

Schedule 1 to the Minutes of the Public
Hearing meeting of Richmond City
Council held on Tuesday, February 16, 2021.

To: Mayor & Each Councillor

From: City Clerk's Office

Materials Relating to an Agenda Item

Meeting: Public Hearing

Date: Feb. 16, 2021 Item#: #1

From:
Sent: February 12, 2021 5:52 PM
To: MayorandCouncillors
Subject: FW: Submission to Council - Public Hearing Feb 16, 2021
Attachments: Submission - Council Hearing Feb 16 2021.pdf; Signed Petition to COR 1.pdf

From: Station London <stationlondon@gmail.com>
Sent: February 12, 2021 1:09 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Submission to Council - Public Hearing Feb 16, 2021

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To: Director, City Clerk's Office

Please find attached my submission to Council in relation to the public hearing scheduled for Tuesday, February 16, 2021.

Please confirm your receipt of same in advance of the hearing.

Thank you,

Kevin Krygier
(604)999-6205



Mr. Mayor and Councillors,

Thank you for accepting this submission. It is being provided to you in relation to an application by Mr. Raman Kooner to rezone 10200/10220 Railway Avenue from the “Two-Unit Dwellings (RD1)” Zone to the “Coach Houses (RCH1)” Zone in order to permit the property to be subdivided into three single-detached lots with coach houses. Concurrent with the rezoning application, Mr. Kooner has requested that Council consider an amendment to Single-Family Lot Size Policy 5420 to exclude properties – including the subject site – along Railway Avenue between Williams Road and Steveston Highway from the Lot Size Policy 5420 (approximately 45 properties total). My neighbours, my family, and I have several concerns and, as such, we do not support the application. I respectfully request that you consider our concerns and oppose the application as presented. However, should you approve the application we ask that the city implement several measures, outlined below, which we believe will help to mitigate some of the concerns we have raised.

The application currently before Council is by all accounts the same application that was previously presented to Council in July of 2019. At that time, notice was provided to all residents of the Holly Park neighbourhood. The notice outlined details of the application and a public hearing where residents would be provided the opportunity to speak ‘for’ or ‘against’. In response, a petition was circulated throughout our neighbourhood and quickly gathered the signatures of eighty (80) residents of Holly Park. All of those who signed the petition opposed the application by Mr. Kooner. The petition was presented to the City Clerks Office on July 12, 2019. For reference, a copy of this petition has been attached to this submission.

On July 15, 2019, myself and other residents of Holly Park attended a hearing at Council Chambers to speak directly to numerous concerns with respect to the application by Mr. Kooner. During that hearing, myself and my neighbours identified several issues and raised various concerns, including:

- Parking which regularly obstructed intersections causing hazardous situations for motorists, cyclists, and pedestrians. It was noted that, despite many calls and emails requesting the City Bylaws office conduct enforcement to address this issue, the problem persisted. Concern was expressed that the situation was such that it was only a matter of time before someone was hurt as one car swerved around a blind corner at an intersection striking a person (child) or colliding with an oncoming or parked vehicle.
- High traffic volumes within the neighbourhood which has become significant at all hours of the day. For example, during early morning and evening hours when folks leave or return from school or work. When folks walk or bike to and from work / school or go out for a walk together, it was observed that they were frequently navigating an increasingly treacherous trip around parked vehicles and around large volumes of traffic. This situation was made routinely more problematic on days when garbage, green, and recycling bins were placed out on the roadways. Intersections and related municipal infrastructures in the neighbourhood had not been upgraded to account for the influx of traffic or parked vehicles created by the increase to neighbourhood density in recent years.
- A lack of enforcement and safety concerns pertaining to access to the laneway that runs behind the subject properties and parallel to Railway Avenue. Numerous examples of vehicles parked throughout the laneway, obstructing access for other residents, emergency vehicles were provided.
- A lack of improvements to roads, laneways, sidewalks, lighting, crosswalks, walkways, and other infrastructure to account for an influx of vehicle, pedestrian traffic and parked vehicles in the neighbourhood. The lack of infrastructure improvements had resulted in a situation that essentially condoned the use of areas such as the laneways in a manner that negatively impacted access and undermined safety. It was noted that no signage was erected in the laneway to deter parking, speeding.

