

Schedule 9 to the Minutes of the Regular meeting of Council held for Public Hearings on Monday, July 20, 2009.

## MayorandCouncillors

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** July 19, 2009 11:12 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #467)  
**Categories:** UCRS Code / File Number: Bylaw 8502 (RZ08-417993)

<b>To Public Hearing</b>	
<b>Date:</b>	July 20, 2009
<b>Item #:</b>	9
<b>Re:</b>	Bylaw 8502

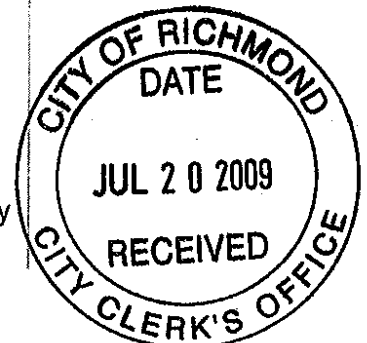
## Send a Submission Online (response #467)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-07-19 11:10:48 PM

### Survey Response

Your Name:	Victor
Your Address:	9451 Granville Ave, Richmond
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8502 (RZ08-417993)
	<p>Dear Director, David Weber and David Johnson: Re: Zoning Amendment Bylaw 8502 (RZ08-417993) I live at 9451 Granville Ave, Richmond, which is a 30 unit townhouse complex developed by Am-Pri Construction Ltd. As residents across street, we have two major concerns about the development of a 40-unit townhouse complex. First of all, many of the units at 9451 Granville Ave have experienced shaking of the building when buses or heavy vehicles drive by. We are not sure what has been the cause. Units nearer Granville Ave felt more shaking sensation than units further in side the complex. We are worried further development along Granville Ave would impose more pressure on the road way, thus making the building structures around more vulnerable. . Second, even a total of 88, including 8 visitor parking spots is proposed, as residents nearby we feel it would put more risks in the neighbourhood. As we know, the portion of Granville Ave in front of 9320, 0340, 0360, 9380 does not allow any parking on any side of the road and Ash</p>



## Comments:

Street is already a narrow street. If both sides of Ash are parked, the traffic will be very hard to go through. Even though each unit has a 2 car garage, with a tandem configuration, residents often park one car only and convert half of the garage into a room or storage. Therefore, even the proposed parking stalls is above the minimum required parking, there still will be more cars parked on the streets than expected. This is what happened with 9451 Granville Ave. Since Granville Ave is a major road, but yet only one lane on each side, it could be dangerous when cars are parked. There was a bad collision on midnight July 16, 2009, caused by a traveling vehicle running into a car parked on the north side of Granville Ave in front of our Complex. The applicant is proposing a density of 0.8 FAR, which is above the base density of 0.75 FAR as indicated in the OCP. A responsible development should not put such pressure on this already dense neighbourhood as a 59 unit polygon townhouse is already adjacent and a 30 unit townhouse complex developed by the same applicant just northeast of the proposed rezoning area. Residents at 9451 Granville Ave are able to hear people walking, closing doors and even the sound of flushing toilets at night times from adjacent units. Quality of living is greatly affected by such kind of development. In conclusion, a less dense townhouse complex provided by quality developments would be more appropriate. Please investigate above issues carefully before making your finally decision. We really appreciate your time and concern. We are sure you will be making a decision best for our McLennan South neighbourhood. Welfare of the residents lie in the hands of city hall workers like you.