures.

Please re-consider your permit and further evaluate expected.

I am available in most of day time if you'd like to come and see.

Regards

Shenwei Wang, Resident of 8288 Saba Road (Cooney)
604-8163898 ; 8163898@gmail.com

https://www.richmond.ca/shared/assets/1_App_6333_CooneyRd_DPP_12111955120.pdf



To: Development Permit Panel Da

From: Wayne Craig Fil
 Director, Development

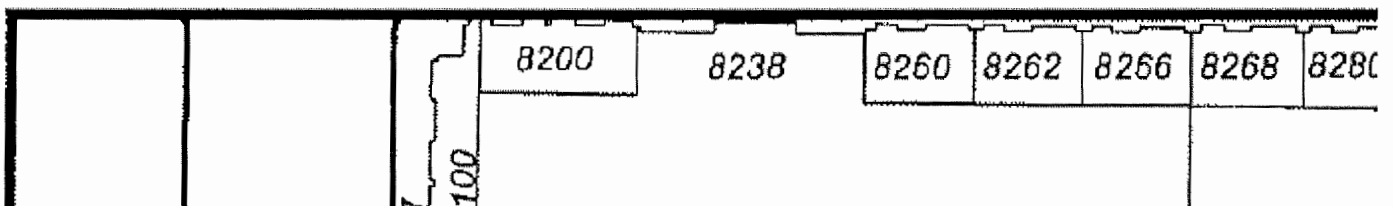
Re: **Application by BOLD Properties (Cooney) Limited P**
Permit at 6333 Cooney Road

