

Schedule 9 to the Minutes of the  
Council Meeting for Public  
Hearings held on Tuesday,  
September 2, 2014.

Mr. Edwin Lee

City of Richmond Planner

<b>To Public Hearing</b>	
Date:	<u>Sept. 2 2014</u>
Item #	<u>1</u>
Re:	<u>BYLAW 9146</u> <u>RZ 13-644887</u>

Dear Mr. Lee,

Please find attached a petition signed by all homeowners in Delaware Road to the south of Danube Road, with the exception of 8771 which is vacant, 8711 which is rented and the tenants were unable to contact the owner, and 8551 which appears to be vacant. This petition states that all the signees (homeowners and residents of Delaware Road to the south of Danube) are totally opposed to the rezoning of 8600 and 8620 No. 2 Road (Amendment Bylaw 9146 / RZ13-644887). Attached with the petition are reasons for their opposition.

Also attached, please find a petition signed by homeowners of No. 2 Road to the south of Danube Road. Again, all residents have signed, with the exception of those houses whose owners we were unable to contact.

As Richmond residents, (many of us having lived in the area for upwards of 20 years) we strongly urge you to hear our voice and reject the rezoning proposal outright.

Sincerely,

Residents of Delaware Road /No. 2 Road (south of Danube Road)



August 28, 2014

We, the undersigned residents of Delaware Road, Richmond, are totally opposed to the rezoning of 8600 and 8620 No. 2 Road (Amendment Bylaw 9146 / RZ13-644887) to Townhouse Complex RTL4, a proposed development that backs onto some of our properties and will, if a precedent is set by allowing the developer to deviate from such compliance, affect all of Delaware Road to the south of Danube Road and ultimately affect all of Richmond. Already, there is a concept plan showing how the rest of the block can be developed, and this without any input from future homeowners who will be affected!

**We demand that the proposal is rejected by Richmond City Council immediately.**

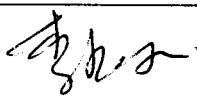


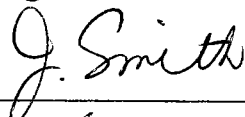


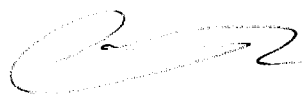

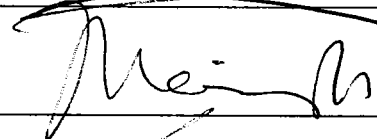
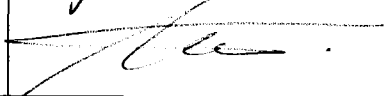
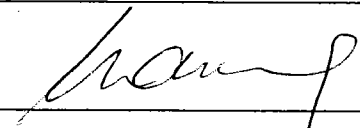
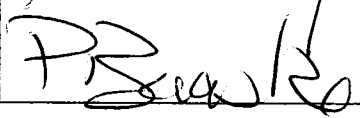
We have many objections to this development, but for the sake of brevity, we have only included a few of them with this petition. **We will be more than happy to discuss other objections we have with you at your convenience.**

- The development does not comply with the allowable frontage of 50m. on major arterial roads.
- Any deviation from the present zoning will set a precedent for all future developments in Richmond. Once it is approved for this development, there can be no going back.
- The size of the lots in Delaware Road backing onto this proposed development are very small and not consistent with other larger lots adjoining new developments. This will greatly impact the homes in Delaware Road as the townhouses will be built extremely close to the back doors of the houses in Delaware Road.
- The shadow study (Attachment 5) states that "***the proposed buildings will not cast any shadow over the neighbouring back yards to the east.***" This is preposterous! The shadow study is taken between 10:00 a.m. and 2:00 p.m. in **April and September**. Of course there will be no shadow between these times as the sun is in the south during this time. After 2.00 pm the sun is moving to the west and a shadow will complete overcast the Delaware Road gardens by late afternoon. The shadow study also shows that at 2.00 p.m. in April and September, the shadow is already at the eastern property line. Why was the shadow study not taken in the late afternoon on a summer evening when most people are enjoying their back yards after coming home from work?
- As per Richmond City's staff report dated June 27, 2014, "***the proposed building height of the development is taller than the typical height of similar buildings in other arterial road townhouse developments created by the extra half storey***". This is outrageous, considering the small lots in Delaware Road. Home owners will be faced with a 26 ft. high wall less than 40 ft. from their back door.

- As stated in the City's response to the concerns of the homeowner at 8651 Delaware However, as per section C on Site Sections Plan No. 10, the height shown from floor level of the Delaware Road properties is 12.29 metres. This appears to be conflicting information to suit the developer.
- The bottom of the windows on the ground floor of this development will be level with the top of a 6 ft. fence (as quoted in Plan #13) and less than 40 ft. from their living room windows and back door . This is an unacceptable privacy violation.
- The overall planned height of the development in excess of 41 ft. will block daylight entering the properties at the rear of the development.
- The proposal states that the developer has agreed to provide a minimum 2.75 metre hedge to address overlook concerns and provide screening. Small comfort when the top of the lower floor windows are around 5 metres! In addition, who will look after these trees when they grow and overhang the gardens of Delaware Road?
- As has been reported in the Richmond Review, neighbouring properties of such developments have been subject to flooding due to the higher elevation of the new properties. Given the size of the Delaware Road gardens, there is a high probability that our gardens will be flooded.
- The developer has indicated that the townhouses will be painted an unforgiving shade of prison grey, making the already darkened yards even more depressing.
- Delaware Road is a desirable area with smaller homes and smaller lots, suitable for young families who value their green space and privacy. This, and future similar development along the area in question, would destroy all this.

We, the undersigned residents of Delaware Road, Richmond, are totally opposed to the rezoning of 8600 and 8620 No. 2 Road (Amendment Bylaw 9146 / RZ13-644887) to Townhouse Complex RTL4, a proposed development that backs onto some of our properties and will, if a precedent is set by allowing the developer to deviate from such compliance, affect all of Delaware Road to the south of Danube Road and ultimately affect all of Richmond.

We demand that the proposal is rejected by Richmond City Council immediately.

NAME	ADDRESS	SIGNATURE
YIU MAN LI	8671 DELAWARE RD	
DN MAN FAN	8671 DELAWARE RD	
STEVE WEZ	8577 DELAWARE RD	
JUNE SMITH	8531 DELAWARE	
BOB HORNER	8511 DELAWARE	
GAOSHAN, LIN	8471 Delaware	
WEIJUN MAO	8691, Delaware	
<del>DAVE UNDERWOOD</del> Lupie Underwood	8751 DELAWARE	
MARCIANO CHAN	8731 DELAWARE	
Man Sang Leung	8611 Delaware	
YIN TOA WONG	8591 Delaware	
PEGGY + FRED BASKIE	8651 DELAWARE RD	
Bing Yan	8631 Delaware Rd.	