- A consequential increase in additional speculative development in Holly Park which would add further to these issues and diminish livability of the area.

At the conclusion of this public meeting, Council voted to refer the matter to staff for study and requested that staff meet with developer to devise alternative housing typologies that considered increased density. Since this hearing, no city staff have visited Holly Park to speak with current residents, study or evaluate the issues of concern in the context of the application you have before you. The original application as was reviewed in July 2019 has been left essentially unchanged and is now subject to the current hearing.

As was previously indicated, the City Clerk had notified all Holly Park residents of the original application of Mr. Kooner, previously presented to Council in July 2019. At that time, all of the residents were given the opportunity to engage each other to discuss views, present them in the form of letters, a signatures on a petition, or in person directly to Council for consideration. It is troubling therefore, that in relation to the current hearing considering Mr. Kooner's application, the City Clerks Office had substantially narrowed the notification area to residents within 50 meters (or 150 feet) of the subject property. The only rationale for limiting the communication of such a notification would be to limit the opportunity for current residents within the neighbourhood to similarly express their views in opposition to the application which is now back before Council. This situation is unfortunate as it diminishes the integrity of the process.

The City of Richmond's Official Community Plan (OCP) for Steveston, includes the area which is subject to this application. The OCP for this area outlines the city's vision for this community and states, among other things, that "pedestrian and vehicular circulation will be designed to be safe and comfortable while providing ready access throughout the area". This is not the current reality and the situation has only been worsened by recent development, which has increased density. The OCP also identifies several key objectives, including:

- Ensuring that the road network is adequate to provide for the needs of motorists, transit, pedestrians and cyclists.
- Supporting development that looks beyond the boundaries of its own site in order that it may knit into not only what exists today, but what existed in the past and is likely to exist in the future.
- Making sure the form of new development is guided by that of adjacent existing development, even where new uses are being introduced. For example, multiple family residential or commercial uses introduced adjacent to single family homes should adopt a scale and character similar to those existing dwellings.

The OCP emphasizes a need “to limit commercialization of single family neighbourhoods and to mitigate impacts on traffic, parking congestion, and noise in single family neighbourhoods”. The application before you works directly counter to this. It is possible and arguably likely that, should the application be approved, many of the current properties in the subject area of Railway Avenue will be listed for sale as their values become greatly enhanced by the prospect of being able to maximize the density of housing (and therefore profits) on these existing single family lots is realized. This has been the case in many other similar circumstances elsewhere throughout the city and region. There is also no information provided within the proposal or within the Staff Report that supports the view that as the proposal recommends, building more homes, closer together in our neighbourhood will in any way decrease vehicle usage tendencies, reduces parking congestion, and noise. The experience in Holly Park has been entirely to the contrary.

The OCP also specifically addresses ‘Neighbourhood Character’ and ‘Sense of Place’. It states, “enhancing the character and accessibility of neighbourhoods is important”. However, the proposals before council, if approved, will further contribute to an alteration of Holly Park’s overall character and sense of place, the

things that currently make it the desirable neighbourhood it is. In actual fact, the proposals alter our neighbourhood character and diminish our neighbourhood accessibility by increasing the number of residences accessible only via the laneway at the rear of the proposed properties and directly from the laneway entrances, which can only be accessed from the minor streets within our neighbourhood. The streets where many residents walk, cycle, and engage in other recreational activities. Moving vehicles off of major roadways, onto minor roadways, and into our single family neighbourhood with laneways that do not enter or exit directly onto the major arterial roads themselves, serves only to create a conflict. It indeed does enable the creation of more housing, accessible only from the rear of residential lots and off major arterial roads, but it brings more vehicles into our neighbourhood and into direct conflict with the residents who seek to use their neighbourhood in a manner consistent with the way the neighbourhood was designed, built, and they have become accustomed to using it.

