



Regular Council meeting for Public Hearings Tuesday, September 6, 2016

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

David Weber, Corporate Officer

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

**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9498
(RZ 14-662864)**

(Location: 10644 Railway Avenue; Applicant: Farzana and
Trilochan Khokhar)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

Discussion:

In response to queries from Council, staff advised:

- the application complies with the current Zoning Bylaw; and
- the design of the coach house includes a balcony that faces the rear lane.



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In response to a question from Council, the applicant confirmed their willingness to remove the balcony from the coach house. Staff advised that the drawing formed part of the application, and could be revised to remove the balcony on the instruction of Council.

There was discussion on the need for a City-wide policy on coach house balconies to ensure consistency. It was noted that a referral has already been made to staff requesting an investigation on single-family homes and coach house balconies. Staff confirmed that the report would be submitted to the Planning Committee in the fall of 2016.

PH16/8-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9498 be given second and third readings.

CARRIED

Opposed: Cllr. Day

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9547
(RZ 14-676714)**

(Location: 7260 Westminster Highway; Applicant: GBL Architects, on behalf of Trans-Pacific Business Corporation, Inc. No. 33797)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Candy Lok, 803 – 7373 Westminster Highway (Schedule 1)

Submissions from the floor:

None.

PH16/8-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9547 be given second and third readings.

CARRIED



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**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9563
(RZ 15-709884)**

(Location: 8620 Railway Avenue; Applicant: 1037533 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Lily Chen, 8666 Railway Avenue (Schedule 2)
- (b) Chung Hei Shan, 8668 Railway Avenue (Schedule 3)
- (c) Kelvin Chang, 8688 Railway Avenue (Schedule 4)
- (d) Kelly Chang, 8688 Railway Avenue (Schedule 5)
- (e) Lin Wan Chang, 8688 Railway Avenue (Schedule 6)
- (f) Linna Lee, 8688 Railway Avenue (Schedule 7)
- (g) Eleanor Chan, 8651 Calder Road (Schedule 8)
- (h) Kok Ching Chan, 8631 Calder Road (Schedule 9)
- (i) Sheila Chan, Jason Wong and Janice Wong, 8686 Railway Avenue (Schedule 10)

Submissions from the floor:

None.

Discussion:

In response to queries from Council, staff advised:

- the current zoning is specific to the site;
- an independent traffic study was not undertaken, however the traffic impacts were reviewed by the Transportation Division;
- any requirements for increases in the frequency of public transit will be monitored and TransLink will be advised accordingly;
- the applicant has proposed a number of frontage improvements;
- there is close proximity to community amenities;
- future development of the area will be informed by the future Arterial Road Policy;



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- all townhouse developments are subject to a development permit at which the “character” issue could be addressed;
- the lane will be widened and the townhouse access will be provided through the lane from Railway Avenue; and
- turning restrictions are not proposed for this development.

Council noted that three of the 17 proposed townhouse units are affordable rental housing units, one of which is on grade and could accommodate residents who have accessibility challenges. It was noted that the developer has proposed an affordable housing ratio of 15%, which exceeds the 5% ratio required under current policy.

PH16/8-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9563 be given second and third readings.

The question on Resolution No. PH16/8-3 was not called as an amendment to the motion was presented.

It was moved and seconded

That the proposal and rezoning considerations be amended to restrict turns to right in/right out.

Discussion ensued on the proposed amendment. It was noted that turning restrictions would reduce traffic congestion and the potential for vehicular accidents. In response to a query from Council, staff confirmed that the City has the ability to impose turning restrictions to and from the lane, at a future date.

The question on the amendment motion was then called and it was **DEFEATED** with Mayor Brodie, Councillors Au, Dang, Loo, McNulty, McPhail, Johnston and Steves opposed.

The question on the main motion (Resolution No. PH16/8-3) for second and third reading of Zoning Bylaw 8500, Amendment Bylaw 9563 was then called and it was **CARRIED** with Councillor Day opposed.



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4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9571 (RZ 15-704505)**
(Location: 11920/11940 Dunavon Place; Applicant: Trendsetter Homes Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/8-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9571 be given second and third readings.

CARRIED

5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9577 (RZ 15-710083)**
(Location: 9351 No. 1 Road; Applicant: 0870068 BC Ltd.)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/8-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9577 be given second and third readings.

CARRIED



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**6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9582
(RZ 15-701879)**

(Location: 9460 Williams Road; Applicant: Sansaar Investments Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Edward Wong, 10100 Severn Drive (Schedule 11)

Submissions from the floor:

Edward Wong, 10100 Severn Drive, commented that he initiated the petition objecting to the application and he ceased his efforts to obtain signatures when 100 signatures had been collected.

In response to questions from Council, Mr. Wong advised:

- the petition signatories expressed concern that the development would result in increased property taxes, the creation of unaffordable homes, increased traffic and the requirement to move the Telus panel from the property;
- the signatories would likely be willing to attend a meeting with the applicant to discuss their concerns; and
- he prefers that the setback of the current home be retained.

Harjit Sandhu, 10691 Dennis Crescent, spoke in support of the application and commented that subdividing the property would result in the construction of two smaller homes, which would add to the supply of affordable housing through the creation of two secondary suites. Mr. Sandhu noted that the current setbacks would be retained.

Discussion:

In response to queries from Council, staff advised:

- the current zoning allows for the construction of a single-family home of approximately 3,800 square feet if the property was not subdivided;
- the construction of two smaller homes would be permitted if the property was subdivided;
- approximately 20 townhouse units could be constructed if four properties were assembled;



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- the side yard setback would be retained if one large home was constructed; and
- the City generally does not permit rezoning within a subdivision; the application is being considered because it fronts an arterial road.

In response to questions from Council, Mr. Wong advised:

- an unfavourable precedent could be set for the neighbourhood if the property was subdivided and two compact homes were constructed;
- he would be opposed to the construction of multi-family housing in the area; and
- the petition signatories were not aware of the potential for construction of a townhouse development.

Council noted the need for the developer and staff to meet with the residents to ensure that accurate information is provided.

Staff confirmed that if a public meeting were to be scheduled, a report back to the Planning Committee would be required, resulting in the delay of the consideration of the application to the November 2016 Public Hearing or later. Alternatively, the application could be deferred to the October 2016 Public Hearing.

Council noted that the concerns raised in the petition have been addressed and the residents had been given an opportunity to provide input during the consultation on the Arterial Road Policy. It was further noted that a petition supporting the application has also been provided to Council.

PH16/8-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9582 be referred to staff for additional consultation.

DEFEATED

Opposed: Mayor Brodie,
Cllrs. Au,
Dang,
Loo,
McNulty,
McPhail,
Johnston,
and Steves



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PH16/8-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9582 be deferred to the October 2016 Public Hearing.

DEFEATED

Opposed: Mayor Brodie
Cllrs. Dang,
Loo,
McNulty,
Johnston,
and Steves

PH16/8-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9582 be given second and third readings.

