

Schedule 3 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, January 18, 2021.

ON TABLE ITEM

Date: Jan 18, 2021
Meeting: Public Hearing
Item: #12

From: Roger Poon <rogerpoon126@gmail.com>

Sent: January 15, 2021 11:34 PM

To: CityClerk <CityClerk@richmond.ca>

Subject: Comment on Public Hearing Jan. 18, 2021 -- 9300 and 9320 Cambie Road (RZ 18-835042)

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Dear Sirs/Madam,

In response to the Notice of Public Hearing for 9300 and 9320 Cambie Road, Richmond, please see attached PDF for the concerns regarding this development.

Appreciated if you may acknowledge this email.

Thank you for your attention..

Best Regards

Owner of Remy Unit 167.

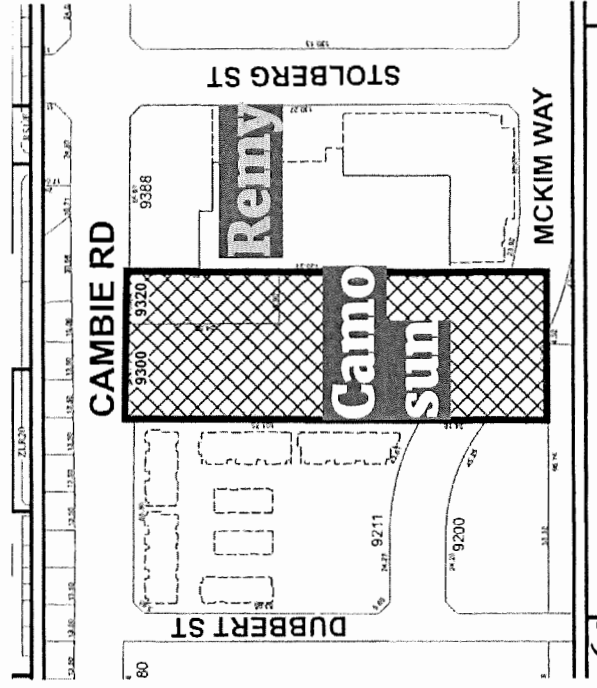
Sent from Mail for Windows 10



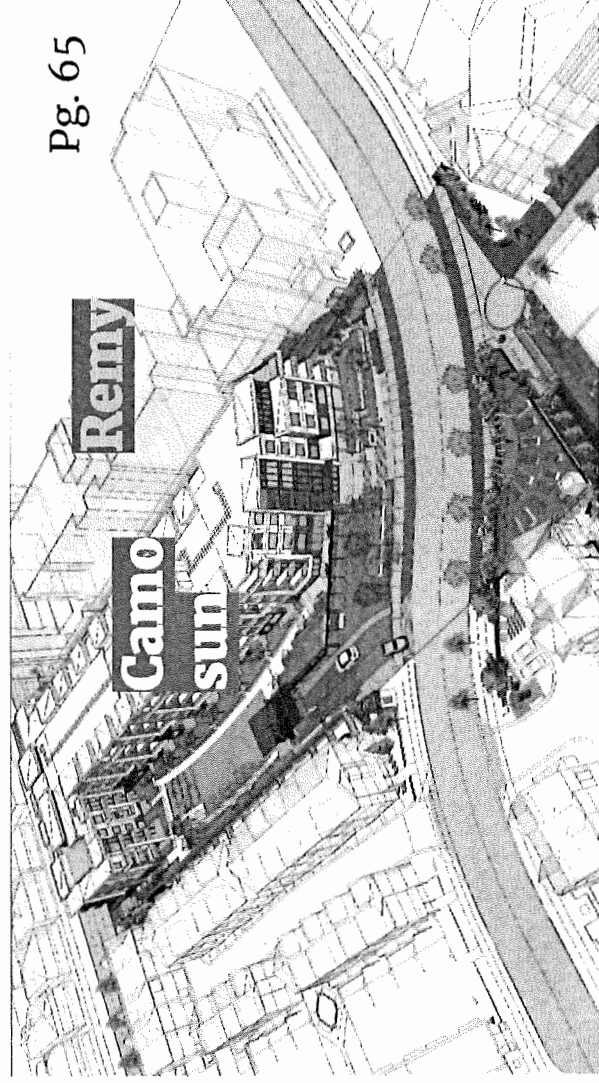
About

Westmark Developments (Camosun) Ltd. has submitted plans for a 5 storey 128 apartment units West of Remy; our residence

Location



Pg. 62



Pg. 65

The Main Problem

The Camosun lot is 5 stories high and only 1.5m (5ft) away from the West face of Remy



Road Dedication and Site Access

Road dedication along the site's Cambie Road frontage is required to accommodate frontage improvement works. This dedication will start at a width of approximately 3.5 m at the west property line and taper down to approximately 1.5 m at the east property line. In addition, a 20 m wide road dedication is required to accommodate the Remy extension of McKim Way through the site. Pg. 56

EAST PROPERTY LINE INTERFACE

Additional Problems

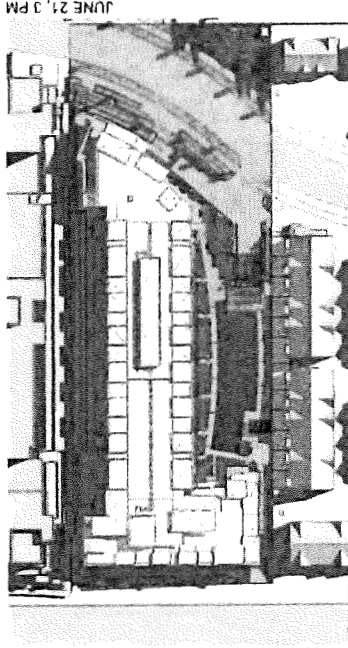
The Camosun lot development's close proximity will:

- Lead to a *loss of privacy*
- **Block sunlight** all day
- Cause a *temperature drop* from shade
- Cause moisture to be trapped between the buildings leading to **mold and mildew** on surfaces

**WILL DECREASE REMY
PROPERTY VALUE**



March, no
sunlight at
3pm



June, lower
floors no
sunlight at
3pm



September
no sunlight
at 3pm

Possible suggestions

- 1) Switch courtyard from West side to East (facing Remy)
- 2) Increase East side knockback clearance so it is not blocking sunlight for lower floors year-round
- 3) Lower building height
- 4) Rotate building orientation to avoid loss of sunlight and privacy