The application before you seeks to increase the density of residential units at 10200/10220 Railway Avenue and elsewhere along this area of Railway Avenue to a maximum allowable density. In the case of the properties at 10200 / 10220 Railway Ave, this means an increase from two to six residences or 300% in total (including parking as follows: two per single family dwelling and one per coach house for a total of nine parking spaces. Access to this parking will be off of the existing laneway). The proposal also provides for zero visitor parking other than what can be found on adjacent streets, such as those inside Holly Park, or in the laneway. A Staff Report prepared by development staff, Mr. Jordan Rockerbie, recommends that you approve the application. However, residents including myself are concerned that the staff report provided to Council in relation to this application neglected to consider two additional options which are consistent with the OCP and which had not otherwise been contemplated as part of the analysis conducted by staff. One such option, for example, would utilize existing zoning and would permit the development of two strata lots with two units each for a total of four homes and 100% density increase on the existing property. This option would enable the city

and the developer to achieve several preferred outcomes while taking into account and balancing the concerns of the neighbourhood residents. Again, this option was omitted from the Staff Report as an alternative for consideration, but has been confirmed by Mr. Rockerbie to be an option. A second, albeit less preferred option, also omitted in the Staff Report, would have provided for redevelopment of the existing site to permit the construction of three single residential units, resulting in a 50% density increase. Several other homes along this stretch of Railway Avenue (neighbouring the subject property) had recently been re-developed in a manner consistent with this option. Again, this option would utilize existing zoning and would account for and mitigate several of the concerns raised by neighbourhood residents.

On February 5th, 2021 I spoke personally with Mr. Rockerbie regarding his Staff Report, the exclusion of the two alternative options which used existing zoning, and the omission of mention of the opposition to the application by 80 residents of the neighbourhood. Mr. Rockerbie advised me during this call that he was instructed by his Director, Mr. Wayne Craig, who had himself “interpreted the referral from Council” to prepare a report that only considered options that involved maximizing density to the maximum permitted in the Official Community Plan. However, the referral from Council did not specify a requirement to seek “maximum” densification, but rather requested that development staff meet with developer to devise alternative housing typologies that considered increased density. Mr. Rockerbie’s omission of the additional alternatives advances only the interest and concerns of the developer and neglects to consider the interest and concerns of neighbourhood residents. This despite the fact that the Official Community Plan outlines a policy which requires that “changes to the character of single family neighbourhoods occurs in a fair, complementary manner with community consultation”. On balance the omission of mention (and therefore consideration) of these alternative options for densification undermines the credibility of the report and the reliability of the analysis undertaken. Residents of the neighbourhood expressed clear opposition to any application which considered maximizing

densification and encouraged the city and the developer to consider other alternatives to increase density consistent with the Official Community Plan.

There are several concerns which have been raised by myself and other neighbourhood residents. The following are specific examples of these concerns:

Laneway Parking

Parking behind the homes (such as those subject to the application before Council) which are accessed through the laneway parallel to Railway Avenue remains a concern. Vehicle such as emergency vehicles, service vehicles, and other resident vehicles are constrained to navigate the laneway as a result of parked vehicles which are left to block travel through the laneway.



Fig. 1 – Rear of 10240 Railway Ave (directly beside the property subject to the application)

Street Parking

Street parking in locations, including adjacent to intersections within the neighbourhood constrains already narrow streets and has resulted in recent collisions and many other near misses involving vehicles, pedestrians, and cyclists as driver's who cannot see parked cars as they turn must swerve to avoid them. The situation is made worse on days when garbage, green, and recycling bins are left out for collection.



Fig. 2 - Parking on Hollycroft Gate at Hollycroft Drive. This narrow intersection has become dangerous for vehicles, pedestrians, and cyclists to navigate.