CARRIED

Opposed: Cllrs. Au and Day

**7. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9583
(RZ 15-705932)**

(Location: 6700/6720 No. 1 Road; Applicant: Westmark Developments Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Stella Au Young, 11431 Seaport Avenue (Schedule 12)
- (b) Hailin He and Xuehang He, #9 – 6511 No. 1 Road (Schedule 13)

Councillor Steves left the meeting.

Submissions from the floor:

Pier Vassura, 6680 No. 1 Road, requested that the trees along the property be retained. Staff assured the resident that the trees would be preserved.



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PH16/8-9

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9583 be given second and third readings.

CARRIED

Councillor Steves returned to the meeting.

8. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9584 (RZ 14-672762)

(Location: 12040 No. 5 Road; Applicant: Haydenco Holdings Ltd)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Shannon Schneider, 12060 No. 5 Road (Schedule 14)

Submissions from the floor:

None.

Discussion:

In response to questions from Council, the applicant advised:

- annual noise tests are performed; and
- his business has been located at the current premises since 2009.

Staff confirmed that there have been no noise complaints with respect to the subject property.

PH16/8-10

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9584 be given second and third readings.

CARRIED

Agenda Varied: The order of the Agenda was amended to consider Item 10 prior to Item 9.



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**10. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9592
(RZ 14-665028)**

(Location: 5960 No. 6 Road; Applicant: 8572534 Canada Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/8-11

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9592 be given
second and third readings.*

CARRIED

Agenda Varied: The order of the Agenda was now resumed.

**9. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9591
(REGULATION OF SALE OF ALCOHOLIC BEVERAGES IN
GROCERY STORES)**

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

In accordance with Section 100 of the *Community Charter*, Councillor McPhail declared to be in a conflict of interest as her husband has an interest in a Liquor Establishment, and Councillor McPhail left the meeting and did not return – 8:28 p.m.

Applicant's Comments:

None.

Written Submissions:

None.



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Submissions from the floor:

None.

PH16/8-12 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9591 be given
second and third readings.*

CARRIED

PH16/8-13 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9591 be adopted.

CARRIED

ADJOURNMENT

PH16/8-14 It was moved and seconded
That the meeting adjourn (8:30 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular Council meeting for
Public Hearings of the City of Richmond
held on Tuesday, September 6, 2016.

Mayor (Malcolm D. Brodie)

Corporate Officer
(David Weber)

MayorandCouncillors

Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 6, 2016.

From: Webgraphics
Sent: Tuesday, 6 September 2016 12:03 PM
To: MayorandCouncillors
Subject: Public Hearing - September 6, 2016 - Item 2 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9547 (RZ 14-676714) - Send a Submission Online (response # 985)

Send a Submission Online (response #985)

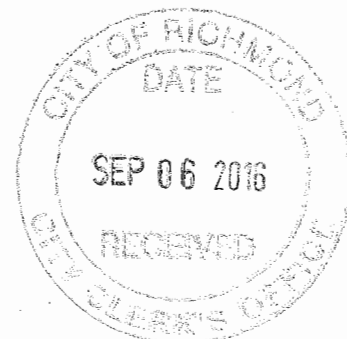
Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/6/2016 12:02:10 PM

To Public Hearing
Date: <u>Sept 6, 2016</u>
Item # <u>2</u>
Re: <u>Bylaw 9547</u>
<u>RZ 14-676714</u>

Survey Response

Your Name	Candy Lok
Your Address	803-7373 Westminster Hwy
Subject Property Address OR Bylaw Number	7260 Westminster Highway, Richmond Zoning bylaw 8500
Comments	<p>We strongly object the project of building the "mid - rise congregate housing and commercial use". It should be restricted to a maximum of a 6 stories building instead of a midrise (25 meters - 28 meters, which is about 10 to 12 levels). The height of the proposed building with significantly block the brightness of sunshine and view of the Minoru Park towards residents of 7373 and 7371 Westminster Hwy and especially for the people who live in the building of lower levels. The height of the proposed building will also create the uneven appearance of street scenes. The neighbours with even numbers (7188, 7228, 7300, 7320) are all low rises and fit nicely with the built Quality Inn and the Ramada Inn. The Westminster Hwy is already very busy, as there are tourist that walk around the area. We hope to keep the appearances of the area clean and elegant. The proposed midrise in 7260 Westminster Hwy will affect not only the</p>



	appearance of the area, but also the nearby traffic flow and the residents and patrons of nearby apartments and hotels.
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Mayor and Councillors

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 6, 2016.

To Public Hearing	
Date:	SEPTEMBER 6, 2016
Item #	3
Re:	ZONING AMENDMENT BYLAW 9563 - RZ-15- 709884

From: Webgraphics
Sent: Sunday, 28 August 2016 3:45 PM
To: Mayor and Councillors
Subject: Public Hearing - Sept 6, 2016 - Item 3 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9563 (RZ 15-709884) - 8620 Railway Avenue - Send a Submission Online (response #974)

Send a Submission Online (response #974)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/28/2016 3:44:41 PM

Survey Response

Your Name	Lily Chen
Your Address	8666 Railway Ave., Richmond BC V7C 3K3
Subject Property Address OR Bylaw Number	8620 Railway Ave., Richmond BC V7C 3K3
Comments	<p>I am opposing to the Richmond Zoning Bylaw 8500, Amendment Bylaw 9563 (RZ 15-709884) on location 8620 Railway Ave. The proposed rezoning to Town Housing (ZT80) and the development of 17 townhouses raise serious issues concerning the neighborhood (e.g., households on zone RC1 next to the location). My concerns are the following: 1. The proposed development plan does not explicitly indicate if the developer plans to reuse access lane between the zones of RS1/E and RC1 at the location. The 4 households on zone RC1 have 13 vehicles combined and are already frequently using the single access lane. If the developer plans to extend this access lane for their townhouse development, then the additional 17 townhouses (which potentially adds more than 34 vehicles, assuming 2 vehicles per townhouse) will severely impact the accessibility of households on zone RC1. 2. The Railway Ave. has always been a two-</p>