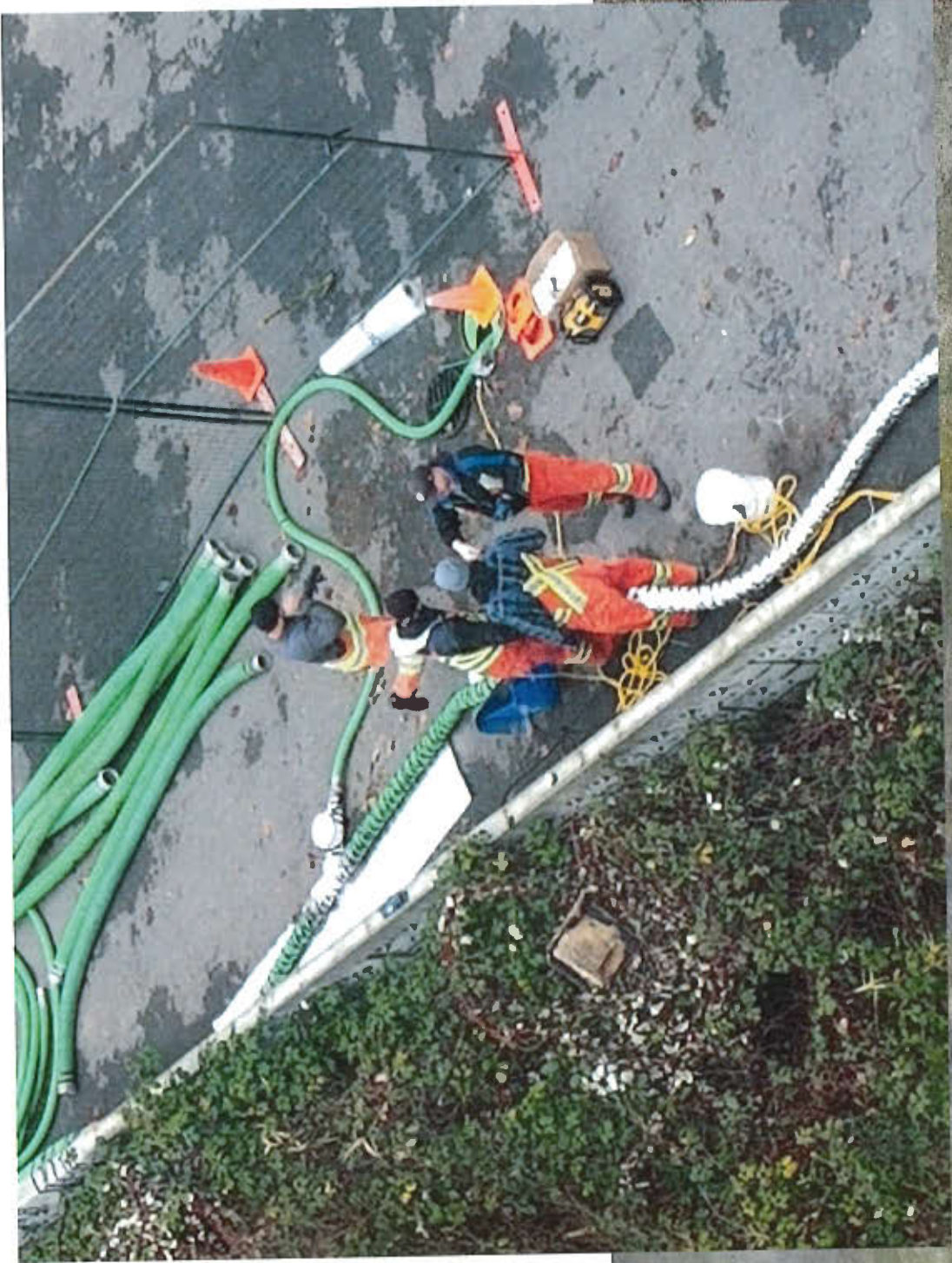
Staff Recommendation

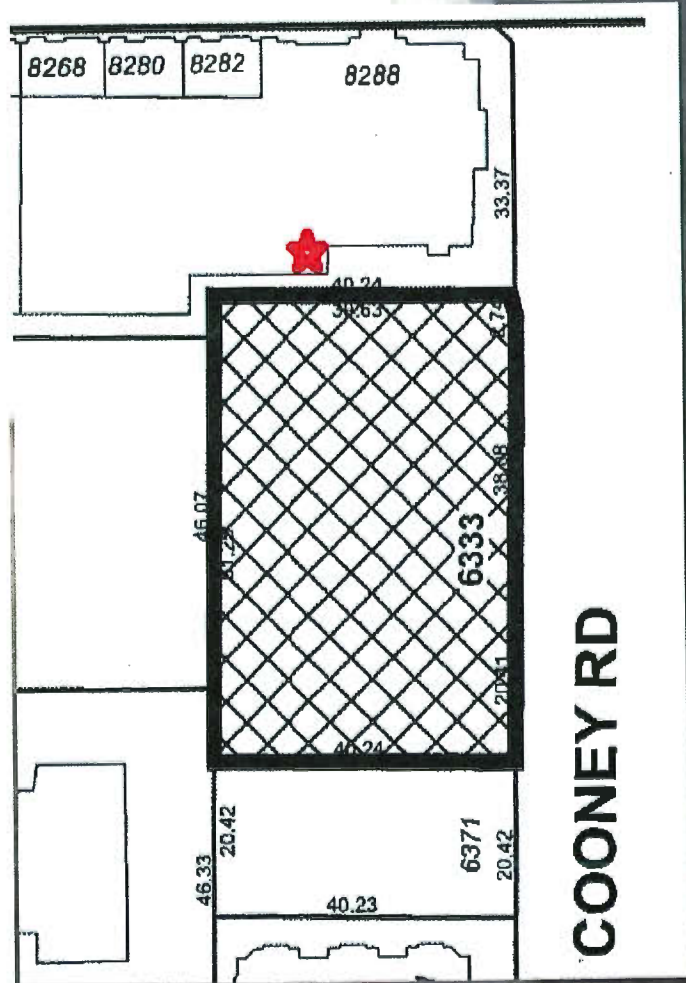
That a Development Permit be issued which would permit the cor building containing approximately 83 dwelling units at 6333 Cooney Road "Rise Apartment (ZHR8) Brighthouse Village".