Lack of Infrastructure Upgrade / State of Disrepair

Areas within laneways are in a state of disrepair. For example, poor drainage has resulted in the laneway frequently experiencing substantial pooling of water in various locations. As the laneway is also used by pedestrians to access the rear of their homes, navigation becomes problematic.

Unlike many other laneways throughout the city, this laneway does not currently have curbing, lighting, speed signage, speed mitigation, or parking signage (the

exception being the portion at the rear of a new development at 5071 Steveston Highway).



Fig. 3 – Laneway at the rear of the subject property, parallel to Railway Ave.



Fig.4-Partially upgraded portion of the laneway with lighting, speed signage, curbing, and drainage improvements.

Poorly Marked or Unmarked Pedestrian Crossings Create a Conflict

Areas within Holly Park where pedestrians are forced leave walkways in order to cross roadways are not marked or are otherwise not clear to either pedestrians or driver's. The result is high risk of a interactions between the pedestrians and vehicles. Furthermore, sidewalks in several areas do not have appropriate drop curbs and adjacent road markings to connect them to existing walkways, this includes areas leading to / from McKinney Elementary School.



Fig. 5 - Sidewalk and walkway at the intersection of Hollymount Gt and Hollymount Dr, leading to the pedestrian walkway and McKinney Elementary School.

Sustainable growth and affordability are important matters across BC, including here in Richmond. Everyone must contribute to the evolution and advancement of our city and our communities. We are not against the sub division

of the property at 10200/10220 Railway Avenue. However, we do not support a blanket approach which involves maximizing densification in the manner being proposed. We are not speaking out against progress or identifying and implementing solutions to challenging issues. What we cannot support is moving forward without a more measured approach that involves a fulsome examination of all relevant issues with an opportunity for meaningful input at all levels from various stakeholders, including existing residents. My family, neighbours, and I continue to feel strongly that the application before you fails to consider the unique character, circumstances, and needs of our neighbourhood. Furthermore, approval of the application will result in negative consequences for Holly Park for years to come. The report you have received from staff does not provide a credible analysis nor does it consider our views with respect to issues such as safety, privacy, noise, traffic and parking. As I highlighted, other options are available under existing zoning and account for the need for sustainable growth and affordability. These options have not been studied by staff and or considered by Council in the context of the concerns my neighbours and I have identified for you. Each of the residents from Holly Park who signed the petition against the application has their own specific reasons for signing it. All of them are voters and all of them oppose the proposed changes to the character and sense of place that Holly Park currently provides to them. I respectfully request that you deny the application of Mr. Kooner. However, should you approve the application, I respectfully request that you direct staff to undertake the following:

- Repairs and upgrades to the laneway at the rear of the subject properties to address issues with parking, drainage, and lighting similar to what has been put in place elsewhere in portions of this laneway. This would include the

installation of 'no parking' signage as is in place in many other laneways throughout Richmond.



Fig. 6 – One of Richmond's many other laneways with posted speed limit and no parking signs.

- Improvement to sidewalks and crosswalks to create a better connection between the two, better mark them in order to diminish the chances of an incident between pedestrians and vehicles.
- Installation of traffic calming measures such as rumble strips, speed humps, or other similar devices along neighbourhood streets and in laneways to encourage speed reduction and prevent injurious accident involving pedestrians / cyclists. Similar installations exist in other neighbourhoods throughout Richmond.

