



**Regular Council meeting for Public Hearings  
Tuesday, May 19, 2015**

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

Michelle Jansson, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9183  
(RZ 14-657378)**  
(Location: 2080/2100 No. 4 Road; Applicant: Peter Harrison)

*Applicant's Comments:*

The applicant was not available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH15/5-1 It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9183 be given  
second and third readings.***

**CARRIED**



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Tuesday, May 19, 2015**

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9201  
(RZ 14-677417)**

(Location: 4760/4780 Fortune Avenue; Applicant: 1015553 B.C. Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

(a) John Borkyto, 4746 Fortune Avenue (Schedule 1)

*Submissions from the floor:*

None.

PH15/5-2

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9201 be given second and third readings.***

The question on Resolution PH15/5-2 was not called as Barry Konkin, Program Coordinator-Development, commented that the concerns raised by Mr. Borkyto regarding the proposed driveways will be reviewed with the developer during the design phase. Also, he commented that staff have spoken with Mr. Borkyto regarding the removal of the holly tree identified as No. 9 on the Tree Retention and Removal Plan.

In reply to a query from Council, the Acting Corporate Officer confirmed that the Notice of Public Hearing was provided to residents within a 50-metre radius of the subject property resulting in 48 mailings for 39 parcels.

The question on Resolution PH15/5-2 was then called and it was **CARRIED** with Cllr. Day opposed.

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9233**  
(Applicant: City of Richmond)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

(a) Monika McCormack, Richmond resident in the Edgemere area  
(Schedule 2)

*Submissions from the floor:*

None.



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PH15/5-3

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9233 be given second and third readings.***

The question on Resolution PH15/5-3 was not called as discussion ensued regarding the potential for an additional meeting and expanded notification to residents within a radius of all coach house units in the city.

As a result of the discussion the following **referral** was introduced:

PH15/5-4

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9233 be referred back to staff for further public consultation.***

**DEFEATED**

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

In reply to a query from Council, Wayne Craig, Director of Development, noted that Ms. McCormack's concerns regarding parking in the Edgemere area have been forwarded to the Community Bylaws Department. He further noted that staff would contact Ms. McCormack to clarify coach house land use regulations.

The question on Resolution PH15/5-3 was then called and it was **CARRIED** with Cllr. Day opposed.

PH15/5-5

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9233 be adopted.***

**CARRIED**

- RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9234 (RZ 13-644767)**  
(Location: 7751 Heather Street; Applicant: Matthew Cheng Architect Inc.)

*Applicant's Comments:*

The applicant was available to respond to queries.



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*Written Submissions:*

- (a) Ruo Huang and Jin He, 7733 Heather Street (Schedule 3)
- (b) Jun Liu, 7733 Heather Street (Schedule 4)
- (c) Eddy Law, Richmond resident (Schedule 5)

*Submissions from the floor:*

None.

PH15/5-6

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9234 be given second and third readings.***

The question on Resolution PH15/5-6 was not called as in reply to a query, Mr. Craig advised that the application was reviewed by the City's Transportation Department to ensure compliance with the City's residential parking requirements.

The question on Resolution PH15/5-6 was then called and it was **CARRIED**.

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT Bylaw 9235 (ZT 15-694251)**

(Location: 3531 Bayview Street; Applicant: Penta Builder's Group)

*Applicant's Comments:*

The applicant was not available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH15/5-7

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9235 be given second and third readings.***

The question on Resolution PH15/5-7 was not called as in response to a query, Mr. Konkin noted that the proposed amendment is to the site specific zoning, which was previously approved by Council.

The question on Resolution PH15/5-7 was then called and it was **CARRIED**.



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PH15/5-8

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9235 be adopted.***

**CARRIED**

6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9240  
(RZ 14-669511)**

(Location: 9560 Alexandra Road; Applicant: Yamamoto Architecture Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH15/5-9

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9240 be given  
second and third readings.***

The question on Resolution PH15/5-9 was not called as in reply to a query, Mr. Craig advised that several site planning options were reviewed with the applicant; however, the orientation of the driveway alignment along the west property line allows emergency vehicles better access to the development. Also, he advised that the application was reviewed in conjunction with the Council-approved development to the east with regard to an opportunity to create a north/south wildlife corridor.