Wayne Craig
 Director, Development
 (604-247-4625)

WC:sb
 Att. 5





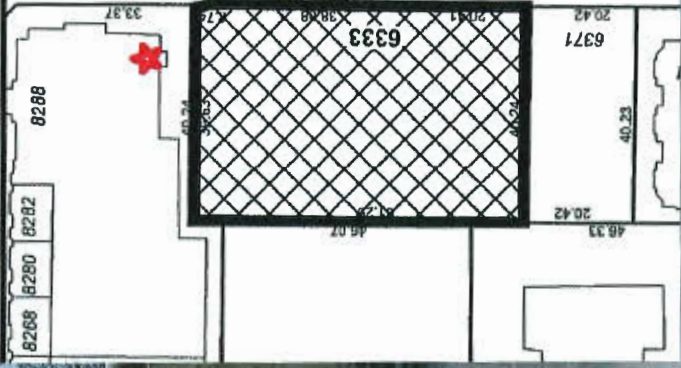


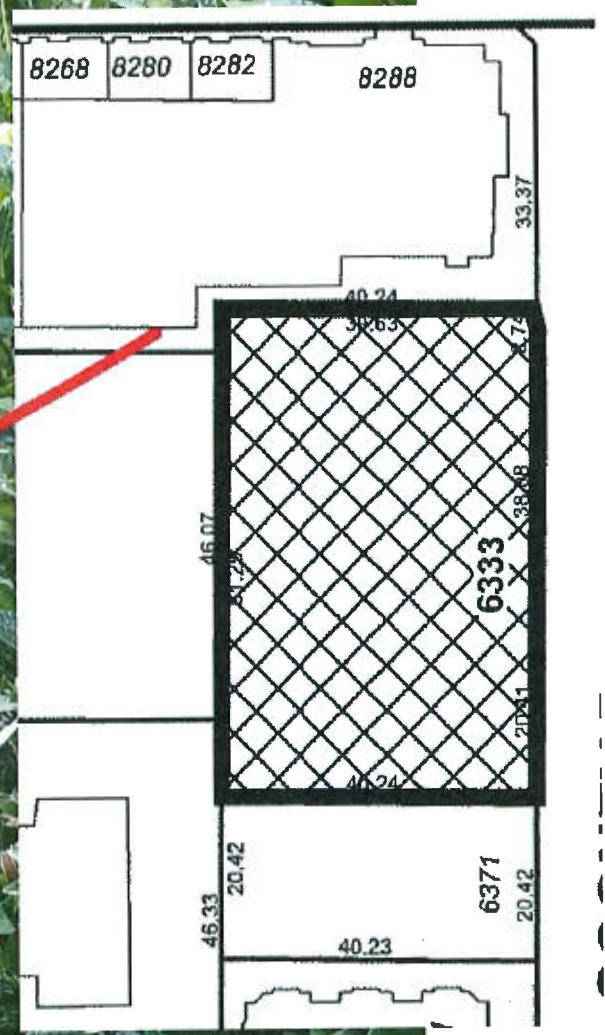
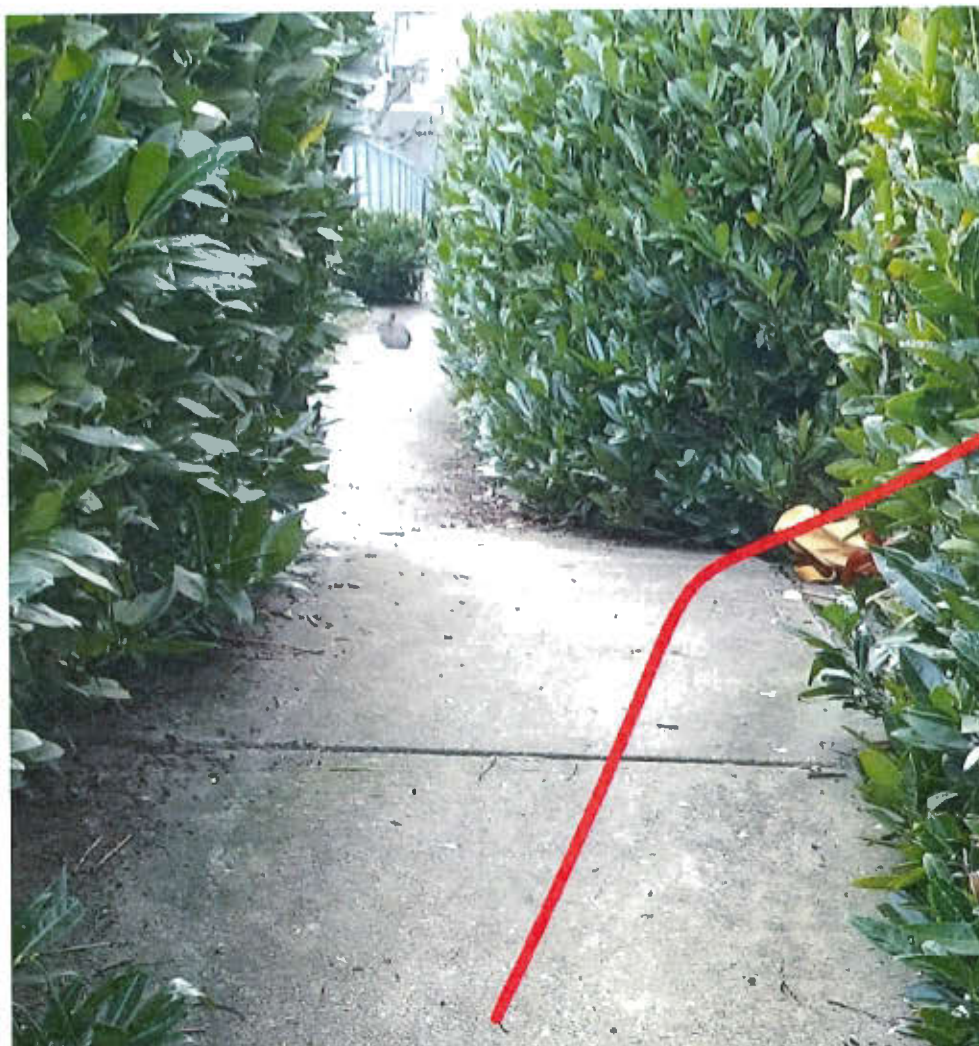
COONEY RD