lane road with one lane in each direction. During peak hours (such as go to work or school in the morning, or off work in the afternoon), the section of Railway Ave. between Francis Rd. and Blundell Rd. is often congested. The proposed rezoning of the property to Town Housing and the development of 17 townhouses will significantly increase the household density originally designed for zone RS1/E and thereby will also substantially increase the traffic to Railway Ave. This is a serious concern that has to be addressed by the City of Richmond before considering the of approval of this rezoning application. 3. Aside from the accessibility impacts (on access lane and Railway Ave.) mentioned above, the rezoning of the property from Single Detached (RS1/E) to Town Housing (ZT80) also raises concerns for fire safety of nearby households. The development of 17 townhouses is a lot of households in such a constrained size of the property. In the case of fire hazard and emergencies, I am concerned that the Fire Department will not have 1) sufficient resources (such as the small number of fire hydrants on Railway Ave.) and 2) adequate access to these fire hydrants and the households. 4. The increased population density on this property due to the rezoning to Town Housing will also affect public transportation support on Railway Ave, especially on the section between Francis Rd. and Blundell Rd. For example, if an additional bus stop is required next to this property, or if the bus schedules need to be more frequent to accommodate the increased population, then this will cause further traffic congestion to Railway Ave. 5. To support the increased population density on this property, the City of Richmond may also need public construction work on the surrounding areas of this property in order to increase the capacity required for utility (such as water, electricity and recycling and garbage). These types of public constructions can potentially cause other repercussions to the surrounding households. I believe that it is intended for the neighborhoods on Railway Ave (and specifically on the section between Francis Rd. and Blundell Rd) to be "Single Detached" zones by city planning. The proposed rezoning of this property to "Town Housing (ZT80)" will cause significant inconsistency to the plan of this area and I urge the City of Richmond to consider carefully the impacts and negative ramifications (outlined above) that could potentially be caused by this rezoning.

Mayor and Councillors

Schedule 3 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 6, 2016.

To Public Hearing	
Date:	SEPTEMBER 6, 2016
Item #	3
Re:	RICHMOND ZONING
BYLAW 8500, AMENDMENT	
BYLAW 9563	

From: Webgraphics
Sent: Friday, 2 September 2016 2:05 PM
To: Mayor and Councillors
Subject: Public Hearing - September 6, 2016 - Item 3 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9563 (RZ 15-709884)

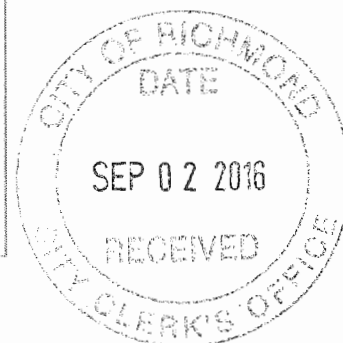
Send a Submission Online (response #975)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/2/2016 2:03:59 PM

Survey Response

Your Name	CHUNG HEI SHAN
Your Address	8668 RAILWAY AVENUE
Subject Property Address OR Bylaw Number	Richmond Zoning Bylaw 8500, Amendment Bylaw 9563 (RZ 15-709884)
Comments	<p>Dear Sir/Madam: I am writing to object to have the development of 17 townhouses in the above mentioned location. My house is located at 8668 Railway Avenue and just next to the proposed development site. My reasons and main concerns are stated below: 1. The value of my property will be decreased. Due to the introduction of the townhouse there, the value of my house will become lower. It is because the style and scale of houses have changed in that location. People do not tend to live in a densely populated area. 2. Traffic disturbance. Railway is already a busy road. The additional users would cause traffic problems and the cyclists using the lane would not feel safe; furthermore, the bus number 410 would run behind schedule due to the heavy traffic. My and the other three houses are in the same lot: 8688, 8686, 8668 and 8666 Railway Avenue. As we have already been living in a dense area, so we concern much about this re-zoning adjacent to our place. I would</p>



	appreciate it if you could take my concerns into consideration before making the decision. Yours sincerely, CHUNG HEI SHAN
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MayorandCouncillors

From: Webgraphics
Sent: Sunday, 4 September 2016 5:35 PM
To: MayorandCouncillors
Subject: Public Hearing - September 6, 2016 - Item 3 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9563 (RZ 15-709884) - Send a Submission Online (response # 976)

Send a Submission Online (response #976)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/4/2016 5:34:01 PM

To Public Hearing
Date: SEPTEMBER 6, 2016
Item # 3
Re: RICHMOND ZONING
BYLAW 8500, AMENDMENT
BYLAW 9563 (RZ 15-709884)

Survey Response

Your Name	Kelvin Chang
Your Address	8688 Railway Ave
Subject Property Address OR Bylaw Number	8620 Railway Ave / Richmond Zoning Bylaw 8500, Amendment Bylaw 9563 (RZ 15-709884)
Comments	<p>To whom it may concern, I live next door to this property. I am 100% against the rezoning of this land to townhouses. The rezoning and proposed construction of 17 townhouses in a single family residential neighbourhood is not consistent with that of the surrounding construction. We are all single family homes that surround this lot. This rezoning will be very detrimental to us in that it will most definitely lower our property values as well as increase the traffic tenfold on a already heavy and very busy single lane Railway Ave which is already like a freeway. I strongly oppose this rezoning. I would suggest that any rezoning is consistent with that of the immediate surrounding zoning of single family residential lots. Yours truly, Kelvin Chang 604-649-6618 chang282@gmail.com</p>



MayorandCouncillors

From: Webgraphics
Sent: Sunday, 4 September 2016 5:55 PM
To: MayorandCouncillors
Subject: Public Hearing - September 6, 2016 - Item 3 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9563 (RZ 15-709884) - Send a Submission Online (response # 977)

Send a Submission Online (response #977)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/4/2016 5:53:48 PM

To Public Hearing
Date: SEPTEMBER 6, 2016
Item # 3
Re: RICHMOND ZONING BYLAW
8500, AMENDMENT BYLAW 9563
(RZ 15-709884)

Survey Response

Your Name	Kelly Chang
Your Address	8688 Railway Avenue
Subject Property Address OR Bylaw Number	8620 Railway Avenue, Zoning Bylaw 8500, Amendment Bylaw 9563
Comments	<p>To Whom It May Concern, I live next door to this property. I am strongly opposed to the rezoning of this land into townhouses. This will most certainly negatively affect the people who live in the area. The rezoning and proposed construction of 17 townhouses in a single family residential neighbourhood is not consistent with that of the surrounding construction. We are all single family homes that surround this lot. This rezoning will be extremely detrimental to our area in that it will dramatically increase traffic tenfold on a already heavy and very busy single lane Railway Ave. I would suggest that any rezoning is consistent with that of the immediate surrounding zoning of single family residential lots, as oppose to cramming 17 new townhouses onto the extremely small lot.</p>



MayorandCouncillors

Schedule 6 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 6, 2016.