The question on Resolution PH15/5-9 was then called and it was **CARRIED**.

7. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9241  
(RZ 10-516067)**

(Location: 6731, 6751 Eckersley Road and 6740 Cooney Road; Applicant: Andrew Cheung Architects Inc.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

(a) Theodore Hsiung, Owner, 8333 Anderson Road (Schedule 6)



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- (b) Siu Fong, Hong Kong, China, 8333 Anderson Road (Schedule 7)
- (c) Robert Hsiung, Hong Kong, China, 8333 Anderson Road (Schedule 8)
- (d) Brandon Hsiung, Hong Kong, China 8333 Anderson Road (Schedule 9)
- (e) Joy Yuan, 6828 Eckersley Road (Schedule 10)

*Submissions from the floor:*

None.

PH15/5-10

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9241 be given second and third readings.***

The question on Resolution PH15/5-10 was not called as in response to queries, Mr. Craig commented that the Richmond School District is aware of the proposed development, noting that school site funds will be collected through the building permit process. Also, Mr. Craig stated that staff can work with the architect to increase bicycle parking stalls should Council desire. He further stated that signalized traffic controls would be installed at the intersection of Cooney Road and the proposed Park Road extension, and the proposed development is lower than the permitted height for the City Centre area.

The question on Resolution PH15/5-10 was then called and it was **CARRIED**.

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

PH15/5-11

It was moved and seconded

***That staff examine the bicycle parking stall requirements for multi-residential units in Richmond Zoning Bylaw 8500.***

**CARRIED**

**8. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9242 (RZ 14-673732)**

(Location: 8491 Williams Road; Applicant: Casa Mia Projects Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.



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*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH15/5-12

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9242 be given second and third readings.***

The question on Resolution PH15/5-12 was not called as in reply to a query, Mr. Craig noted that the subject site is the remaining parcel between two existing townhouse developments.

The question on Resolution PH15/5-12 was then called and it was **CARRIED.**

9. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9244  
(RZ 14-665401)**

(Location: 9840 Seaton Court; Applicant: Sukinder Mangat)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

Graeme and Rebecca Masson, 9880 Seaton Court, spoke to concerns with the proposed application and read from their written submission (attached to and forming part of these Minutes as Schedule 11).

Staff was directed to examine the front yard paving work at 9800 and 9820 Seaton Court.



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In reply to queries regarding the proposed application, Mr. Konkin stated that (i) the trees will be retained and protected throughout the construction phase, (ii) there will be no construction encroachment into the statutory right-of-way on the subject property, (iii) perimeter drainage will be addressed through the building permit process, (iv) the application is in compliance with off-street parking requirements and residents have been encouraged to contact the Community Bylaws Department regarding any violations, and (v) the separation required as per the BC Building Code would result in limited windows and unprotected openings adjacent to the south property line.

Discussion ensued regarding the public consultation process and a motion was introduced, but failed to receive a seconder, for the application to be referred back to staff for further public consultation.

PH15/5-13

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9244 be given second and third readings.*

**CARRIED**

Opposed: Cllr. Day

**ADJOURNMENT**

PH15/5-14

It was moved and seconded

*That the meeting adjourn (7:43 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Tuesday, May 19, 2015.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer  
(Michelle Jansson)



Schedule 1 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Tuesday, May 19, 2015.

4746 Fortune Avenue  
Richmond, B.C. V7E 5J8

To Public Hearing	
Date:	May 19/15
Item #:	2
Re:	4760/4780 Fortune Ave.
	RZ 14-677417

City of Richmond  
Council Chambers, 1<sup>st</sup> Floor, Richmond City hall  
6911 #3 Road, Richmond, B.C. V6Y 2C1

May 18, 2015

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9201 (RZ 14-677417)  
4760/4780 Fortune Avenue

*Honorable Members of Council,*

Our home is adjacent to the aforementioned property. The neighbors were good neighbors, but due to their age and health, the property was sold.