63

270

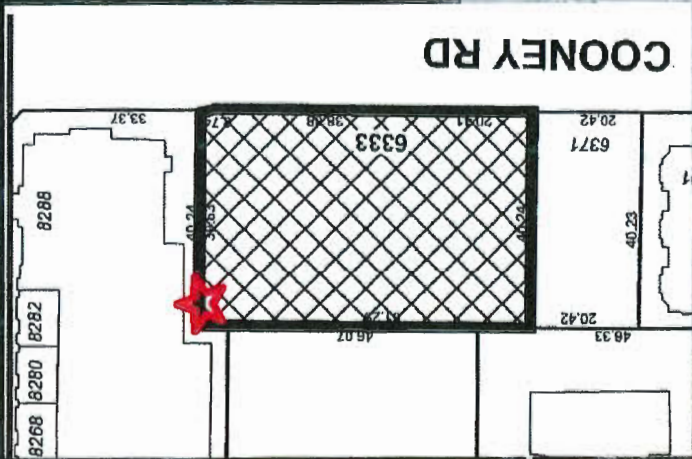
COONEY RD







City of Richmond flattered and re-paved cracked side-walk twice around 2008 and 2012.



Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, December 11, 2019.

To Development Permit Panel
Date: <u>DECEMBER 11, 2019</u>
Item # <u>1</u>
Re: <u>DP 17-791045</u>
<u>6333 COONEY ROAD</u>



December 10th, 2019

To: Richmond City Director of Development & Planner

Re: File DP17-79104 for Permit at 6333 Cooney Road High-Rise by BOLD Properties

Panel Meeting to be held on Dec.11, 2019 at 3:30 pm.

Dear Richmond City Officials,

As consulting Architect to the owner of 6371 Cooney Road, GUD Group is currently working towards the redevelopment of the property. On behalf of the owner, we would like to express our strong support to the development proposal at 6333 Cooney Road.

The development proposed by BOLD Properties follows the current zoning bylaw as well as the 2041 Richmond Official Community Plan. One of the main focuses of the Plan and City Council is to provide more housing options for the general public for both rental and market use. We believe developing higher density residential towers around the Downtown core and public transportation hubs will help achieve this goal.

By sharing the proposed loading space of 6333 Cooney Road, the owner of 6371 Cooney Road is currently coordinating with BOLD Properties to re-develop 6371 with a 6-storey residential mid-rise tower. We believe these two residential projects are the highest and best use of the land.

Overall, we would like to urge your approval on this development proposal at 6333 Cooney Road. Thank you for your consideration.

Sincerely,

Andy Gao

Operations Manager

GUD Group



Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
December 11, 2019.

