

Rezoning of 9840 Seaton Court
Submitted from:
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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 are 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.