Before it was sold however, owner Les Bendo advised that he had received a letter from the City of Richmond expressly stating that if the duplex were demolished, a replacement duplex could NOT be built. We believe such a pre-emptive restriction is counter-productive to good neighborhood development, and may even contravene the re-zoning application progress.

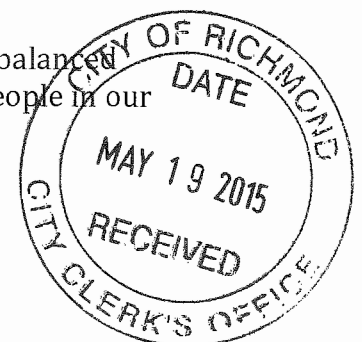
We are currently seeking a copy of that letter from the heirs of the estate.

In the mid-1970s Council was very smart to ensure that a mixed group of homes existed in every neighborhood to prevent pockets of "ghettoization" in Richmond. As a result, our neighborhood is well balanced with bungalows, backsplits, and two level homes ranging in 2, 3, and 4 bedroom configurations, as well having as 1 and 2 car garages.

In the last 5 years however, three perfectly good condition bungalows were demolished to build three "monster homes" at 10300, 10211 and 10271 Freshwater. The home at 10400 Cornerbrook was demolished last week, and 4771 Hermitage slated for demolition and well as the subject property. Neighbors understand that no one has lived in one of the homes as the owners were denied entry into Canada.

While no doubt these monster homes squeeze more taxes out of the neighborhood by increasing assessments, todays City Council decisions have dire social consequences as a result of their "out of control" building approval process.

What happens when Council approves building a "monster home" in a balanced neighborhood, is that increased prices and taxes hurt the vulnerable people in our society, and bad things happen to good people.



Specifically, at 10400 Cornerbrook four families were squeezed into a duplex that was partitioned into four dwellings. The social pressure had intolerable consequences, that being a grandmother and young child were murdered and the building partially destroyed by fire. According to persons having bought into the neighbor when new, this type of event had never before occurred.

The reason it had never previously occurred can be answered by any sociologist – this has been a solid, economically diversified neighborhood where people rose to the highest common level, as opposed to the lowest. City council in the 1970s clearly understood this social imperative.

Will city council understand that imperative today ?

I am opposed to the re-zoning of this property for these reasons:

- 1) From written communication with the previous owner, clear determination that the City would change the zoning, regardless of the rezoning procedure.
- 2) Destruction of the mixed social fabric of the neighborhood, which has proven effective and strong for nearly 50 years.
- 3) The destruction of some trees on the property which are inaccurately mapped on the rezoning application, and which should not be destroyed.
- 4) The true cost of disposing of the materials is not reflected in the cost of the demolition permit, nor is the economic utility cost of the structure that has decades of potential future use.
- 5) Input into the design of the property so that the driveway goes straight to the street instead of creating a concrete pad that covers the front yard, and goes against the spirit of Richmond's environmental objectives.
- 6) Before the building is demolished, fumigation of rodents that have lived in this abandoned property for 3 years, and are currently infesting the neighborhood.

Thank-you for your attention to these issues.

Yours Truly,

John Borkyto

604-448-0820

Schedule 2 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Tuesday, May 19, 2015.

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Tuesday, 19 May 2015 2:57 PM  
**To:** 'MONIKA AND KELLY'  
**Subject:** RE: Coach Houses in the Edgemere Neighbourhood

<del>To Public Hearing</del>
Date: <u>May 19/15</u>
Item #: <u>3</u>
Re: <u>Amendment to</u> <u>Coach (RCH, RCH)</u> <u>Zone</u>

This is to acknowledge and thank you for your email of May 19, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information and will be available at the Public Hearing meeting tonight.