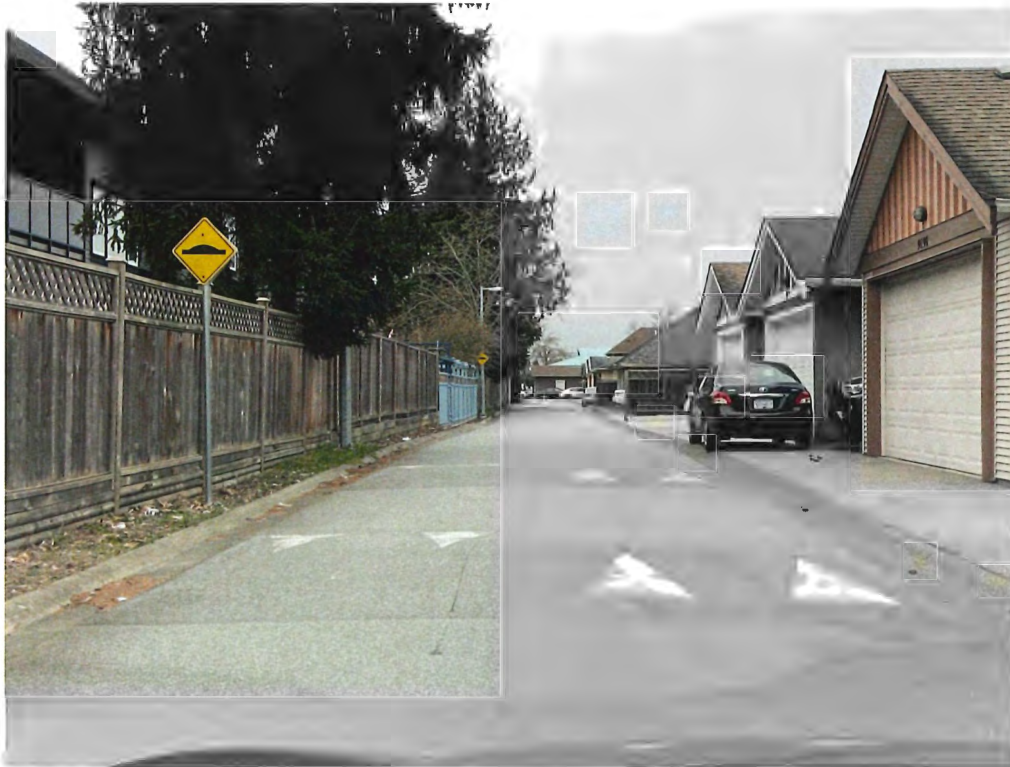


Fig. 7 – A laneway elsewhere in West Richmond, with traffic calming and speed mitigation. This lane also has curbing and lighting installed.

- Changes to on street parking rules, in particular at the congested and narrow intersections of Hollycroft Gate at Hollycroft Drive and Hollymount Gate at Hollymount Drive. These intersections are made more treacherous and narrow to navigate on days when garbage, green, and recycling bins are placed out for collection.
- Conduct proactive enforcement through City Bylaws to ensure compliance with new signage, rules, and other regulations.

I thank you again for reviewing my submission and considering the concerns and suggestions presented.

Kevin Krygier

5220 Hollycroft Drive, Richmond

Hollypark Residents Petition

On July 15, 2019, the City of Richmond will hear a proposal to amend the single-family lot size policy 5420, Richmond Zoning Bylaw 8500, in Section 36-4-7 (Hollypark neighbourhood), to exclude 46 properties on Railway Avenue and two properties on Williams Road from the Lot Size Policy.

At this same hearing the City of Richmond will hear an application, in relation to 10200 and 10220 Railway Avenue, to rezone these two properties and permit the subdivision into three properties, each with an additional 'coach house' suite with vehicle access from the rear.

As a resident of Hollypark, I want to preserve the character of my neighbourhood. I do not support the proposed single-family lot size bylaw amendment nor do I support the application being presented to Council with respect to 10200 and 10220 Railway Avenue, Richmond.

