

**SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON TUESDAY, SEPTEMBER
7, 2010**

To Public Hearing	
Date:	SEPT 7, 2010
Item #:	4
Re:	8639-Bylaw

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: September 6, 2010 11:39 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #525)
Follow Up Flag: Follow up
Flag Status: Green
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8639

Send a Submission Online (response #525)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	9/6/2010 11:37:42 PM

Survey Response

Your Name:	John Lee
Your Address:	9820 Bates Road
Subject Property Address OR Bylaw Number:	Bylaw 8639
	<p>I refer to your notice of Public Hearing regarding zoning amendment bylaw 8639. I object this proposed bylaw to rezone the subject property from "Single Detached (RS1/E)" to "Coach Houses (RCH)". Here are the reasons of my objection with respect to the environmental and social impacts: 1. Environmentally, the green space of the existing lot will be significant reduced. It will be likely the entire lot be concreted/paved and the existing trees will be cut to make way for new buildings. This is the case three lots north of the subject lot when a single lot was sub-divided into two single lots. It is encouraged Ms. Lussier to review the green spaces of 9651 and 9639 No. 3 Road before and after the subdivision. With the Coach Houses the storm water surface runoff will increase due to the increased impervious areas causing potential flooding to the existing rear lane where there is no drainage system in place. In addition, the runoff might</p>



Comments:

adversely impact the properties in the vicinity due to the potential increased height of the foundation of the proposed buildings. 2. It is inevitable the existing trees on the lot will be cut as recommended by the developer's arborist. It seems the report was bias based on the recommendations for supporting the development. For example, Tree #572 looks very healthy and sturdy, and imposes no risks to both the public and the property occupants for the last 20 years, but it is assessed of "having a high risk of failure." A second opinion by other Certified Arborists on the trees shall be required to provide a fair assessment to these trees. Otherwise, all trees in Richmond would be classified "having risk of failure" according to the standards of the developer's arborist. Furthermore, it is surprised that the City's Tree Preservation Coordinator can visually indentify the "bacterial disease/infections" of the trees. 3. Trees removal will be destructive not only to the neighbours that provide dust control and noise barrier from No. 3 Road traffics, but also to the birds and small animals to rest and play on these trees. Squirrels and raccoons are sighed frequent visitors. 4. Socially, the rear lane traffic will increase due to the introduction of new accesses. Currently there is no backlane access for the subject property. Change access will increase traffic imposing potential hazards to kids playing in the backlane. As you may be aware that a daycare is next to the subject lot that has "high volume" traffic in the morning and evening.