In addition, your email has been referred to Edward Warzel, Manager, Community Bylaws regarding cars parked on the street. If you have any questions or further concerns at this time, please call Mr. Warzel at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

**Michelle Jansson**  
**Manager, Legislative Services**

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [mjansson@richmond.ca](mailto:mjansson@richmond.ca)

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**From:** MONIKA AND KELLY [<mailto:monkel@shaw.ca>]  
**Sent:** Tuesday, 19 May 2015 2:52 PM  
**To:** MayorandCouncillors  
**Subject:** Coach Houses in the Edgemere Neighbourhood

Good afternoon,

I understand that Coach Houses are on the agenda for the Public Hearing tonight.

We live in the Edgemere neighbourhood and have watched as properties on Williams Road have been developed from 1 residential home to 2; and now with the addition of 2 coach houses as well.

The property on the corner of Williams Rd and Aquila Rd was allowed to develop 2 homes with 2 coach houses (over garages) with what seems to be no yard space and minimal parking.

There is a lot of traffic at this intersection as it is the main entrance to our section of the Edgemere neighbourhood. There is also a main crosswalk located at this intersection for foot traffic to McNair High School. The addition of vehicles parked on the road from this property alone can make driving on Aquila Rd very dangerous.

Please advise who we need to contact if too many parked cars are encroaching on the driving portion of Aquila Road.

thank you,  
Monika McCormack  
604-274-7133



**MayorandCouncillors**

From: Webgraphics  
 Sent: Sunday, 17 May 2015 3:32 PM  
 To: MayorandCouncillors  
 Subject: Send a Submission Online (response #831)  
 Categories: 12-8060-20-9234

To Public Hearing  
 Date: May 19/15  
 Item # 4  
 Re: 7751 Heather St.  
RZ 13-644767

Send a Submission Online (response #831)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	5/17/2015 3:31:31 PM

Survey Response

Your Name	RUO XIN HUANG AND JIN BO HE
Your Address	#8-7733 HEATHER STREET, RICHMOND, BC, V6Y 4J1
Subject Property Address OR Bylaw Number	RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9234(RZ 13-644767)
Comments	Dear City Clerks: I and my husband JIN BO HE are not able to attend the hearing which will be held on Tuesday, May 19, 2015--7pm due to we will be out of town at that time. We are sorry about that, and hope you have a good long weekend! Thanks! RUO XIN HUANG AND JIN BO HE



**MayorandCouncillors**

From: Webgraphics  
 Sent: Tuesday, 19 May 2015 1:11 PM  
 To: MayorandCouncillors  
 Subject: Send a Submission Online (response #832)  
 Categories: 01-0170-02

To Public Hearing	
Date:	May 19/15
Item #	4
Re:	7751 Heather St. R2 13-644767

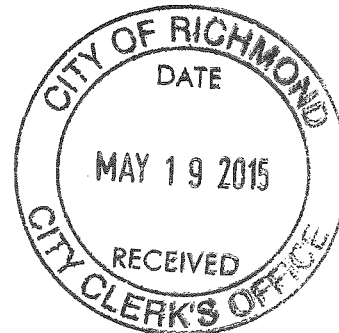
Send a Submission Online (response #832)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	5/19/2015 1:11:02 PM

Survey Response

Your Name	jun liu
Your Address	7733 Heather St.
Subject Property Address OR Bylaw Number	28
Comments	There should be too much crowded on the street parking.



**Jansson, Michelle**

**Subject:** FW: City of Richmond BC - General Comments, Compliments and Questions - Case [0515-CS-COMMENT-005387] Received

To Public Hearing  
Date: May 19/15  
Item # 4  
Re: 7751 Heather St.  
R2 13-644767

**From:** donotreply@richmond.ca [mailto:donotreply@richmond.ca]

**Sent:** Sunday, 10 May 2015 11:59

**To:** InfoCentre

**Subject:** City of Richmond BC - General Comments, Compliments and Questions - Case [0515-CS-COMMENT-005387] Received



Attention: Administrator

A general comment, compliment, or question has been submitted through the City of Richmond online Feedback Form. Below is the information which was provided by the person submitting the feedback.

**General Comments, Compliments and Questions**

Category: Comment

**Comment/Compliment/Question:**

I have a reservation about the Rezoning 7751 Heather Street. I am very concerned about the traffic condition in the nearby area on Heather, Granville and Garden City. Therefore, a rezoning that purely allows to build a complex for more residents is negative to all existing neighbour-hood in the areas of both traffic and security.