Print Name	Address	Phone #	Email	Signature	Date
LINDA GAVSIE	10620 Hollycraft DR	778-340-9888	Lindagavsie@gmail.com		July 7/19
Dale Sackeman	5240 Hollycraft Dr	604-238-8114	dalsackeman@gmail.com		July 7/19
Amy JACIMAN	5240 Hollycraft Dr	604-319-7814	amyjaciman@gmail.com		July 7/19
ED GANSE	10620 Hollycraft Dr	604-973-1773	ed@ganse.com		July 7/19
Maurice Tory	5248 Hollycraft Dr	604-273-8216	maurice.tory@hotmail.com		July 7/19
LESA CHU	5248 Hollycraft Dr	778-322-2823	lsachun@gmail.com		July 7, 2019
Greg Houston	5231 Hollycraft Dr	604-277-1442	Houstony@shaw.ca		July 7 2019
Malon Houston	5231 Hollycraft Dr	604-277-1442	Houstony@shaw.ca		7 July 2019
David Lexier	5217 Hollycraft Dr	604-616-9815	dlexier@hotmail.com		July 7, 2019
Thur Lexier	5217 Hollycraft Dr	604-616-9815	th...76@hotmail.com		July 7, 2019

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As a resident of Hollypark, I want to preserve the character of my neighbourhood. I do not support the proposed single-family lot size bylaw amendment nor do I support the application being presented to Council with respect to 10200 and 10220 Railway Avenue, Richmond.

Print Name	Address	Phone #	Email	Signature	Date
Michael Nakemishi	10110 Hollywell Dr	604 272 1999	Michael.nakemishi@outlook.com		July 7/19
Frances Nakemishi	"	"	frances.nakemishi@gmail.com		"
Dmitry Smulevich	5297 Hollycroft Dr	604 500 1551	dima808@yahoo.com		July 7/19
Ralph von Pölsel	10131 Hollywell Dr	604 818 7237	rvp2thehills@gmail.com		July 7/19
Shari Collett	10131 Hollywell Dr	604 307 0346	shari.collett@gmail.com		July 7/19
Robyn Anderson	10151 Hollywell Dr	604 802 2775	robynanderson@telus.net		July 7/19
Patrick Lok	5071 Hollycroft Dr	604 300 5511	lok-patrick@hotmail.com		July 7, 2019
Doris Lok	5071 Hollycroft Dr	604 720 8293	doris.lok@hotmail.com		July 7, 2019
Ming Qiu	5228 Hollycroft Dr	604 396 3773	ming1983@hotmail.com		July 7 - 2019
Norm Yee	5237 Hollycroft Dr	604 306 3560	normyee@shaw.ca		July 7, 2019

Hollypark Residents Petition

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As a resident of Hollypark, I want to preserve the character of my neighbourhood. I do not support the proposed single-family lot size bylaw amendment nor do I support the application being presented to Council with respect to 10200 and 10220 Railway Avenue, Richmond.

Print Name	Address	Phone #	Email	Signature	Date
AMITA KEER	5153 HOLLYCROFT DR. RICHMOND	604-275-9385	akerrse@mz.com	<i>Amita Keer</i>	July 7, 2019
STUART KEER	5188 HOLLYCROFT DR RICHMOND	(604) 275-9385	akerrse@telus.net	<i>SK</i>	July 7, 2019
BOB BADER	5117 HOLLYCROFT DR RICHMOND	604-277-4551	THEBADERS@GMAIL.COM	<i>Bob Bader</i>	July 7, 2019
SHERRI BADER	5117 HOLLYCROFT DR RICHMOND	604-277-4991	thebaders@show.ca	<i>Sherri Bader</i>	July 7, 2019
Bill Wilson	5051 HOLLYCROFT DR RICHMOND	604-551-3427	runbillrun52@gmail.com	<i>Bill Wilson</i>	July 7, 2019
Ann Lorayes	10111 HOLLYMAINT DR.	(778) 229-1596	Mlorayes@gmail.com	<i>Ann Lorayes</i>	July 7/19
WANG, DONG	10181 HOLLYMAINT DR.	778-859-2768	wdongz9@yahoo.ca	<i>Dong Wang</i>	July 7/19
WANG, Zhi Min	10181 HOLLYMAINT DR.	778-885-4868	Jianyi.Pestion@GMAIL.COM	<i>Zhi Min Wang</i>	July 7/19
RITA LAURENBERG	10181 HOLLYMAINT DR.	604-274-3664	LAURENBERG.RITA@GMAIL.COM	<i>Rita Laurenberg</i>	July 7/19
Tim Nelson	10271 HOLLYMAINT DR.	604-241-8855	jungern@show.ca	<i>Tim Nelson</i>	July 7/19

