

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

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

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

December 10, 2019

Re: DP 18-797785

To whom it may concern:

By way of introduction, we are:

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

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

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

Privacy

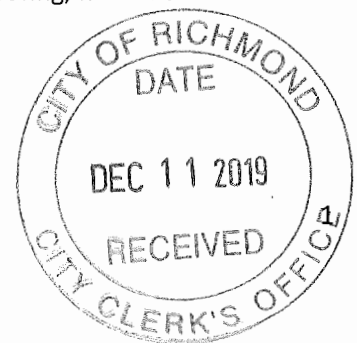
At present, there is a variety of landscaping along the southern property line of the subject site, with some hedges and trees reaching more than 20+ ft.

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

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

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

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



Cleanliness

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

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

Structural Integrity

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

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

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

Value

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

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

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

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

Sincerely,

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

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