

Schedule 4 to the Minutes of the Regular Meeting of Council for Public Hearings held on Monday, March 21, 2011.

To Public Hearing	
Date:	March 21, 2011
Item #:	3
Re:	Bylaw 8676

To: City of Richmond

Attn: Director, city Clerk's Office

Fax: 604-278-5139

Re: Zoning Amendment Bylaw 8676 (RZ 09-489238)

From: Residents of Williams Road, Parsons Road and Sheridan Road

Total page faxed: 6 (Including this page)



March 17, 2011

Director and Committee members of City of Richmond
Planning and Development Department
6911 No.3 Road
Richmond BC
V6Y 2C1

VIA FAX @ (604)-278-5139

RE: ZONING AMENDMENT BYLAW 8676 (RZ 09-489238)

Locations: 9900 No.2 Road, 6011, 6031, 6051 and 6071 Williams Road

Dear Sir/Madame,

We are writing to express our concerns and objections to "Rezone the above subject property from "Single Detached (RS1/E) to Medium Density Townhouse (RTM3), we oppose to permit development of 24 townhouse units on the site based on the following main reasons and concerns:

1. **Traffic Volume, garage access via Parson Road:** Amend from 5 single detached houses into 24 townhouse units ought to increase the number of vehicles in the neighbourhood significantly. This change will not only create and increase in noise pollution to our relatively quiet and tranquil area, but also to create traffic chaos and danger. Due to the fact that the entrance to the parking garages/spaces of the proposed townhouse units is on and via Parsons Road. At the moment, only the residents of 6071 Williams Road access to their parking spaces via Parsons Road entrance, the other residents of the above households do have their separate entrances via either Williams Road or No.2 Road. Therefore, our concern is that in the future, should this proposed project be approved and established, inevitably ALL of the vehicles belong to the 24 townhouse units will access to their parking garages via and solely via Parsons Road. Imagine how busy the traffic will become in the area? No doubt the elderly and young children will no longer feel safe to play at the front yards, and or to promenade around the neighbourhood as they used to. So we **OPPOSE TO** construct the townhouse parking entrance on or via Parsons Road. (See "A")

2. **Parking:** Although the developer proposed to build tandem parking space(s) in all of the townhouse units, however, we strongly believe that this will highly increase in the amount of cars to park on the street hereafter. Since parking is prohibited along on No.2 Road and Williams Road, consequently, notable amount of cars will choose to park on the now quiet and narrow side street~ Parsons Road! Why? From experience, many of the residents with tandem style parking spaces (i.e. Area on Heather St. between Granville and Blundell St. just for an example), residents are habitual to choose to park one of their

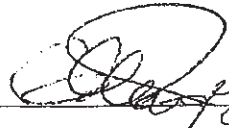
cars on their nearby streets simply for their own convenience. As we are aware that tandem parking is FRONT TO REAR type of parking where car A will not be able to leave the garage should car B was parked behind. Not to mention many households do own more than two cars, and of those belong to the visitors. Thus, many residents from the townhouse units will choose to park their 2nd or more cars out on the street instead. Our neighbourhood has many retirees and young children who spend a lot of time at home in their peaceful environment, we not only fear that the quality of their quiet, tranquil home setting and surrounding will change for the worse, but backing in and out from their garages to Parsons Road where cars are park on both sides of the street will also be a challenge and a dangerous one.

3. Height on the new townhouse units: The related proposed townhouse buildings are subject to 3 storeys in height, which are significantly taller in compare to our existing houses in the area. According to the site plans provided by the developer from the City of Richmond website, the new townhouse units will be 50% TALLER than our existing bungalows, and at least 30% TALLER than our existing 2 floors single detached houses. Hence, it is strongly suggest that the new project is inconsistence to the existing neighbourhood character, and which are clearly different than those existing houses along on Williams Road and on Parsons Road. True that some might argue that we have an existing duplex on Parsons Road, however, from the exterior, this duplex has no difference to those single detached houses surround. Therefore, we **OPPOSE TO any housing project to that density in the area and on Parsons Road.**

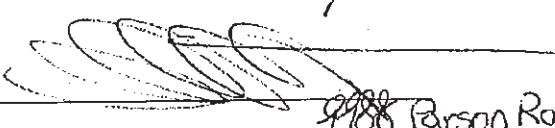
4. Removal of existing trees and plants: Furthermore, according to the report via the website, we have 41 valuable trees, however, sadly to think that 22 of them will be removed!! These are the trees that have exist for years and contribute so much to our scenery, they are irreplaceable and priceless! After their removal, then replaced by this tall, dense, row-house like townhouse project! All will be different and changed! They will change and will destroy the landscapes and the scenery in the vicinity, nevertheless, the coordination to our existing environment.

