

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

MayorandCouncillors

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

From: Webgraphics
Sent: Sunday, 28 August 2016 3:45 PM
To: MayorandCouncillors
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.