

## Opposition

**Schedule 9 to the Minutes of the  
Special Council Meeting for  
Public Hearings held on Tuesday,  
July 26, 2011.**

City of Richmond:

July 26, 2011

I am the owner of 501-5028 Kwantlen Street, which is just facing the proposed land. I am opposed to the proposed Zoning Amendment and OCP Amendment for the following reasons.

- 1) The current zoning of Auto-Oriented Commercial (CA) specifies that the maximum floor area ratio for hotel is 1.5, and no 3-or-more storey building shall be located close to a residential zone than 25 meters. This protects the interests of residents around, especially the Seasons Zone. Residents choose to live in Seasons based on their understanding that the use of the proposed land will not be changed, and that they are confident that City will burden the responsibility to protect the interests of the residents around. I am very disappointed that City recommends the rezoning application which will definitely cause detriment to residents around. As one of the residents of the residential zone, I am strongly opposed to the Zoning Amendment Application.
- 2) According to the current Specific Land Use Map: Aberdeen Village, the 8540 Alexandra Road is in Urban Centre (T5) plan, which means the maximum Development Site Density is 2 for hotel use, without Village Centre Bonus. As per the GIS Inquiry from City of Richmond, the parcel area is 2,869 sq.m. The current specific land use allows a maximum building area of 5,738 sq.m for hotel use. However, the proposed Centre Bonus would give an extra density of 1 to applicant, i.e. total building area of 8,607 sq.m for hotel use. I wonder how City recommends the OCP amendment under the situation that there are already 2 hotels that are very close to the proposed land, Four Points at 8368 Alexandra Road and La Quinta Inn Vancouver Airport at 8640 Alexandra Rd, meanwhile, residents will definitely be hurt, physically and spiritually.
- 3) Imagine the situation that a 10 storey hotel with 101 guest rooms and parking for 113 cars is just my neighbour. Blocked view, added noise to the already heavy airplane noise, increased strangers, and jammed traffic would definitely happen if the proposed hotel were finally erected. Are those what the City would like to see? The most important point is if we can still trust the democracy of City, and if we are still confident that the City will protect the interests of residents as it has done before.
- 4) I bought unit 501-5028 Kwantlen Street last year, mainly because of the good view to the north. The purchase price reflected the good view. The proposed hotel would definitely block the view, and cause my unit to lose value, which is unfair to me. Up to now, I am very disappointed and depressed, because I believe the proposal would have been denied by City before this public hearing. Please consider seriously the very serious results to the residents around, and bring us fair and comfort.