From: Webgraphics
Sent: Sunday, 4 September 2016 6:04 PM
To: MayorandCouncillors
Subject: Public Hearing - September 6, 2016 - Item 3 - RICHMOND ZONING BYLAW 8500,
AMENDMENT BYLAW 9563 (RZ 15-709884) - Send a Submission Online (response #
978)

Send a Submission Online (response #978)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/4/2016 6:03:11 PM

To Public Hearing
Date: SEPTEMBER 6, 2016
Item # 3
Re: RICHMOND ZONING BYLAW
8500, AMENDMENT BYLAW 9563
(RZ 15-709884)

Survey Response

Your Name	Lin Wan Chang
Your Address	8688 Railway Ave
Subject Property Address OR Bylaw Number	8620 Railway Ave / Richmond Zoning Bylaw 8500, Amendment Bylaw 9563 (RZ 15-709884)
Comments	<p>To whom it may concern, I am strongly opposed to the rezoning of this property to townhouses. It will change our neighbourhood for the worse and will increase traffic, congestion, pollution and be very ugly for our street. There are no other townhouses directly surrounding this land. The rezoning is not consistent with that of the surrounding construction. It is a detriment to put townhouses in the middle of a neighbourhood of single detached family homes. The rezoning will lower my property value and the property values of all homes in the area. This is too many housing units and a overpopulated increase of people on such a small piece of land. It will increase traffic and congestion with a minimum of another 20-35 cars entering and exiting from one driveway/laneway onto a already very busy single lane Railway Ave. I am 100% opposed to this rezoning. WE DO NOT WANT TOWNHOUSES RIGHT BESIDE OUR SINGLE FAMILY</p>



	<p>DETACHED HOMES. Do the right thing and do not allow this rezoning to be pushed through for 3 measly rent controlled low cost housing units. Yours truly, Lin Wan Chang 604-271-1938 <u>chang@telus.net</u></p>
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MayorandCouncillors

From: Webgraphics
Sent: Sunday, 4 September 2016 8:17 PM
To: MayorandCouncillors
Subject: Public Hearing - September 6, 2016 - Item 3 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9563 (RZ 15-709884) - Send a Submission Online (response # 979)

Send a Submission Online (response #979)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/4/2016 8:15:55 PM

To Public Hearing
Date: SEPTEMBER 6, 2016
Item # 3
Re: RICHMOND ZONING BYLAW
8500, AMENDMENT BYLAW 9563
(RZ 15-709884)

Survey Response

Your Name	Linna Lee
Your Address	8688 Railway Avenue
Subject Property Address OR Bylaw Number	8620 Railway Avenue, Richmond, BC Bylaw #9563
Comments	As a direct neighbor, who is directly impacted, I am strongly opposed to the proposed zoning application for increased density for the subject lot above. To increase a single family dwelling zoning to 17 townhomes is overwhelming to this neighborhood. The incentive of providing THREE RENT CONTROL UNITS is not worthy of granting this developer's increase zoning application. To maintain consistency with the neighborhood, it would be acceptable to subdivide the 1 lot into smaller lots of 25' frontages. This increases density while keeping with the consistency of the surrounding area. If this application were to be granted, there will be an influx of owners rushing to have all their properties along the Railway corridor to be rezoned into multi-family dwellings following suit. The single lane traffic on Railway Avenue will not be able to handle such an increase. L. Lee



MayorandCouncillors

From: Webgraphics
Sent: Monday, 5 September 2016 4:13 PM
To: MayorandCouncillors
Subject: Public Hearing - September 6, 2016 - Item 3 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9563 (RZ 15-709884) - Send a Submission Online (response # 980)

Send a Submission Online (response #980)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/5/2016 4:12:26 PM

To Public Hearing Date: <u>SEPTEMBER 6, 2016</u> Item # <u>3</u> Re: <u>RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9563 (RZ 15-709884)</u>

Survey Response

Your Name	eleanor chan
Your Address	8651 calder road
Subject Property Address OR Bylaw Number	richmond,b.c v 7c 4b9
Comments	<p>Dear Mr David Weber My name is Eleanor Chan and address at 8651 calder road richmond,b.c. This is about the Re Zoning 8620 Railway ave.applicant: 1037533 BC LTD we have been living in our house for the last 23 years and we oppose the re Zoning of 8620 Railway ave, reasons as below; the future construction of such complex if approved will greatly disturb our peaceful enjoyment of my own property located directly behind the subject lots. The value of my property will be devastatingly affected due to the close proximity of such complex to my home, and over the years I had put in an enormous amount of money to upgrade my home and damaged my future value of my property. If this multi family complex is approved, the amount of people and tenant will increase in this neighbourhood which in turn will create insecurity to the neighbourhood and to my family. I sincerely hope our city hall will</p>



	consider from a one single family increasing to 18 family housing. thanks you best regards eleanor chan
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MayorandCouncillors

From: Webgraphics
Sent: Monday, 5 September 2016 5:22 PM
To: MayorandCouncillors
Subject: Public Hearing - September 6, 2016 - Item 3 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9563 (RZ 15-709884) - Send a Submission Online (response # 981)

Send a Submission Online (response #981)

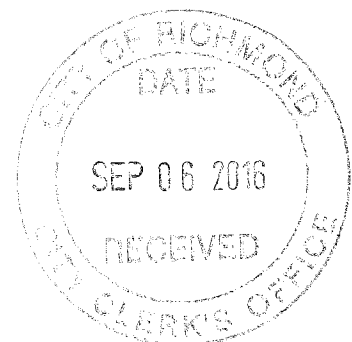
Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/5/2016 5:21:06 PM

To Public Hearing
Date: SEPTEMBER 6, 2016
Item # 3
Re: RICHMOND ZONING BYLAW
8500, AMENDMENT BYLAW 9563
(RZ 15-709884)

Survey Response

Your Name	Kok Ching Chan
Your Address	8631 Calder Rd
Subject Property Address OR Bylaw Number	Richmond Zoning ByLaw 8500, Amendment Bylaw 9563(RZ-15-709884)
Comments	<p>To David Weber, We, the Chan family, oppose the re-zoning of 8620 Railway Ave. We feel that the development of a 17 town house residential area would negatively impact our quality of life that we have enjoyed over the past 35 years. This re-zoning would cause the following:</p> <ul style="list-style-type: none">• Increase noise pollution – 17 townhouses would add a substantial increase in noise pollution than the previous single detached zone. 17 families generate much more noise than one family.• Decrease property value – With a 17 townhouse zone, there is great concern that property value of the surrounding lots would decrease. This would be detrimental to our property as an investment.• Decrease privacy – We are worried that the increase of density will take away our piece of mind and privacy. A 17 townhouse zone does not have the same conditions of a single family home.• Construction damage – There is a concern that a large



	<p>development would damage the surrounding properties such as fencing. We urge the city council to reconsider the re-zoning of 8620 Railway Ave to a 17 townhouse zone. My family and I are deeply worried that the increase density would harm our peaceful quality of life in Richmond. Regards, Mr Kok Ching Chan and family</p>
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Mayor and Councillors

From: Webgraphics
Sent: Tuesday, 6 September 2016 2:16 AM
To: Mayor and Councillors
Subject: Public Hearing - September 6, 2016 - Item 3 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9563 (RZ 15-709884) - Send a Submission Online (response # 983)

Send a Submission Online (response #983)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/6/2016 2:14:33 AM

To Public Hearing
Date: SEPTEMBER 6, 2016
Item # 3
Re: RICHMOND ZONING BYLAW
8500 AMENDMENT BYLAW 9563
(RZ 15-709884)