Hollypark Residents Petition

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As a resident of Hollypark, I want to preserve the character of my neighbourhood. I do not support the proposed single-family lot size bylaw amendment nor do I support the application being presented to Council with respect to 10200 and 10220 Railway Avenue, Richmond.

Print Name	Address	Phone #	Email	Signature	Date
Germaine Lee-Nelson	10271 Hollymount Dr. Richmond BC V7E 4E5	604-241-8853	glee.nelson@cs138.bc.ca		July 7/19
GIOVANNI MANTOROLA	10291 Hollymount	778 840-2074	gimantorola74@gmail.com		7 Jul 19
LEE DOWSETT	10361 HOLLYMOUNT	604-352-7424	dowse.lee@gmail.com		July 7 th 2019
GERAUNA CURALE DOWSETT	10361 HOLLYMOUNT	604-352-7424	gindowsettl@shaw.ca		July 7 th 2019
Ross McEcker	10540 Hollymount Dr.	778 879 7365	rossmcecker@shaw.ca		July 7, 2019.
Mazin Sulaiman	10571 Hollymount Dr.	778 773 3566	bright.ace@gmail.com		July 7, 2019
Lubna Istifan	10571 Hollymount Dr.	778 990 2258	listifan@vestwoodmovers.org		July 7, 2019
Khairija Sulaiman	10571 Hollymount Dr.	236 888 2925	bradht.444@gmail.com		July 7, 2019
ELAINE PEDERSEN	10580 HOLLYMOUNT DR	604 276-9206	elanyr.p@gmail.com		July 7 '19
KURT PEDERSEN	10580 HOLLYMOUNT DR	604 276-9206	pedersen@telus.net		July 7 '19

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









Print Name	Address	Phone #	Email	Signature	Date
Hiana Yee	5237 Hollycoff Dr.	604 306-9070	alanatamcsh@i		July 7/19
Richard Myers	10641 Hollymount Dr	778-867-9684	richmyer@hotm.com		JULY 7/19
CHRIS SILVERSON	10651 HOLLYMOUNT DRIVE	604-878-7163	CHRIS@SILVERSON.CA		JULY 7/19
Melanie Silverson	10651 Hollymount Drive	604-644-8740	melmorins@shaw.ca		July 7/19
DAVID KNOTT	10681 HOLLYMOUNT DRIVE	778-668-5390	david.knott@hotmail.com		July 7/19
Ben Ho	10661 Hollymount Dr	604-363-5992	benyphoe@hotmail.com		July 7/19
Georgia Lau	10661 Hollymount Dr.	778-882-6077	georgialau@gmail.com		July 7/19
Patti AKNIN	10250 HOLLYWOOD DR	604-271-3865	aknind@shaw.ca		July 7/19
RALPH AKIN	10250 Hollywood Dr	604 271 3865	akinr@shaw.ca		July 7/19
Dylan Thomas	10691 Hollymount Dr	604-271-4750	dthomasa@shaw.ca		July 8, 2019

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Print Name	Address	Phone #	Email	Signature	Date
GYNETH YOUNG	10330 HOLLYWELL DR.	778 928 0271	gyneyoung@yahoo.com		7/8/19
GLUDIE YOUNG	10330 HOLLYWELL DR.	778 928 271	=		7/8/19
YORK SIU YOUNG	10330 HOLLYWELL DR.	778-928271	=		7/8/19
SONNY YOUNG	- do -	778-928271	=		7/8/19
SINAN SULAIMAN	10571 HOLY MOUNT DR	604 241 4882	sinan.sulaiman@gmail.com		07/08/19
MATRICK STAPLETON	5291 HOLLYCROFT DRIVE	604-318-1427			July 9/2019
Sam ISAACS	10380 Hollymount	604-271-3228			July 9, 2019
EDWARD LIMPOCO	10031 HOLLYMOUNT	604 275 3443	EDL@SMAO.CA		9 JUL 2019
PAT MURRAY	10040 HOLLYCROFT GATE	604-271-8840			✓
MICHAEL MURRAY	✓	✓			✓

