

To Public Hearing	
Date:	May 16, 2011
Item #	7
Re:	Bylaw 8150

**MayorandCouncillors**

**From:** Jeanie Wong [Jeanie.Wong@metrovancover.org]  
**Sent:** May 16, 2011 11:59 AM  
**To:** Eng, Kevin  
**Cc:** OfficialCommunityPlan; Zoning; MayorandCouncillors  
**Subject:** Application for rezoning - submission for May 16 Public Hearing  
**Categories:** UCRS CODE / FILE NUMBER: 12-8060-20-8750 xr: RZ 06-344606  
**Attachments:** Public Hearing submission May 16 2011.doc

Kevin

Please find attached our written submission on the rezoning application at 22560, 22600 and 22620 Gilley Road.

Thanks  
Jeanie Wong



May 16 2011

Kevin Eng  
City of Richmond  
6911 No.3 Road  
Richmond, BC V6Y 2C1

Email: keng@richmond.ca

Kevin

Re: Application for rezoning at 22560, 22600 and 22620 Gilley Road

We may not be able to attend tonight's (May 16 2011) public hearing on the above-referenced application...being long term residents (close to 20 years) in the Hamilton area, we would appreciate having our comments and input on record via this email.

Our family has seen quite a few townhome developments in the community in recent years. Though we certainly appreciate the need for free enterprise, it is our opinion that the sustainability of any economic pursuit should be and must be weighed against its environmental and social impacts.

Environment/Economic Impact

Given the underlying compressible soils that are common in the area, there is a very valid concern that large scale construction activity (e.g. piling) and/or huge volume of heavy construction vehicles and equipment traffic will accelerate soil settlements. In fact, ground settlements and separations of sidewalks can already now be seen around the houses in the area especially on Turner, Rathburn, McClinton and McLean – a direct result of the “thumping” and truck traffic related to the sand filling done on the site two or three years ago.

We shudder to think what damages the significant truck traffic will do this time around when site preparation and construction begins. The homes on Turner Street (ours being one of them) will very surely bear the brunt of the impact. As a matter of fact, there were noticeable cracks in our living and dining room walls from the first go round that we've since fixed at our own expense.

It is terribly unfair for the City to be collecting tax revenues from new developments and sticking ordinary Joe and Jane Homeowner with repair bills for damages caused by the developers. Should the City approve this rezoning application and construction goes ahead, can the City assure residents in the area how this will impact our homes and if the developer or City will indemnify homeowners for any damages if their homes experience cracking etc from the construction?

Social Impact

From the City's Notice of Public Hearing mailed to homeowners last week, it appears that the developer is proposing to build at the end of Turner Street.

It is a definite concern that there is no exit on Gilley which means that all traffic will be coming through Turner Street. Turner Street is not designed to handle increased traffic from potentially 70 additional cars. It is tight enough as it is now with parking on both sides of the street. Forcing construction at the end of Turner Street is socially unviable and a real menace to our children and seniors.

Community services in Hamilton are bare-bone as it is and it's difficult to see how building more townhouses could be beneficial to us.

The City of Richmond is seen as one of the most livable cities in Metro Vancouver. It would be gratifying to see the City live up to that reputation.

Thank you for your attention.

Yours truly  
Jeanie Wong  
5151 Turner Street  
Richmond, BC  
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