**Personal Information:**

Eddy Law

604-244-1832

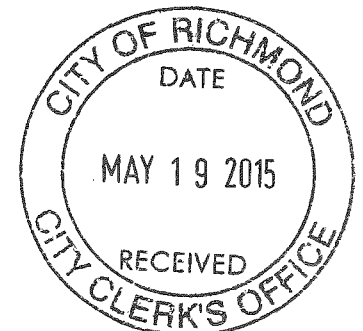
[law\\_eddy@yahoo.ca](mailto:law_eddy@yahoo.ca)

**Tech Information:**

Submitted By: 199.175.130.61

Submitted On: May 10, 2015 11:58 AM

[Click Here](#) to open this message in the case management system. You should immediately update the Case Status either to Received to leave the case open for further follow-up, or select the appropriate status based on your activity and work protocols. Click Save to generate the standard received message to the customer, add any additional comments you wish to and click Save & Send Email. Close the browser window to exit.



**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Saturday, 16 May 2015 11:43 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #827)

**Categories:** 12-8060-20-9241 - 6731 & 6751 Eckersley Rd & 6740 Cooney Rd

<p><b>To Public Hearing</b>  <b>Date:</b> <u>May 19 /15</u>  <b>Item #</b> <u>7</u>  <b>Re:</b> <u>6731, 6751 Eckersley</u>  <u>&amp; 6740 Cooney Rd</u>  <u>R2 10-516067</u></p>
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**Send a Submission Online (response #827)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	5/16/2015 11:42:54 PM

**Survey Response**

Your Name	Hsiung Theodore P
Your Address	Unicorn Gdns, Floor 2, Block I, 11 Shouson Hill Rd. East, Hong Kong
Subject Property Address OR Bylaw Number	6731, 6751 Eckersley Rd. & 6740 Cooney Rd. Richmond, B.C.
Comments	As owner of unit 1210 - 8333 Anderson Road, Richmond. we have a North East facing unit. The proposed amendment to the Bylaw will allow for Midrise Apartment which will 1) create heavy traffic on Eckersley and the car entrance to our unit, and 2) obstruct the current view North East facing view of the unit. In 2014, our property assessment has declined. The proposed amendment to the bylaw will only enhance the profit of the developer but cause irreparable damage and value erosion to the current residential property of 8333 Anderson . Thereby, I strongly object to the proposed amendment for the subject property



**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Saturday, 16 May 2015 11:50 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #828)  
**Categories:** 12-8060-20-9241 - 6731 & 6751 Eckersley Rd & 6740 Cooney Rd

<b>To Public Hearing</b>
Date: <u>May 19, 2015</u>
Item #: <u>7</u>
Re: <u>6731, 6751 Eckersley</u>
<u>6740 Cooney Rd</u>
<u>R210-516067</u>

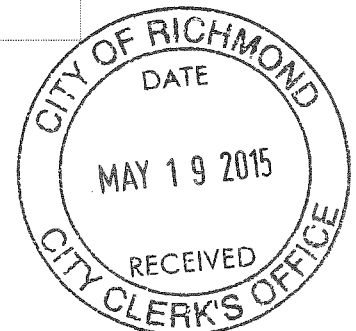
**Send a Submission Online (response #828)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	5/16/2015 11:49:41 PM

**Survey Response**

Your Name	Fong Siu Yee
Your Address	11 Shouson Hill Rd. East, Unicorn Garden, Block I, 2nd Fl., Hong Kong
Subject Property Address OR Bylaw Number	6731, 6751 Eckersley Rd. & 6740 Cooney Rd. Richmond, B.C.
Comments	I strongly object to the proposed amendment to the bylaw to allow the developer to build "Mid Rise apartment & Townhouse". The proposed dwellings will cause traffic congestion on Eckersley and also obstruct the North East view of residents of 8333 Anderson Rd. where we have an existing unit. The 2014 property assessment already is showing a decline in value. The city should not allow the proposed amendment to profit the developer and should safeguard the value of existing property owners of 8333 Anderson Road.





