

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 3, 2019.

TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

ON TABLE ITEM

Date: September 3, 2019
Meeting: Public Hearing
Item: 3

From: J G <corvette_racer@hotmail.com>
Sent: Friday, 30 August 2019 21:59
To: CityClerk
Subject: Public Hearing submission re RZ 17-790301

Categories: Printed for Public Hearing

While I generally support increasing density in City Centre per the Official Community Plan, I have the following concerns with RZ 17-790301 for 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent Road allowance. This development is a piecemeal, fragmented rezoning which will create a major blemish and conflicts in an area of existing single family properties. Specifically:

1. Sight lines, noise, shadows, traffic and parking impacts to neighboring single family properties including my own have not adequately considered and communicated to neighbours. Rezoning and development proposals should only be considered when they come forward as more comprehensive proposals, similar to what has taken place in McLellan North (for example, Ferndale Road).
2. Servicing and construction impacts have not been properly considered, not communicated to neighbours and there is no recourse when construction is poorly managed. Even with already-approved upgrading of sewer/water services and the in-progress development project in our neighborhood, the entry and exit to Cook Crescent has been completely blocked at times. In addition, only one entry road was left open for several consecutive days at a time, resulting in congestion, noise and an obstacle course between Cook Crescent and surrounding roads.
3. Parking impacts will be dramatic and detract from the neighborhood's liveability and walkability. For example, in other areas such as Ash Street south of Granville Avenue, as developments come forward they squeeze out existing residents' ability to park near their houses. The residents of multi-family developments come with too many cars for their parking allotment and end up taking all of the spaces in front of existing single-family houses. The single-family residents and their guests end up with no places to park near their house.
4. Traffic volumes will be inappropriate for the roads and ditches that currently exist on Cook Crescent. There are already problems with multiple tenants in single family houses ending up parking on grassy areas by the ditches, especially in the winter when these are soft and muddy.
5. The piecemeal development proposals will also result amenities being poorly coordinated with the increasing population. For example, what neighborhood amenities will be in place as this proposal brings the cumulative total of almost 100 new units to the Spires Road neighbourhood.

Please do not create the same conflicts in our neighborhood that currently exist for single family house owners versus multi-family developments in fragmented neighborhoods, such as Ash Street south of Granville Avenue. I ask that Council only support broader, comprehensive development proposals, as had come forward with McLellan North.

Sincerely,
... Jose Gonzalez
Owner and resident of 8935 Cook Crescent

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