

Schedule 5 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, December 16, 2019.

ON TABLE ITEM

Date: December 16, 2019
Meeting: Public Hearing
Item: # 6

CityClerk

From: Henry Lau <hhwlau@gmail.com>
Sent: Monday, 16 December 2019 16:00
To: CityClerk
Subject: Public hearing submission
Attachments: Letter City of Richmond planners-20191216.pdf

Hi there,

My name is Henry Lau and I am the current council president of the town-home complex at 8091 Williams Rd - Sereno, Strata Plan BCS 4378. I am writing on behalf of our strata owners for the purpose of the letter is to express our opinion against the OCP amendment bylaw 10110 at "8031 Williams Road" from "Neighbourhood Residential" to "Neighbourhood Service Centre", and the zoning amendment bylaw 10111 at "8031 Williams Road" from "Single Detached (RS1/E)" zone to "Commercial Mixed Use (ZMU44)-Broadmoor" zone. Please find the attached submission for the public hearing today.

Thank you very much

Henry Lau

Council President, Strata Plan BCS 4378 - Sereno

To City of Richmond,
Planning, Building and Development Dept.

Dear City of Richmond planners,

My name is Henry Lau and I am the current council president of the town-home complex at 8091 Williams Rd - Sereno, Strata Plan BCS 4378. I am writing on behalf of our strata owners for the purpose of the letter is to express our opinion against the OCP amendment bylaw 10110 at "8031 Williams Road" from "Neighbourhood Residential" to "Neighbourhood Service Centre", and the zoning amendment bylaw 10111 at "8031 Williams Road" from "Single Detached (RS1/E)" zone to "Commercial Mixed Use (ZMU44)-Broadmoor" zone.

Neighbourhood building harmony concern

I am a long resident at the neighbourhood for 15 years since my schooling years.

The neighbourhood of No.3 and Williams Road is surrounded by 4 elementary schools and 1 secondary school. The south arm community center also is a popular recreational center for elder residents in the neighbourhood. Our neighbourhood resides, in my opinion, mainly small and medium families with children and elders in the household. Therefore, our area is mostly populated with detached homes, duplexes and townhomes that support start up and mid size families with 4+ member in the household. This is my observation with the re-developments along Williams Road showing conversions from single detached home to duplexes or townhome complexes.

The current development application is a 4 stories mix-use rental and commercial building. The building is designed with 33 rental units with 19 units are studios and single bedroom units, which are focused on household residents under 3 persons. With the additional commercial unit at the ground floor, the building design will introduce more single person resident type into our neighbourhood plus adding commercial related traffic to the already busy intersection.

My main concern is about the decision on introducing a densely populated apartment building into a mid-size family home neighbourhood while we have our foreseeable supply of studios and one-bedroom from the massive re-development projects happening along No.3 Road and at city center near the Brighouse Skytrain station.

Secondly, No.3 Road and Williams neighbourhood already having more than enough commercial service for the community. Current commercial business surrounding the intersection includes:

Large supermarket, late night shopping center and convenience store, restaurants, late night bar, coffee shop, gas station, medical clinics and dentists, pharmacy, banks, bakery, laundry service, post office, yoga fitness center and animal hospitals. I was also learned that Coast Capital Union at Richlea center is planning to discontinue their service in 2020. In addition, 9900 No.3 Road has been vacant for 15+ years. Both facts are implicating a sufficient commercial space in the area.

Traffic and Noise Concern

I believe commercial businesses always require designated loading zone area. Based on the current plan, a loading zone will be located at the northeast corner of the development. Having 4 commercial units sharing with one loading zone area so close to neighborhood town-home will definitely causing persisting daytime traffic noise.

To City of Richmond,
Planning, Building and Development Dept.

The current convenient store (7-11) is already producing noise issues to 8091 Williams Road front row units. By introducing new commercial units, the increased traffic will also affect the west side of 8091 Williams strata and south side of 9700 No 3 Road strata as well.

We strongly encourage the city planner to consider a full residential development such as townhome complex instead of a mix use development.

Thank you very much

Best regards,

Henry Lau
Council President, Strata Plan BCS 4378 - Sereno