Hollypark Residents Petition

On July 15, 2019, the City of Richmond will hear a proposal to amend the single-family lot size policy 5420, Richmond Zoning Bylaw 8500, in Section 36-4-7 (Hollypark neighbourhood), to exclude 46 properties on Railway Avenue and two properties on Williams Road from the Lot Size Policy.

At this same hearing the City of Richmond will hear an application, in relation to 10200 and 10220 Railway Avenue, to rezone these two properties and permit the subdivision into three properties, each with an additional 'coach house' suite with vehicle access from the rear.

As a resident of Hollypark, I want to preserve the character of my neighbourhood. I do not support the proposed single-family lot size bylaw amendment nor do I support the application being presented to Council with respect to 10200 and 10220 Railway Avenue, Richmond.

Print Name	Address	Phone #	Email	Signature	Date
Keith Irwin	10650 Hollymount Dr	604 277-8657	kirwin@yahoo.ca		July 9/19
Mary Irwin	10650 Hollymount Drive	604-277-8657	maryirwin2010@hotmail.com		July 8/19
Sorey Knott	10681 Hollymount Ave	(604) 790-9795	Soreyknott@gmail.com		July 8/19
Brent Santha	5235 Hollywood Dr	604-271-1769	bissantha@yahoo.com		July 9/19
Leanne Santha	5235 Hollywood Dr.	604-271-1769	lcsantha@yahoo.ca		July 8/19
Neil Varma	5208 Hollywood Dr	604 272-4008	nvarma@grains.com		July 9/19
Jeanne Gausse	5220 Hollycroft Dr	604 272-5551	jgausse@gmail.com	J. Gausse	July 8/19
Patsy Chan	10211 Hollywell Dr.	(604) 771-9829	patsychan@gmail.com		July 10/19
GARY TSE	10210 Hollywell Dr	604-328-5749	gary.tse@shaw.ca		July 10/19
Ivy Tse	10210 Hollywell Dr	604 270 3362	woodstock55@gmail.com		July 10/19

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Print Name	Address	Phone #	Email	Signature	Date
Ruth Henderson	10161 Hollymount Dr	604 275-1736	ruth.henderson@shaw.ca	R.Henderson	July 9/19
Don Henderson	10101 Hollymount Dr	604 275-1736	don.m.henderson@shaw.ca	J.M. Henderson	July 9/19
TAY ROOKE	10161 HOLLYMOUNT	778.859 8472	hellocrush67@gmail.com	J. Neede	July 9, 19
Kevin Krysiw	5220 Hollycraft	604-999-6205		[Signature]	July 11/19
MAUREEN BURR	10000 Hollymount Dr	604 271 8817	abambur@shaw.ca	M. Burr	July 12/19
Patricia Stapleton	5291 Dr. Hollycroft	604 272 4154	pstapleton12@shaw.ca	Patricia Stapleton	July 12 / 19
Erin MugaKumi	10550 Hollymount Dr	604 274 3262	steinruck@hotmail.com	[Signature]	July 12 / 19
Atenso C. Sison	10591 Hollymount Dr	778-388-4004	a.fonseca@shaw.ca	Aten - Sr	July 12 / 19
Aaron Ng	10520 Hollymount Dr	778-858-5170	ng@shaw.ca	[Signature]	July 12, 2019
Madehyn Ng	10520 Hollymount Drive	778-858-5170	3619a1177@gmail.com	[Signature]	JULY 12 2019