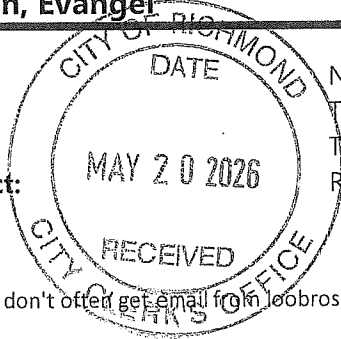


Biason, Evangel

From: Norm Loo <loobros@gmail.com>
Sent: Tuesday, May 19, 2026 12:25 PM
To: Tennenhouse,Mark; MayorandCouncillors
Subject: RZ25-017670 Application for 10460 Agassiz Crt.



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Hello Mark, Mayor Brodie and Councilors

I am writing on behalf of the residents of Agassiz Court to express our strong concerns regarding the proposed densification at 10460 Agassiz Court. As a small cul-de-sac, our street is uniquely vulnerable to the impacts of increased density and we believe this proposal raises significant issues related to safety, infrastructure and community integrity.

Traffic and Parking Impacts

Agassiz Court already struggles with significant parking constraints, with vehicles routinely lining both sides of the street. Each household typically owns multiple vehicles. The proposed plan only accommodates 4 on-site parking spots for 6 units. Increased density will inevitably further exacerbate the already existing congestion on this street. As a narrow cul-de-sac, increased street parking and traffic will worsen the existing bottleneck conditions on this street, particularly at the end of this street. This raises serious concerns, especially for the many seniors, along with families with young children and the potential to impede emergency vehicles. Existing conditions already require delivery vehicles to double-park, further highlighting the street's limited capacity.

Even a speed limit does not deter drivers taking this 'no-exit' street in error, through frustration, race in and out of the street without concern of pedestrians and blind spots.

Rental and Property Management Concerns

The proposed development includes flex suites, which more than likely will become rentals or short-term rentals. Based on our past experiences on this street, rental properties have led to bylaw violations, safety concerns and prolonged RTB disputes that were difficult to resolve. We endured an illegal scrap metal business that sprawled onto the street and took 1 ½ to 2 years to resolve. This caused many safety issues entering and leaving this street, with residences risking slashed tire. Bylaws was not effective in resolving this serious problem. Without safeguards, there is a risk that the development could be fully investor-owned and operated as rental units, creating challenges associated with absentee landlords. This also questions the effectiveness of Bill 44 intended purpose, where affordability is not guaranteed.

Infrastructure Capacity

The existing infrastructure on Agassiz Court—including sewer, water mains, electrical systems, etc.,—is over 50 years old. Residents are concerned about the City's ability to support increased density without significant upgrades of these systems. Past construction projects had significantly caused prolonged access disruptions and safety issues for the residents on this street, thus further development may intensify these challenges on our narrow street.

Neighbourhood Character

Agassiz Court is currently a mix of single-family homes and duplexes, primarily from the 1970's and 1980's. While thoughtful redevelopment can enhance and blend a neighbourhood, currently there is little evidence of cohesive planning to ensure compatibility in scale and design. Additional densification without such consideration risks continued erosion of the character of our neighbourhood and the sense of community that is vital to the residents living here.

Cumulative Impact of Densification

Approval of this project may set a precedent for similar redevelopment along this street. If multiple properties are redeveloped in this manner, the cumulative impact of traffic, parking, safety and livability would be significant and, in our view, unsustainable for a minor residential street.

Community Livability

Higher-density living in close proximity, particularly with limited outdoor space and shared access points, may lead to increased conflicts related to noise, parking and property maintenance. These conditions can undermine the sense of community and ultimately negatively affect the residents' quality of life.

Housing Need and Market Conditions

Current housing market conditions raise important questions about whether this type of development aligns with community needs, now and the future. While densification is often justified by housing shortages, there exists already a visible supply of unoccupied multi-family housing, including units in nearby centers.

At the same time, broader market trends—particularly in major cities such as Vancouver and Toronto—indicate a significant slowdown in the condominium investment sector. Rising construction costs and softening resale values have made many condominium, even Townhouse, projects financially unviable, with developers and investors unable to recover costs. As a result, investment capital is increasingly shifting away from traditional condo developments.

In this environment, low-rise, multi-unit development, such as this proposed project, will become more attractive to investors because the financial model is more favourable, with low risks. This raises a legitimate concern that such properties will likely be acquired as income-generating investments (Social Media has already sited major developers buying up these properties for such purpose), rather than affordable, owner-occupied housing, as the Bill intended. Given the absence of restrictions on ownership or tenancy structure, the larger portion of these densification units, including flex suite, will be primarily rental properties and may still be unaffordable to the average household.

This likely shift toward investor-driven rental-oriented or short-term rental occupancy introduces a grave uncertainty for neighbourhood stability and cohesion. It would also undermine the original intended need for densification on internal residential streets to provide affordable family-oriented housing, but instead will contribute to more transient living patterns that do not reflect the long-term interests of established residential communities.

Conclusion

For the reasons outlined above, we respectfully oppose the proposed rezoning and densification application at 10460 Agassiz Court. We urge Council to carefully consider the unique constraints of our cul-de-sac and the potential long-term impacts on residents.

Thank you for your time and consideration.

Sincerely
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