**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Sunday, 17 May 2015 12:00 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #829)  
**Categories:** 12-8060-20-9241 - 6731 & 6751 Eckersley Rd & 6740 Cooney Rd

<b>To Public Hearing</b>	
<b>Date:</b>	May 19 / 15
<b>Item #</b>	7
<b>Re:</b>	6731, 6751 Eckersley 6740 Cooney Rd R210-516067

**Send a Submission Online (response #829)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	5/16/2015 11:59:41 PM

**Survey Response**

Your Name	Hsiung Robert S
Your Address	11 Shouson Hill Rd. East, Unicorn Garden, Block I, 2nd Fl., Hong Kong
Subject Property Address OR Bylaw Number	6731, 6751 Eckersley Rd. & 6740 Cooney Rd. Richmond, B.C.
Comments	I strongly object to the submission by the applicant to rezone the subject property for "Mid rise Apartment & Townhouse development", The proposed amendment will create 1) traffic congestion on Eckersley as there are already two multiple dwellings with car entrance and exit on Eckersley. Furthermore, it will also obstruct the North East view of current residential owners of 8333 Anderson Rd. The city should not allow the rezoning for the profit of the developer and erode the property value of the current residents who purchased property based on existing zoning and bylaws.



**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Sunday, 17 May 2015 12:05 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #830)  
**Categories:** 12-8060-20-9241 - 6731 & 6751 Eckersley Rd & 6740 Cooney Rd

<b>To Public Hearing</b>
<b>Date:</b> May 19 / 15
<b>Item #</b> 7
<b>Re:</b> 6731, 6751 Eckersley
6740 Cooney Rd
R2 10-516067

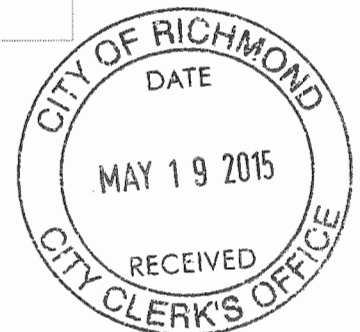
**Send a Submission Online (response #830)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	5/17/2015 12:04:17 AM

**Survey Response**

Your Name	Hsiung Brandon Y
Your Address	11 Shouson Hill Rd. East, Unicorn Garden, Block I, 2nd Fl., Hong Kong
Subject Property Address OR Bylaw Number	6731, 6751 Eckersley Rd. & 6740 Cooney Rd. Richmond, B.C.
Comments	I strongly object to the proposed rezoning application of the subject property to permit the development of 41 apartment units and 8 townhouses. The reason for objection is that it will destroy the current North East view of residents in 8333 Anderson Road and create traffic congestion on Eckersley Road. The city should protect the property value of current property owners who purchased property on the basis of current by-laws and should not act in favor of enhancing the profit of developers. I sincerely hope the city will reject the proposed re-zoning application.



Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 19, 2015.

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Wednesday, 13 May 2015 10:02 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #826)  
**Categories:** 12-8060-20-9241 - 6731 & 6751 Eckersley Rd & 6740 Cooney Rd

To Public Hearing  
 Date: May 19 /15  
 Item # 7  
 Re: 6731,6751 Eckersley  
6740 Cooney Rd  
Bylaw 8500, Amendment  
Bylaw 9241

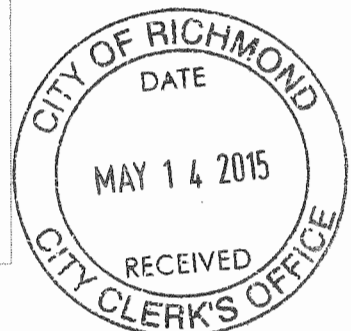
**Send a Submission Online (response #826)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	5/13/2015 10:01:29 PM