We are proud to call Richmond~ our city, and the subject area is where we call home! Not that we have a bias against any particular type of housings i.e. Townhouse in this case, however, we strongly object to any buildings which are in that density and heights as proposed by the developer. Please do take our concerns into your consideration and vote NO to this project. Thank you.

Petition signed by:



 9188 Parsons Road



 9188 Parson Road

Petition Signed by:

Zampella Wilson - 9891 PARSONS ROAD ~~Shepherd~~

613/Shepherd Rd Richmond Rd

[Signature] 9911 PARSONS RD 6120 SHERIDAN RD RICHMOND

[Signature] 9980 PARSONS RD [Signature] 6160 SHERIDAN RD

[Signature] 9940 PARSONS RD
Romaine Schlosser

6060 WILLIAMS RD

9940 PARSONS RD

[Signature]
6040 WILLIAMS RD -
MANJIT SEKHON

[Signature]

9931 PARSONS

6040 WILLIAMS RD

[Signature]

SAYF SEKHON

6100 SHERIDAN RD

6020 WILLIAMS RD

[Signature]
M. Clay Smith
6100 SHERIDAN RD

Li Shu Clay

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Came Clay Smith
6100 SHERIDAN RD

6020 WILLIAMS RD

Eddy Wong

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Came Clay Smith

[Signature] 9980 PARSONS ROAD

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Jeffrey [Signature]
6100 SHERIDAN RD

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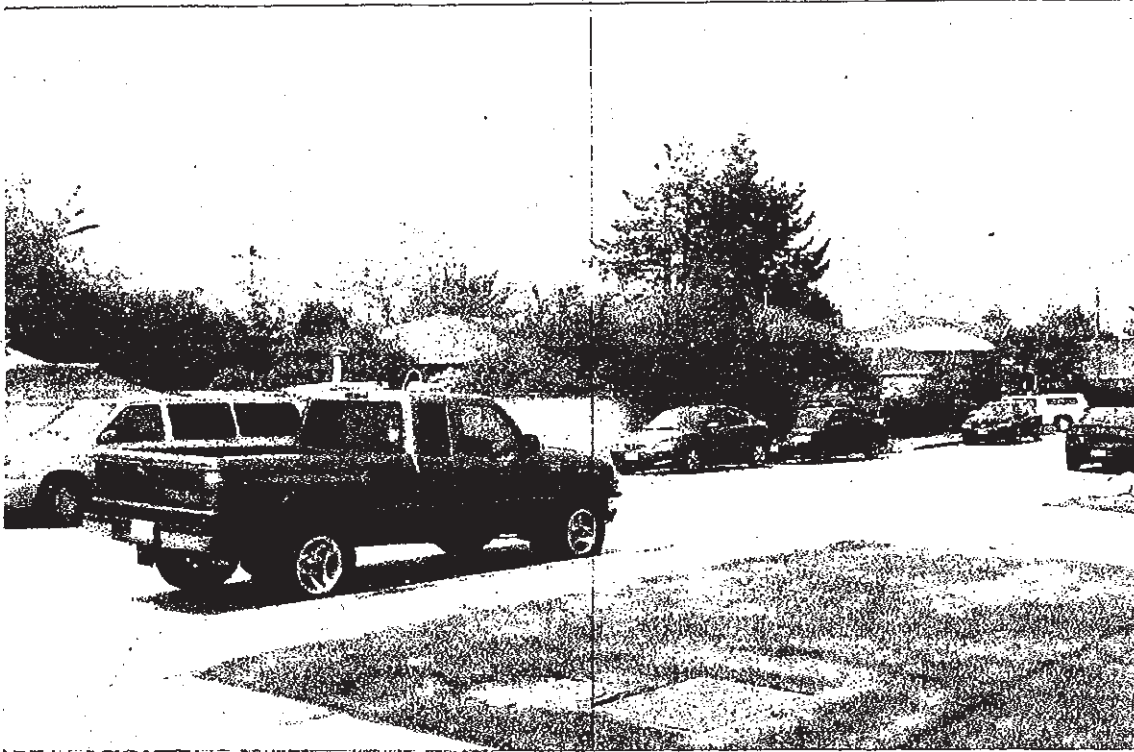
9980 PARSONS ROAD

Petition Signed by:

6120 Williams Road,
Richmond
Christine Ju

Charles Hornig 9851 Parson
Ave.

**(A) STREET VIEW ON PARSONS ROAD WITH
CARS PARKED ALONG BOTH/EITHER SIDE OF ST.**



**MAKES IT CHALLENGING + DANGEROUS TO BACK IN/OUT
FROM DRIVE - WAY, CARS SPEEDING IN FROM WILLIAMS ROAD.**