Survey Response

Your Name	Sheila Chan, Jason Wong and Janice Wong
Your Address	8686 Railway Avenue
Subject Property Address OR Bylaw Number	RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9563 (RZ 15-709884)
Comments	<p>To Whomever It Concerns, We are writing to you concerning the demolition of a small house at the address of 8620 Railway Avenue into a 17-unit townhouse complex. There has been an article published on the Richmond News written by Graeme Wood which released more information on the details of the rezoning application (http://www.richmond-news.com/city-hall/precedent-setting-land-deal-for-rent-controlled-units-1.2308365). As tax-paying residents who live next to this house, we are strongly opposed to this rezoning due to these major concerns listed below.</p> <p>1) Railway avenue is an extremely busy road, and this rezoning is located very close to the major intersection of Francis and Railway Avenue. Railway is also only a two-lane road, which means there is only one lane going in each direction. As we live on 8686 Railway Avenue, we can attest to the difficulty of turning onto and from Railway,</p>



especially during the busy hours. If we are turning left from Railway into our back lane especially during busy hours, there is always congestion behind us with many impatient cars honking and trying to dangerously pass us on the right. With the new rezoning, the article writes that there will be two parking spaces per market unit, which would be approximately 28 extra cars trying to turn in and out of that complex onto Railway. There will also be the three housing units with lifelong rent-control covenants who will have cars as well. How will the city manage this congestion and the sudden increase in traffic in one specific neighborhood with no improvements to the roads? 2) There is a senior home located very close to this rezoning site who frequently walk past our houses and the rezoning site to have access to a path leading them to the Kilgour/Ecole de Navigateur neighbourhood and park. There is also a bus stop in front of the rezoning site. With the addition of 17 townhouses, there will be a sudden sharp increase of the density of people in that 29,000 square feet place, and an increase of cars as well. This sudden increase of people and congestion are bound to have a negative impact on all of the surrounding neighbours within a few blocks, but even more drastic impact on the elderly who go on their daily walks, and those who walk to wait for the bus station. How will the city address this problem? 3) It seems that the City is benefiting quite a bit from this rezoning. As the article writes, the developer "has been granted increased density on the site in exchange for building three housing units with lifelong rent-control covenants placed on them by the city" (Graeme Wood, Richmond News). We would like to draw attention to the words increased density. The agreement to seventeen townhouses placed in a small 29,000 square-foot lot that will be three stories tall is frankly very shocking and unbelievable as this is extremely high density. The City gains "three housing units with lifelong rent-control covenants" (Graeme Wood, Richmond News) as well as "\$1000 per unit to the city, in lieu of providing indoor amenity space" (Graeme Wood, Richmond News). That would be \$14,000 to the City and three units for striking a deal with this developer. It is stated that the City is agreeing for higher density in order to provide "extra affordable housing", but in reality it appears that they are also greatly benefiting in the process. We would like to question whether the well-being City has considered the neighbourhoods and current inhabitants who live near this rezoning. What about us? Unlike the City, we don't gain anything except loud construction noises for years to come, a

	sudden increase in population over a small area of land, and huge congestion in terms of cars and traffic. We need to be heard and put into consideration as well.
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Schedule 11 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 6, 2016.

To Public Hearing	
Date:	Sept 6 / 16
Item #	6
Re:	Bylaw 9582
	RZ 15-701879

CITY OF RICHMOND

Public Hearing: Tuesday-September-06-2016 – 7 pm

**Re: Neighbourhood Petition Against 9460 Williams Road,
Richmond, BC Rezoning Application.**

10 Pages X 10 Petition Signers / page = 100 Signers.

From Edward Wong – 604-274-4721

By Fax: 604-278-5139

Attention: Director, City Clerk's Office

City of Richmond Public Hearing

1)

Date: Tuesday-September-6-2016 at 7 pm.

To: The Mayor and the City Council of Richmond Members.

NEIGHBOURHOOD PETITION TO STOP APPLICATION TO REZONE IN ORDER TO SUB-DIVIDE ONE (1) SINGLE DETACHED FAMILY RESIDENTIAL LOT INTO TWO (2) SINGLE FAMILY LOTS.

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9582 (RZ 15-701879)

Location/s Address: 9460 Williams Road / & Severn Drive.

Applicant: Sansaar Investments Ltd.

Purpose: To rezone the subject property from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", to permit development of two (2) compact single-family lots with vehicle access from a new rear lane from Severn Dr.

Objections: We, the neighbourhood of this Subdivision strongly object to the Rezone Proposal to develop 1 Single Detached Family lot into 2 Compact Single Detached Family lots based on the following:

- To have 2 long narrow homes with a back lane at the corner of Severn Drive & Williams Road, being the entrance roadway to the subdivision is highly inappropriate and out of character with the neighbourhood.
- Richmond prides itself with wide ample residential lots, and this proposed development with two narrow "Vancouver Special" style, "Spec Homes" type lots devalues the subdivision's neighbourhood character.
- This approval would also set a precedence that will be detrimental to the neighbourhood's character with narrow side yards and longer house depth that would lose privacy, and harmony to the existing Single Detached Family Residential Subdivision lots. In this case, the corner house is close to the street.
- Homes along Williams Road from No. 4 to No. 5 Road have shown how narrow and close the homes are to each other, and they demonstrate how out of character they will be in this neighbourhood's residential subdivision. Also, the closeness of these homes may be a hazard problem in a potential fire situation.

For this reasons, we strongly object to the proposed rezoning change to sub-divide 1 lot into 2 lots.

No.:	Address	Name	Signature	Phone Number
1)	10100 SEVERN DRIVE	EDWARD WONG	<i>Edward Wong</i>	604-274-4721
2)	1080 SEVERN DRIVE	ROB BULLER-TAYLOR	<i>RBT</i>	604-241-9503
3)	10040 Severn Dr.	F. PARROTTA	<i>F. Parrotta</i>	604-275-5641
4)	10040 SEVERN DR.	VAL PARROTTA	<i>Parrotta</i>	604-275-5641
5)	10060 SEVERN DR	CHARLAINE NELLESS	<i>Charlaine Nelles</i>	604-285-1117
6)	10111 SEVERN DR.	RICH GURUNIA	<i>Rich Gurunia</i>	604-274-8937
7)	10131 Severn Dr.	J. YAMAMOTO	<i>J. Yamamoto</i>	604-277-7251
8)	10140 SEVERN Drive	Lily Li	<i>Lily Li</i>	778 855 3791
9)	10201 SEVERN Dr.	Gerald Lee	<i>Gerald Lee</i>	604.277.4919
10)	10200 SEVERN Dr	Gary Nemes	<i>Gary Nemes</i>	604 285 1117

City of Richmond Public Hearing

2)

Date: Tuesday-September-6-2016 at 7 pm.

