

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
DECEMBER 17, 2007

406(1)-28-8351

To Public Hearing	
Date:	Dec 17, 2007
Item #:	1
Re:	Bylaw 8251

Lynda Murdoch
10260 Amethyst Avenue
Richmond BC
V7A 3A7

December 17, 2007

Richmond City Hall
6911 No.3 Road
Richmond, BC
V6Y 2C1

Attention: City Clerk

VIA FAX

Dear Council Members:

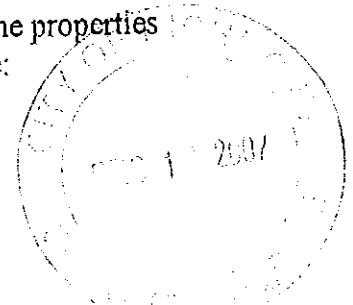
RE: Submissions on Proposed Bylaw 8351; Rezoning 9940 and 9960 No.4 Road and 10020 Albion Road to permit building of 5 homes and close a portion of Albion Road.

I live at 10260 Amethyst Avenue, in the same neighbourhood as the proposed redevelopment. I have the following concerns about the proposal:

1. Traffic

The submissions do not stipulate how the road closure will affect traffic. The traffic in our subdivision has risen greatly in the last 2 years as the redevelopment along Williams and No. 4 Road has occurred. There is now a great deal of traffic along Williams Road, in both directions, at most times of the day. Turning left off Aquila onto Williams is very difficult and virtually impossible during morning rush hour when there is increased traffic on the road and also increased traffic from the students and staff at McNair High School. It is also next to impossible to turn left onto No. 4 Road from Albion, Amethyst or Arvida. The traffic congestion results in people getting frustrated and driving unsafely, looking for a different route. There is increased traffic on Amethyst, much of it moving quickly, which is a safety concern for our family and the families around us. Our neighbourhood needs less traffic, not more. If the development goes ahead, there should be traffic measures taken, such as traffic calming devices and a light at the corner of Albion and No. 4 Road or Aquila and Williams.

In addition, although the development states it will be for 5 single family units, the reality is that the single family units being built along Williams Road have suites in them, making them 2 family units, with the accompanying increase in population and traffic. If your Council questions the truth of this, simply review the listing ads for the properties on MLS. The following are some of the properties currently listed for sale:



10608 Williams "potential for suite"
10600 Williams "1 bdrm suite"
10671 Williams "2 suites" in addition to 3 bedrooms upstairs
10677 Williams "2 suites" in addition to 3 bedrooms upstairs
10122 Williams "potential mortgage helper"
10111 Williams "2 bed in-law acc"
10299 Williams "pot in-law suite for mortgage helper"

They are also often advertised as having as many as four parking spaces (2 in garage, 1 uncovered in back and 1 in front). If the proposed development follows the same direction as those on Williams, the 3 homes that likely housed 3 families with 2 cars each, or 6 cars, will likely now house 10 to 12 families with 2 cars each, or 20 to 24 cars.

2. Trees

The proposal states that 42 significant trees have been identified. The developer is planning to donate \$10,000 in lieu of 20 replacement trees for off-site planting. Is that planting in our neighbourhood?

By simple math, that would leave 22 trees that will be preserved or replanted. Except only Trees 1, 2 and 3 are being enclosed in tree protection fencing. The landscape plan states that the developer "should" replace 22 trees, but if the trees "could not be accommodated" they can simply pay cash in lieu of \$500 per tree. If Trees 1, 2, and 3 are maintained, the developer will remove 39 trees, keep 3, and pay a total of \$21,000 in compensation – for 5 homes that will likely sell in the \$700,000 range. Granted, many of the trees may not be worth saving because they are diseased, lopsided, too small, etc. However, the arborist recommended saving Trees 18 and 19 which are a 20' cedar and 22' cedar. As well Trees 22, 23, 26, and 28, which are a 25' pine, 25' pine, 30' beech, and 20' pine, respectively, are all being removed because they fall within the building envelope for garage 2, house 3, or between garage 2 and 3. None of these are unhealthy trees that require removal except to accommodate yet another redevelopment plan in our neighbourhood. In my opinion, more effort should be made to require developers to comply with the tree bylaw as that is where the majority of the tree removal is happening. That might require building properties that are not cookie cutter copies of all the others along Williams, which no doubt have been found to optimize profit. Friends of ours from Vancouver call the orange redevelopment signs "Richmond Trees" since they are the only things made of wood in the front yards of the Richmond homes they pass on the way to our house. Given the attention around greenhouse gas emissions, it seems contradictory for Richmond Council to allow development that allows for significantly more traffic and less vegetation. I seriously doubt that the \$21,000 paid by the developer will go very far to rectify the decreased air quality the development creates.

3. Flood protection

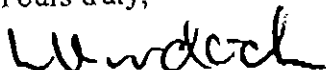
As with the other developments along Williams, these homes will have footprints, including their garages, which cover virtually the entire lot. There is very little soil that will not be covered with concrete. I understand that "ecodensity" is the new buzz word, however, the implications for flood runoff and soil stability are also important to consider. During the recent rains, the fields behind McNair were flooded. I wonder if the implication for the lands around the new development has been adequately considered by the planning committee.

4. Placement of Development

Although my concerns about development apply to all the new developments along Williams and No. 4, I recognize that now that Council has given permission to certain developers to develop in that corridor, it is unlikely to deny permission to new applicants. However, this proposed development is not restricted to property along the arterial roads. By annexing the Albion Road property, the developers are also going up a side road. This, I fear, may be the beginning of further encroachment of this development pattern into our neighbourhood, on non-arterial roads.

In summary, I fully expect this development to go ahead. However, in view of the profits to be made by the developers, I feel they should be required to do much more towards maintaining vegetation, decreasing traffic, controlling water run-off and offsetting the air quality impact of their buildings. Perhaps they could build four homes and use the remaining lot for a community garden. Or reconfigure the houses to protect more trees. Or require rooftop gardens on the garages to promote carbon dioxide transfer. And/or pay for a traffic light. It is up to Council to thoroughly investigate options that decrease the impact of the new development on the environment and existing neighbourhood.

Yours truly,



Lynda Murdoch.