

SCHEDULE 1 TO THE MINUTES  
OF THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC  
HEARINGS HELD ON MONDAY,  
FEBRUARY 16, 2009.

<b>To Public Hearing</b>	
Date:	FEB 16, 2009
Item #:	2
Re:	Bylaw 8465

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** Monday, 16 February 2009 12:08 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #427)

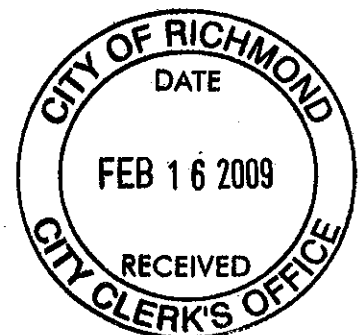
Send a Submission Online (response #427)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2009-02-16 12:08:13 AM

Survey Response

Your Name:	Edmond Yau
Your Address:	18 - 9308 Keefer Avenue
Subject Property Address OR Bylaw Number:	Amendment Bylaw 8465
	<p>The application of the amendment Bylaw 8465 is questionable. Why would the School District #38 like to change the land usage from "park" to "park and residential" with a relatively high FAR? If this change can attract more potential developers so that they can generate more cash sooner, I would consider that the School District is being inconsiderate with the people living in the surrounding area.</p> <p>1. With the decline in the economy and ample vacant condo and apartment units in Richmond, would it be sensible to build a 4 storey (over 1 parking level) apartment (1.2 FAR) in an already-crowded neighbourhood?</p> <p>2. The FAR of the new development on the Project Overview is misleading. For example, it states that "FAR on the south lots would be 1.20. This is equivalent to FAR 0.69 based on the area of the existing 7 lots". One must not account the land used for the park to calculate the average FAR. The 3 lots are dedicated for park use and is not part of the residential area.</p> <p>3. The townhouses in the McLennan South sub-area are built with a maximum</p>



Comments:

height of 3 storeys. Having a 4 storey apartment would potentially invade the privacy of the people living along the Keefer Avenue. 4. The traffic on Keefer Avenue and Heather Street is quite heavy already; will the development of a 4 storey apartment put stress on the existing roads? In addition, parking is always a problem along Keefer Avenue and Heather Street; some owners of 9308 Keefer Avenue park their cars illegally on the driveway and fire lane due to lack of parking spaces. Having a multi storey apartment would make the parking problem more severe. 5. The bylaw amendment mentions about a childcare facility for a minimum of 37 children would be built. Is there a maximum number of children that it can hold? If the max is undefined, it can cause more troubles in the future. Will the place get overcrowded? More children in the childcare also imply that traffic load could be heavy when the parents or guardians are dropping off and picking up the kids. 6. I would recommend the development of the affected lots to be townhouses with a limit of 2.5 to 3 storeys, with a 0.78 FAR, similar to what we have in the surrounding area. 7. I am in favour of expanding the Paulik Park; we need more green space. In conclusion, I strongly disagree with the new housing plan that contains a high FAR. Thank you Edmond Yau – owner of unit 18, 9308 Keefer Avenue