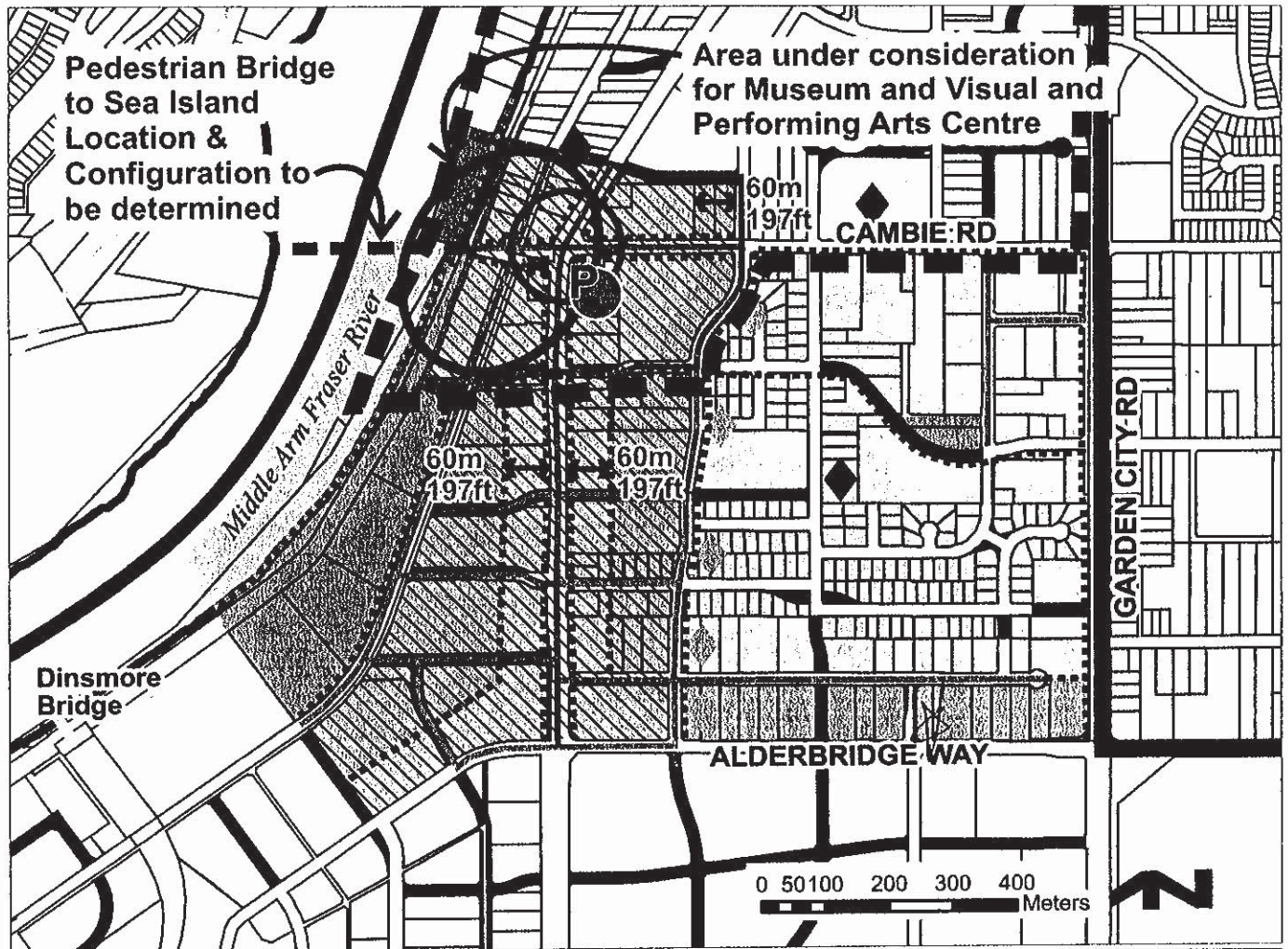
Thanks

Owner of Unit 501-5028 Kwantlen Street

Xin Xin SUN



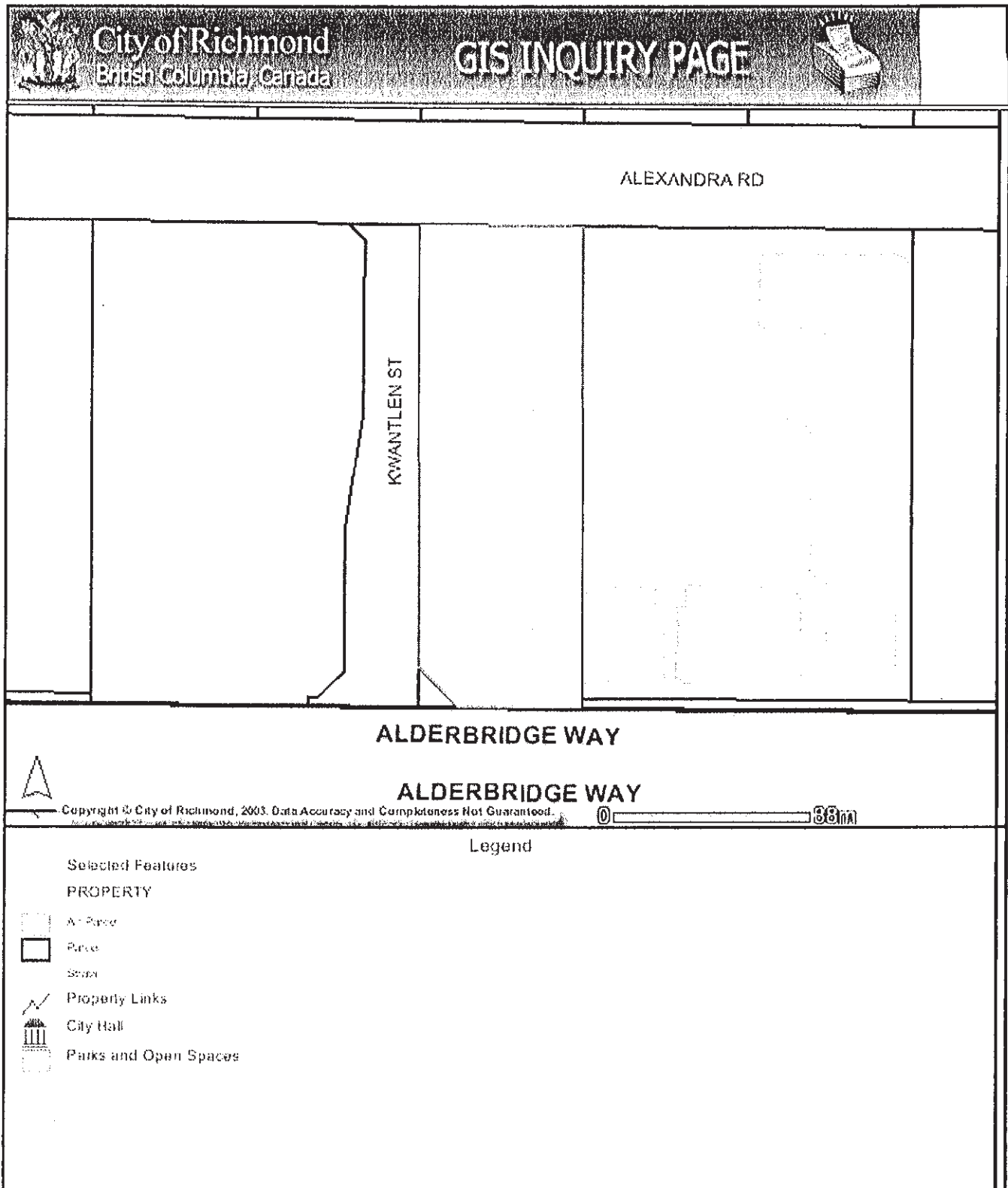
### Specific Land Use Map: Aberdeen Village (2031)



	General Urban T4 (25m)		Non-Motorized Boating & Recreation Water Area		Proposed Streets
	Urban Centre T5 (35m)		Marina (Residential Prohibited)		Pedestrian-Oriented Retail Precincts-High Street & Linkages
	Urban Centre T5 (25m)		Village Centre Bonus		Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages
	Park		Institution		Richmond Arts District
	Park-Configuration & location to be determined		Pedestrian Linkages		Canada Line Station
	Village Centre: No.3 Road & Cambie Road Intersection		Waterfront Dyke Trail		Transit Plaza