To: The Mayor and the City Council of Richmond Members.

NEIGHBOURHOOD PETITION TO STOP APPLICATION TO REZONE IN ORDER TO SUB-DIVIDE ONE (1) SINGLE DETACHED FAMILY RESIDENTIAL LOT INTO TWO (2) SINGLE FAMILY LOTS.

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9582 (RZ 15-701879)

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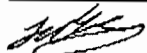
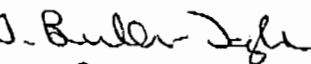

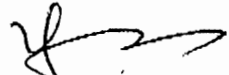
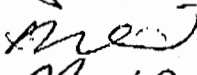

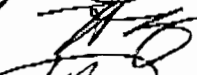



Applicant: Sansaar Investments Ltd.

Purpose: To rezone the subject property from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", to permit development of two (2) compact single-family lots with vehicle access from a new rear lane from Severn Dr.

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For this reasons, we strongly object to the proposed rezoning change to sub-divide 1 lot into 2 lots.

<u>No.:</u>	<u>Address</u>	<u>Name</u>	<u>Signature</u>	<u>Phone Number</u>
11)	10051 Severn Dr.	Stephen Cheng		604-618-9180
12)	10080 Severn Dr.	T. Butler-Taylor		604-244-9503
13)	10080 SEVERN DR	BST AL MAYFIELD		604 339 2195
14)	10211 Severn Dr.	HONGSHAN ZHANG		7788619558
15)	10211 Severn Dr.	Mei Wang		604781-5916
16)	10231 Severn Dr.	Dang, Hong		403-619-5391
17)	10231 Severn Dr.	Dang Helen		403 926 8741
18)	10231 SEVERN DR	DANG SHIRLEY		403-971-1664
19)	10231 Severn Dr.	Choi ETC		4587877-2966
20)	10220 Severn Dr	ANNA TADDEI		604 274 1476

City of Richmond Public Hearing

3)

Date: Tuesday-September-6-2016 at 7 pm.

To: The Mayor and the City Council of Richmond Members.

NEIGHBOURHOOD PETITION TO STOP APPLICATION TO REZONE IN ORDER TO SUB-DIVIDE ONE (1) SINGLE DETACHED FAMILY RESIDENTIAL LOT INTO TWO (2) SINGLE FAMILY LOTS.

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No.:	Address	Name	Signature	Phone Number
21)	1022 O SEVERN, DR	VINCE TADDEI		604 274 1476
22)	10120 Severn Dr	Vince Li		604 448-0074
23)	10120 Severn Dr.	Eliza Ko		604-448-0074
24)	10160 Severn Dr	Jimmy Asongon		778 928-1785
25)	9533 Wemy	Jang PHONG		604-3681166
26)	10180 SEVERN, DR	Hensquang Zhang		778 426 3330
27)	10120 SEVERN DR	Deanne Johanson		604 303 1911
28)	10160 SEVERN DR	Dan Corino		778 237 8773
29)	10111 SEVERN DR	LORNE KING		604-272-2344
30)	10211 Gower St. (GOWER STREET)	Y Chan (YK)		604 274 1423

City of Richmond Public Hearing

4)

Date: Tuesday-September-6-2016 at 7 pm.

To: The Mayor and the City Council of Richmond Members.

NEIGHBOURHOOD PETITION TO STOP APPLICATION TO REZONE IN ORDER TO SUB-DIVIDE ONE (1) SINGLE DETACHED FAMILY RESIDENTIAL LOT INTO TWO (2) SINGLE FAMILY LOTS.

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9582 (RZ 15-701879)

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For this reasons, we strongly object to the proposed rezoning change to sub-divide 1 lot into 2 lots.

No.:	Address	Name	Signature	Phone Number
31)	10311 Severn Dr	Dolores Frasn	D Frasn	604-274-7004
32)	9480 Shownan Ave.	CHRIS CHEN	Chris Chen	778-318-5022
33)	9480 Shownan Ave.	CARIE JUV.	Carie Juv.	" " "
34)	10351 Severn Dr	Chris Kamik	Chris Kamik	778-868-5996
35)	10357 Severn Dr	Lea Kaminski	L. Kaminski	604-448-9731
36)	10320 Severn Dr.	Doug Rogerson	D. Rogerson	604 274 1843
37)	10320 SEVERN DR	DOROTHY ROGERSON	D. Rogerson	604 274 1843
38)	10251 " "	HUI CHU LIU	H. Liu	604 288 5798
39)	" "	HSTEEN CHENG	H. Cheng	" " "
40)	10220 SEVERN DR	Vincent TADDEI	V. Taddei	604 274 476

City of Richmond Public Hearing

5)

Date: Tuesday-September-6-2016 at 7 pm.

To: The Mayor and the City Council of Richmond Members.

NEIGHBOURHOOD PETITION TO STOP APPLICATION TO REZONE IN ORDER TO SUB-DIVIDE ONE (1) SINGLE DETACHED FAMILY RESIDENTIAL LOT INTO TWO (2) SINGLE FAMILY LOTS.

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9582 (RZ 15-701879)

Location/s Address: 9460 Williams Road / & Severn Drive.

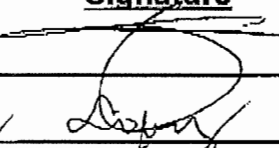
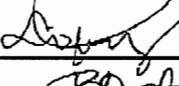
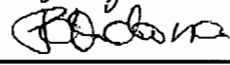
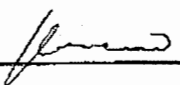

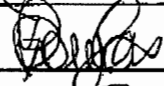
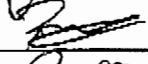
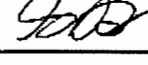
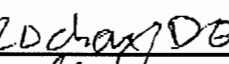
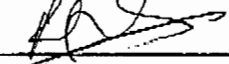
Applicant: Sansaar Investments Ltd.

Purpose: To rezone the subject property from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", to permit development of two (2) compact single-family lots with vehicle access from a new rear lane from Severn Dr.

Objections: We, the neighbourhood of this Subdivision strongly object to the Rezone Proposal to develop 1 Single Detached Family lot into 2 Compact Single Detached Family lots based on the following:

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No.:	Address	Name	Signature	Phone Number
41)	10060 SEVERN	JULIUS TOBIAS		778 384 0228
42)	10060 SEVERN	Leticia Bullay		778-237-0523
43)	10060 SEVERN	Perlita Ordona		778-389-9465
44)	10051 SEVERN	ROSE CHENG		604-618-9180
45)	10051 SEVERN Dr	Richard Cheng		604-618-9180
46)	9460 Williams Rd	Paula Douglas		604-318 0823
47)	9460 Williams Rd	Ramy Mohammed		" 11/
48)	9460 Williams Rd	Stephan Mohamed		" 4"
49)	9440 WILLIAM RD	Hardeep Singh		604-2761812
50)	9520 WILLIAMS RD	R. PURWAL		604 241 7065

(RAGHBIR)

City of Richmond Public Hearing

6)

Date: Tuesday-September-6-2016 at 7 pm.

