

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 6 September 2016 2:16 AM
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 # 983)

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Survey Information

<p>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></p>

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

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.