City of Richmond
City Clerk's Office
6911 No 3 Rd.
Richmond, BC
V6Y 2C1

To Development Permit Panel
Date: <u>DECEMBER 11, 2019</u>
Item # <u>2</u>
Re: <u>DP 18 - 797785</u>
<u>9680 WILLIAMS ROAD</u>

December 10, 2019

Re: DP 18-797785

To whom it may concern:

By way of introduction, we are:

- Pushpinder Chhibbar, owner and resident, 9831 Swansea Drive
- Usha Chhibbar, owner and resident, 9831 Swansea Drive
- Hofit Sabi, owner and resident, 9851 Swansea Drive
- Jeff Kwai Chugg Lau, owner and resident, 9871 Swansea Drive
- Ruby Oi Yee Kwok, owner and resident, 9871 Swansea Drive

We are writing with regards to the subject site located at 9393 Williams Road. Collectively, we own three properties along the southern border of the subject site.

We are concerned about the impact of the proposed development on the privacy, cleanliness, structural integrity and, ultimately, the value of our properties.

Privacy

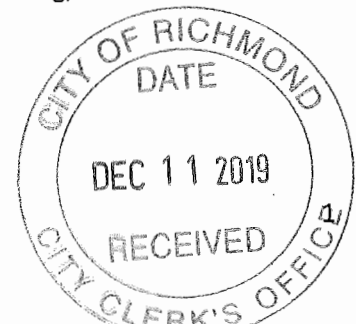
At present, there is a variety of landscaping along the southern property line of the subject site, with some hedges and trees reaching more than 20+ ft.

The proposed development would remove the existing landscaping, installing instead a retaining wall and fence (less than 7 ft. tall) with limited landscaping. The new townhomes would encroach upon our existing homes, with some as close as 6m to the property line. Lastly, the subject site will be raised by several feet, eroding the efficacy of proposed landscaping and barriers.

That means we – and whoever moves into the new units across from our properties – will be sacrificing significant privacy and a natural sound barrier. In literal terms, it means that we will be able to see into their homes and our future neighbors will see directly into our bedrooms, bathrooms, kitchens, and living areas.

We all purchased these homes specifically because this neighborhood afforded a higher level of privacy for our families.

We strongly request that the developer install taller hedges / barriers between the two properties, providing us and their future buyers with increased privacy, better sound proofing, more natural landscaping and a higher quality of living.



Cleanliness

For more than a year, we've had to endure the demolition and redevelopment of a large seniors centre next door (9580 Williams Rd). The redevelopment triggered a significant rodent infestation in the neighborhood, including in our backyards. We're concerned the proposed development will cause yet another wave of rodent infestations in the area.

We ask the developer implement a pest management plan, including engaging a professional pest management company to set and maintain deterrents and traps around the perimeter of the subject site for the duration of the demolition and construction

Structural Integrity

The seniors centre redevelopment has also raised concerns about the impact of large-scale construction activity on the structural integrity of our homes. For weeks, construction of the new seniors centre produced vibrations so intense they shook the foundation of our homes and knocked pictures off of walls.

Ultimately, this is about the stability of our homes and the safety of our families.

We ask the city to clarify whether there are any regulations or guidelines in place for the permitted level of seismic activity generated by construction. If so, we ask that measures be put into place to track compliance at the proposed development. If not, we would like to open a dialogue with the city and developer to understand how these impacts can best be managed.

Value

All these issues present serious risk to the value of our properties. The loss of privacy, in particular, will have a significant impact on both our property values and overall quality of living. We support the city's move to increased density, but it shouldn't have to come at the direct expense of existing residents.

We know we are late in joining the review process, but the proposed development only recently came to our attention, otherwise we would have brought these concerns up sooner.

We sincerely hope the developer considers these requests, which are reasonable, mutually beneficial, and will help limit the impact of the proposed development on our properties. We also hope the city will work with us and the developer to ensure we can maintain the character, integrity, and value of the Swansea neighborhood.

We look forward to working with the developer and the city to address these issues.

Sincerely,

Pushpinder Chhibbar
Usha Chhibbar
Hofit Sabi
Jeff Kwai Chugg Lau
Ruby Oi Yee Kwok

CC: Steven De Sousa (Planner 1, City of Richmond)