To: The Mayor and the City Council of Richmond Members.

NEIGHBOURHOOD PETITION TO STOP APPLICATION TO REZONE IN ORDER TO SUB-DIVIDE ONE (1) SINGLE DETACHED FAMILY RESIDENTIAL LOT INTO TWO (2) SINGLE FAMILY LOTS.

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9582 (RZ 15-701879)

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No.:	Address	Name	Signature	Phone Number
51)	10331 SEVERN DR	SHIRLEY WONG		604 271-2449
52)	10100 Severn Drive,	Shirley Wong		604-274-4721
53)	10100 SEVERN DR.,	RAYMOND WONG		604-8174764
54)	9500 SWANSEA DRIVE	VGALE		604 271-5745
55)	9560 Swansea Dr.	B. Koedmales		604 271-2018
56)	9580 SWANSEA DR.	DHARTY SINGH		604/271 0717
57)	9580 "	"	ANWID SINGH	MSF " "
58)	9571 Swansea Dr.	Raymond Kinn		604-618-0888
59)	9591 Swansea Dr.	Harghar Kinn		604-271-8103
60)	9620 Swansea Dr.	Carol Reddy		604-771-3526

City of Richmond Public Hearing

7)

Date: Tuesday-September-6-2016 at 7 pm.

To: The Mayor and the City Council of Richmond Members.

NEIGHBOURHOOD PETITION TO STOP APPLICATION TO REZONE IN ORDER TO SUB-DIVIDE ONE (1) SINGLE DETACHED FAMILY RESIDENTIAL LOT INTO TWO (2) SINGLE FAMILY LOTS.

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9582 (RZ 15-701879)

Location/s Address: 9460 Williams Road / & Severn Drive.

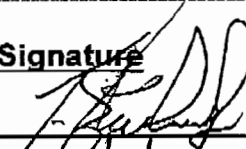
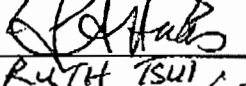
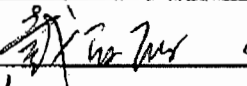
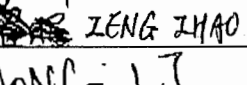

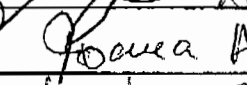
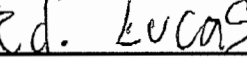
Applicant: Sansaar Investments Ltd.

Purpose: To rezone the subject property from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", to permit development of two (2) compact single-family lots with vehicle access from a new rear lane from Severn Dr.

Objections: We, the neighbourhood of this Subdivision strongly object to the Rezone Proposal to develop 1 Single Detached Family lot into 2 Compact Single Detached Family lots based on the following:

- To have 2 long narrow homes with a back lane at the corner of Severn Drive & Williams Road, being the entrance roadway to the subdivision is highly inappropriate and out of character with the neighbourhood.
- Richmond prides itself with wide ample residential lots, and this proposed development with two narrow "Vancouver Special" style, "Spec Homes" type lots devalues the subdivision's neighbourhood character.
- This approval would also set a precedence that will be detrimental to the neighbourhood's character with narrow side yards and longer house depth that would lose privacy, and harmony to the existing Single Detached Family Residential Subdivision lots. In this case, the corner house is close to the street.
- Homes along Williams Road from No. 4 to No. 5 Road have shown how narrow and close the homes are to each other, and they demonstrate how out of character they will be in this neighbourhood's residential subdivision. Also, the closeness of these homes may be a hazard problem in a potential fire situation.

For this reasons, we strongly object to the proposed rezoning change to sub-divide 1 lot into 2 lots.

<u>No.:</u>	<u>Address</u>	<u>Name</u>	<u>Signature</u>	<u>Phone Number</u>
61)	10171 Gower St.	T. STASHUK		604-271-5705
62)	10131 Gower St.	Theresa Haas		778-861-4239
63)	10111 Gower St.	RICHMOND B.C.	RUTH TSUI	604 275-2019
64)	9611 Swansea dr	Richmond	Jimmy Lee	604-376-8788
65)	9611 Swansea dr	Li Li Dai		604-303-8082
66)	9540 Swansea dr	ZENG ZHAO ZHI		778-855-0622
67)	"	"	HONG LI	" " "
68)	9520 Sumner Dr	Alan Chung		778-991-5598
69)	10160 Perren dr	Joana Aragon		604-7292958
70)	9500 Williams Rd.	Lucas Macneil		778-788-4427

City of Richmond Public Hearing

8)

Date: Tuesday-September-6-2016 at 7 pm.

To: The Mayor and the City Council of Richmond Members.

NEIGHBOURHOOD PETITION TO STOP APPLICATION TO REZONE IN ORDER TO SUB-DIVIDE ONE (1) SINGLE DETACHED FAMILY RESIDENTIAL LOT INTO TWO (2) SINGLE FAMILY LOTS.

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9582 (RZ 15-701879)

Location/s Address: 9460 Williams Road / & Severn Drive.

Applicant: Sansaar Investments Ltd.

Purpose: To rezone the subject property from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", to permit development of two (2) compact single-family lots with vehicle access from a new rear lane from Severn Dr.

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No.:	Address	Name	Signature	Phone Number
71)	9560 Williams Rd.	RAYMOND NG	[Signature]	604-272-0910
72)	9560 11 11 11	SOPHIA NG	[Signature]	604-272-0910
73)	9660 WILLIAMS Rd	SARAJIT SAE	[Signature]	604-278-5857
74)	9220 Williams Rd	Janie Scott	[Signature]	604.778.7071.
75)	9531 WILLIAMS RD	JUSTIN OSTLUND	[Signature]	604-547-8908
76)	9591 WILLIAMS	Zina Wang	[Signature]	604-778-9345
77)	9631 Williams Rd	Janette Dyck	[Signature]	604-729-5305
78)	9655 WILLIAMS RD	Joe Wang	[Signature]	604-313-1833
79)	9691 WILLIAMS RD.	SIMON LOMPO	[Signature]	604-271-9416
80)	9691 WILLIAMS RD.	EDGAR ESTRADA	[Signature]	604-271-9402

City of Richmond Public Hearing

9)

Date: Tuesday-September-6-2016 at 7 pm.

To: The Mayor and the City Council of Richmond Members.

NEIGHBOURHOOD PETITION TO STOP APPLICATION TO REZONE IN ORDER TO SUB-DIVIDE ONE (1) SINGLE DETACHED FAMILY RESIDENTIAL LOT INTO TWO (2) SINGLE FAMILY LOTS.

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For this reasons, we strongly object to the proposed rezoning change to sub-divide 1 lot into 2 lots.