**Survey Response**

Your Name	joy yuan
Your Address	6828 Eckersley road, richmond
Subject Property Address OR Bylaw Number	6731,6751 eckersley road and 6740 coney road
Comments	<p>RE: 6731,6751 eckersley road and 6740 coney road ,Rezoning to Mid rise apartment&amp; Townhouse As the residence, i strongly disagree the rezoning.</p> <p>1: This area is already crowded with 2 high rises and few low/mid rise apartment&amp;townhouses. with only 3 houses lot space, there will be at least 60 new homes to be built. it's very high density. At least 60-100 population increase in a small area .</p> <p>2: Traffic: potential of increase car accidents . the left &amp; right turn is already very difficult on coony&amp; Eckersley roady without traffic lights. with at leaf 60 cars increased, the situation will be even worse. if have more traffic lights on both roads, then the traffic will slow down due to a 100 m road has 2-3 traffic lights which will be very inefficient. 3: parking issue: all empty space on the Eckersly /Park road are parked by cars, with 60 new homes, can't imagine how crowed the place will be 4: air polution, less green space, more people, more car, more CO2 5: student safety issue: there is a school</p>



near by, with busy street there is potential risk for those who walking to the school 6: not enough public facility to share: there are lots of new constructions going on in richmond, but not lots of community centres, limited library resources. therefore, i don't agree the rezoning

Rezoning of 9840 Seaton Court  
Submitted from:  
Graeme and Rebecca Masson  
9880 Seaton Court

(RZ 14-665401)

- We purchased our home at 9880 Seaton Court in 1980, a stable, family neighborhood. There were 6 homes on this quiet cul-de-sac with space in the yards for our children to play and mature trees in every lot. The homes were positioned on the lots in order to provide the residents privacy, enjoyment and quality of life in their home.
- There were 6 family homes, now 11 houses with multiple suites and individually rented rooms (exceeding the by-law). If the re-zoning of 9840 Seaton Court is passed there will be 13 houses plus 2 additional suites. However, this doesn't include the legal and illegal rental units in existing redeveloped houses on our court which add up to 9 individual renters/families already on our court.
- Cars, transient renters and congestion is a problem. This is turning into a rental, transient neighborhood and not the liveable family neighborhood we expect and Richmond advertises. This increased densification and increased car traffic has **negatively impacted our standard and quality of life as well as our privacy.**
- The large foot print of this new home will directly impact our privacy and enjoyment of our home, deck and back yard. Our home is situated at an angle on the lot with the back of our home facing the approx. 20 ft wall of the proposed new house not including the roof. The windows of our bathroom, bedroom, kitchen and dining room face this wall which will be within 20 ft of our deck and 34 ft of our back windows. The new structure will tower above our living space and look directly into our bathroom, bedroom, kitchen and dining room and down onto our deck which at this time is reasonably private as would be expected in a family neighborhood. This privacy will be lost with the proposed new development.
- We would request assurance that the Tree Retention and Preservation by-law be enforced to it's recommended extent based on the diameter of the tree trunk and the drip line of the tree. We were informed that there is already a **revised tree retention plan and contract** to be based on the recommendations provided by city arborist Gordon Jaggs and that we will be consulted on this prior to final approval.
- There is a 10 foot easement on both sides of the property line. We would ask that no part of the footings and or structure encroach into the easement area or any of the protected area for the trees based on the drip line as recommended in the **Tree Retention and Preservation by-law.**
- The re-development does not appear to be consistent with the city's Affordable Housing Strategy as these dwellings or neither affordable or appropriate in this neighborhood. Changing the zoning in our small area of Shellmont has in fact promoted real estate speculation and thus inflated house prices and therefore decreased affordability. Both of the new houses will probably be priced at significantly more than the existing home.
- Loss of pleasure, quality of life and privacy of our property due to the proposed development
- Increase in rentals results in increase in the transient nature of the neighborhood and safety.
- Loss of trees is contrary to Richmond City objectives, and generally negative for our environment.
- Densification and overall lot size reduction within the interior of the subdivision has negative impacts on residence, children, infrastructure demand, affordability, and quality of a "liveable neighborhood".
- Parking on the front yard that usually get paved in as seen at 9800 and 9820 Seaton Court.