Specific Land Use Map: Aberdeen Village – Detailed Transect Descriptions		
Land Use Map Designation	Permitted Uses	Maximum Average Net Development Site Density
<b>General Urban (T4)</b>		
<ul style="list-style-type: none"> <li>• Residential prohibited.</li> <li>• Overlays:                             <ul style="list-style-type: none"> <li>a) Industrial Reserve – "Limited Commercial";</li> <li>b) Institution – Location as indicated;</li> <li>c) Pedestrian-Oriented Retail Precincts – "High Streets &amp; Linkages";</li> <li>d) Pedestrian-Oriented Retail Precincts – "Secondary Retail Streets &amp; Linkages".</li> </ul> </li> </ul> <p>Additional Land Use Considerations:</p> <ul style="list-style-type: none"> <li>a) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village area;</li> <li>b) Library Lending Service – This service should be situated within 400 m (1,312 ft.) of Aberdeen Village's designated Village Centre.</li> </ul>	<ul style="list-style-type: none"> <li>• Light Industry</li> <li>• The following uses, provided that such uses are not situated on the ground floor of the building (excluding building entrance lobbies):                             <ul style="list-style-type: none"> <li>a) Office;</li> <li>b) Education (excluding schools offering provincially mandated K-12 programs).</li> </ul> </li> <li>• The following uses, provided that such uses are not situated more than 50 m (98 ft.) from a property line abutting Hazelbridge Way, Alexandra Road, McKim Way, or Odlin Crescent north of Odlin Road:                             <ul style="list-style-type: none"> <li>a) Retail Trade &amp; Services;</li> <li>b) Restaurant;</li> <li>c) Neighbourhood Pub;</li> <li>d) Institutional Use;</li> <li>e) Recreation;</li> <li>f) Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.).</li> </ul> </li> <li>• Community Use (excluding child care)</li> <li>• Accessory Uses</li> </ul>	<ul style="list-style-type: none"> <li>• 1.2, provided that:                             <ul style="list-style-type: none"> <li>a) the total floor area of non-industrial uses may not exceed that of industrial uses (excluding parking);</li> <li>b) non-industrial uses do not share a common building entrance with industrial uses (excluding accessory uses).</li> </ul> </li> </ul> <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> <li>• Industrial Reserve – "Limited Commercial": To be determined on a site specific basis via City development application processes;</li> <li>• Institution: To be determined on a site specific basis via City development application processes.</li> </ul>
<b>Urban Centre (T5)</b>		
<ul style="list-style-type: none"> <li>• Residential prohibited.</li> <li>• Overlays:                             <ul style="list-style-type: none"> <li>a) Commercial Reserve;</li> <li>b) Village Centre Bonus;</li> <li>c) Institution;</li> <li>d) Richmond Arts District (RAD);</li> <li>e) Pedestrian-Oriented Retail Precincts – "High Streets &amp; Linkages";</li> <li>f) Pedestrian-Oriented Retail Precincts – "Secondary Retail Streets &amp; Linkages".</li> </ul> </li> </ul> <p>Additional Land Use Considerations:</p> <ul style="list-style-type: none"> <li>a) Museum &amp; Visual and Performing Arts Centre – These facilities are under consideration for location in this area;</li> <li>b) Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village area;</li> <li>c) Library Lending Service – This service should be situated within 400 m (1,312 ft.) of Aberdeen Village's designated Village Centre.</li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Hotel</li> <li>• Retail Trade &amp; Services</li> <li>• Restaurant</li> <li>• Entertainment</li> <li>• Education (excluding schools offering provincially-mandated kindergarten to grade 12 programs)</li> <li>• Neighbourhood Pub</li> <li>• Institutional Use</li> <li>• Recreation</li> <li>• Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.)</li> <li>• Community Use (excluding child care)</li> <li>• Accessory Uses</li> </ul>	<ul style="list-style-type: none"> <li>• 2.0</li> </ul> <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> <li>• Institution: To be determined on a site specific basis via City development application processes;</li> <li>• Village Centre Bonus:                             <ul style="list-style-type: none"> <li>a) north of Browngate Road: 1.0 for the provision of non-residential uses;</li> <li>b) elsewhere: 1.0 for the provision of office uses only.</li> </ul> </li> </ul>

Note: Richmond's Aircraft Noise Sensitive Development (ANSD) Policy applies (OCP Schedule 1) throughout this Village.



**City of Richmond Property Information**

Address: 8540 Alexandra Rd

Richmond Key: 20398

Lot: 39

Zoning: CA

FCL: 2.9m Gsc - Area A

DPA: Yes ALR: No Heritage: No HAP Required: No ESA DP required: No RAR: No NEF: Yes

Parcel Area: 2869 sq.m.

BCAA Legal: 39 SEC 33 BLK5N RG6W PL 6979 Except Plan BYLAW 72866.

Roll: 083616008

SEC: 33-5-6

OCP SCH: 2.10

Rights of Way:

PID: 004-130-073

PL: 6979

Sewer Area: West

Recycling Pick up Day: TUESDAY

**Assessments****GrossTaxes:** \$47,603.48**Parcel Area:** 2869 sq.m.**Gross Land:** \$2,856,000.00**Gross Improvement:** \$0.00**Gross Total:** \$2,856,000.00**Net Land:** \$2,856,000.00**Net Improvement:** \$0.00**Net Total:** \$2,856,000.00**Disclaimer**

GIS information is provided as a public resource for general information purposes only. The Information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.

Users are reminded that lot size and legal description must be confirmed at the Land Title office in New Westminster.

These maps are NOT a legal document, and is published for information and convenience purposes only.

?City of Richmond, 2003.

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