No.:	Address	Name	Signature	Phone Number
81)	9715 Williams	T. Cheng (Ting)	[Signature]	604 315-6031
82)	9771 Williams Rd	Fengyu Liu	[Signature]	604 662 3298
83)	9771 Williams Rd	Guohui Yao	[Signature]	604 961 6028
84)	9680 Swansea Dr	Surinder Haller	[Signature]	604-616-6166
85)	9720 Swansea Dr	Curtis Lee	[Signature]	778-991-4382
86)	9731 Swansea Drive	Toku Yamashita	[Signature]	778-866-6809 (604) 272-5802
87)	9811 Swansea Dr	Madelene Neal	[Signature]	604 274 1917
88)	9811 Swansea Dr	CLINTON NEAL	[Signature]	604 274 1917
89)	9811 SWANSEA DR	PAY NEAL	[Signature]	778-834-1615
90)	9780 SWANSEA DR	Golden Huang	[Signature]	604 275-1017

City of Richmond Public Hearing

10)

Date: Tuesday-September-6-2016 at 7 pm.

To: The Mayor and the City Council of Richmond Members.

NEIGHBOURHOOD PETITION TO STOP APPLICATION TO REZONE IN ORDER TO SUB-DIVIDE ONE (1) SINGLE DETACHED FAMILY RESIDENTIAL LOT INTO TWO (2) SINGLE FAMILY LOTS.

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9582 (RZ 15-701879)

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For this reasons, we strongly object to the proposed rezoning change to sub-divide 1 lot into 2 lots.

No.:	Address	Name	Signature	Phone Number
91)	9871 SWANSEA DR.	JEFF LAU		604-7285728
92)	9951 Swansea Dr.	Karen Wong		604-780-5487
93)	9751 SWANSEA DR.	BRIAN QUEE		604-241-9646
94)	9720 Swansea Dr.	Teresa Sanchez		604-274-3900
95)	9800 Snowden Ave.	JATINDER JAIN		604-671-9723
96)	9551 Snowden Ave.	Lan Wong		604-825-8308
97)	9580 Snowden Ave	Allan Dy		604-346-5800
98)	9620 Snowden Ave	Stacey Wong		(604) 271-2227
99)	9620 Snowden Ave	Lan Ha		(604) 771-2227
100)	9651 SNOWDEN AVENUE	Loelli Harkness		274-2565

Lo Loelli 604

CityClerk

From: stellaauyoung2016 <stellaauyoung2016@gmail.com>
Sent: Friday, 2 September 2016 10:10 AM
To: De Sousa, Steven
Subject: Re: Richmond zoning bylaw 8500,6700/6720 no.1 rd

To Public Hearing
Date: <u>SEPTEMBER 6, 2016</u>
Item # <u>7</u>
Re: <u>RICHMOND ZONING BYLAW</u> <u>8500, AMENDMENT BYLAW</u> <u>9583</u>

In regards to your lettet of RZ 15-705932, propsed rezoning single dwelling homes thst are only 2 1/2 storey high that i have no problem with this new development.

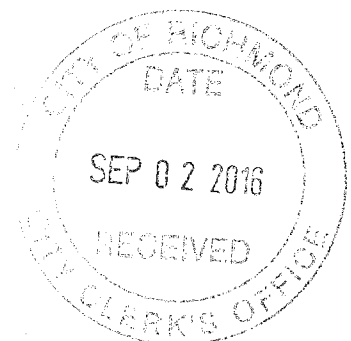
I would like to see in the near future of all these old houses are being torned down to build all the same height and sizes and better sidewalk and must have brighter street lights for security reasons to prevent any more break and enters in our neighbourhood.

Please no highrises. We need sunlights for our trees and grasses. Even sidewalks. No meter parking. We do not have enough parking stalls inside our complex has to park on city street.

Yours truly,

Stella at tennyson garden.

Sent from my Samsung Galaxy smartphone.



MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 6 September 2016 10:50 AM
To: MayorandCouncillors
Subject: Public Hearing - September 6, 2016 - Item 7 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9583 (RZ 15-705932) - Send a Submission Online (response # 984)

Send a Submission Online (response #984)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/6/2016 10:49:08 AM

To Public Hearing
Date: <u>SEPTEMBER 6, 2016</u>
Item # <u>7</u>
Re: <u>RICHMOND ZONING BYLAW</u>
<u>8500, AMENDMENT BYLAW 9583</u>
<u>(RZ 15-705932)</u>

Survey Response

Your Name	HE HAI L & LI XUE H
Your Address	6511 NO.1 RD #9
Subject Property Address OR Bylaw Number	6700/6720 No.1 Road (RZ 15-705932)
Comments	Hello, Sorry, we are not available to attend the public hearing. For the property rezoning (RZ 15-705932), we don't agree with that since it might increase the land and building price. The more price increases, the more property tax is needed to pay by us. Thank you for your understanding and take your time. Regards, Hailin & Xuehang



Mayor and Councillors

From: Webgraphics
Sent: Monday, 5 September 2016 9:24 PM
To: Mayor and Councillors
Subject: Public Hearing - September 6, 2016 - Item 8 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9584 (RZ 14-672762) - Send a Submission Online (response # 982)

Send a Submission Online (response #982)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/5/2016 9:23:38 PM

To Public Hearing
Date: SEPTEMBER 6, 2016
Item # 8
Re: RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9584 (RZ 14-672762)

Survey Response

Your Name	Shannon Schneider
Your Address	12060 no. 5 Road
Subject Property Address OR Bylaw Number	12040 No.5 Road/ 8500/9584 (RZ14-672762)
Comments	<p>Attention: Director, City Clerk's Office Re: Richmond zoning bylaw 8500, Amendment bylaw 9584 (RZ 14-672762) Location: 12040 No.5 Road Applicant/s: Haydenco Holding Ltd. Purpose: To rezone the subject property from "Agricultural AG1" to Light Industrial (IL)", to permit development of an industrial manufacturing building. My concerns re: the rezoning of 12040 No. 5 from AG1 TO IL: Currently, 12040 No 5 road is the only lot between us and Haydenco Holding limited current manufacturing building. -This light industrial company can be heard Running 24/7 -Currently we can only use our backyard when the company shuts down, which is one day week. -The noise levels from their current location are so high that you cannot carry on a conversation with anyone in the back yard - The noise levels from their current location can be heard inside our house. - I currently feel as though I may have already suffered some</p>



	<p>hearing loss due to the noise from this Company. - Light industrial companies that operate 24/7 while generating ongoing loud noises are not a good fit next to residential areas. These companies do have a direct impact on the quality of life of anyone living in the residential area. -Further loss of Richmond's Agricultural Land Reserves - Environmental impact/ Fine particulars maybe seen from what I perceive to be a vacuum system or exhaust. In conclusion, for the reasons above, I don't agree with the rezoning from AG1 to IL. Thanks, Shannon Schneider</p>
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