

<p>To Public Hearing Date: <u>May 17, 2010</u> Item # <u>1</u> Re: <u>Bylaw 8579/8580</u> <u>7820 Williams Rd</u> <u>etc.</u></p>

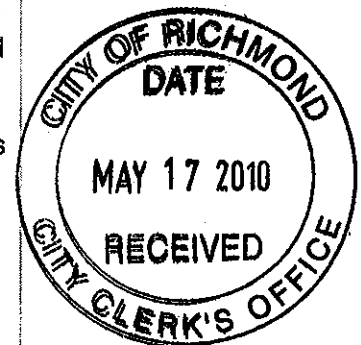
Mayor and Councillors

From: on behalf of Mayor and Councillors
Subject: FW: Send a Submission Online (response #498)

Schedule 2 to the Minutes of the Regular Meeting of Council held for Public Hearings on Monday, May 17, 2010.

From: City of Richmond Website [mailto:webgraphics@richmond.ca]
Sent: Sunday, 16 May 2010 10:37 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #498)

Your Name:	Chi Ming Kam
Your Address:	#5 - 9980 Greenlees Road, Richmond, BC, V7A1V4
Subject Property Address OR Bylaw Number:	Bylaw No. 8579
Comments:	<p>Date: May 16, 2010 Re: Official Community Plan Amendment Bylaw No. 8579 The redevelopment plan for the Broadmoor Neighbourhood Service Centre creates many foreseeable negative impacts to the neighborhood which outweighs the potential benefits suggested by the plan. In the redevelopment plan it states that the "buildings vary in height from two to six storeys and contain a variety of commercial spaces and residential units." Given Broadmoor neighbourhood has always been a residential community away from the busy streets of the city center of Richmond, buildings higher than two storeys not only create fragmentation to the neighbourhood, but it also obstructs the views of many residents around the area. In particular, the plan states that "Buildings are placed along the perimeter of the site, close to the property line along No.3 Road and Williams Road" and "density is greatest along the main arterial of No. 3 Road and the northeast corner of the site at Williams and No. 3 Road." This creates a wall-like and closed-in effect for those who live along the streets of Williams Road and Dunoon Drive. As well, "residential windows and balconies overlook common areas and public streets" implies that the residential windows and balconies can also overlook the nearby houses, leading to privacy issues. Above all, providing high density housing at</p>



the Broadmoor Neighbourhood Service Centre would draw in a much larger population to the neighbourhood and consequently lead to higher traffic around the area, thus affecting the peace and tranquility of the neighbourhood. We sincerely hope that the City of Richmond would consider NOT allowing the redevelopment of the Broadmoor Neighbourhood Service Centre to exceed two storeys high. Sincerely, Chi Ming Kam
Resident of the Broadmoor Neighbourhood