

Schedule 4 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
May 27, 2020.



5880 Dover Crescent  
Richmond, B.C.  
V7C 5P5

<b>To Development Permit Panel</b>
Date: <u>MAY 27, 2020</u>
Item # <u>1</u>
Re: <u>DP 19-866690</u>

May 21<sup>st</sup>, 2020

City of Richmond  
6911 No. 3 Road  
Richmond BC V6Y 2C1  
Tel: 604-276-4007  
Fax: 604-278-5139



Attn: Claudia Jesson (Director, City Clerk's Office)

Re: Development permit DP 19-866690 (Location 5491 No. 2 Road)

Dear Sir/Madam:

As the owner and resident at 5880 Dover Crescent, in Richmond BC, I would like to say **NO** to the proposed building on the site of 5491 No. 2 Road. This property is too close to the bridge and would pose a huge risk considering the heavy traffic flow, noise disturbance, high density, etc. That property should instead be used to potentially build a garden, plant more trees or simply a kid's play area. Moreover, it would also be difficult for people to evacuate out of there if an earthquake does happen one day, as mentioned above, that property is very close to the bridge and will impact the surrounding traffic network. I truly hope all of you could take this into consideration and think about the high potential risk and concerns first and ultimately value environment, life and safety above all.

Thank you for your consideration.

Yours truly,





# City of Richmond

Follow-up/Response to  
Correspondence.

6911 No. 3 Road,  
Richmond, BC V6Y 2C1  
www.richmond.ca

May 25, 2020  
File: DP 19-866690

Planning and Development Division  
Fax: 604-276-4222

[REDACTED]  
5880 Dover Crescent  
Richmond, BC  
V7C 5P5

Dear [REDACTED]

**Re: Development Permit Application DP 19-866690 Regarding 5491 No. 2 Road**

Thank you for your letter dated May 21, 2020 and your interest in development in your neighbourhood. As you are aware, the DP 19-866690 application regarding 5491 No. 2 Road will be considered by the Development Permit Panel at their meeting scheduled for 3:30pm Wednesday, May 27.

The City Clerks Office will forward your letter to be considered by the Development Permit Panel along with the application. Public input is encouraged and may be provided to the City through a Development Permit application process.

The purpose of this email is to share some information with you. The DP staff report is published on the City's website at:

[https://www.richmond.ca/shared/assets/5491\\_No2Rd\\_DPP\\_05272056274.pdf](https://www.richmond.ca/shared/assets/5491_No2Rd_DPP_05272056274.pdf)

Regarding the safety of the building design, the detailed Building Permit application for the proposal will be designed by a professional design team, including geotechnical engineer, structural engineer and architect and is required to comply with the BC Building Code.

Regarding the potential for traffic congestion, a Traffic and Parking Study prepared by Tetra Tech was submitted in support of the proposal and has been reviewed and accepted by Transportation staff. The study concluded that the existing road network has sufficient capacity to accommodate the proposed 80-unit development. In addition, the No. 2 Road frontage will be improved through a required Servicing Agreement, including frontage beautification, sidewalk, off-road multi-use path separated from vehicular traffic and improvements to the road geometry (increasing the sight line of traffic from the No. 2 Road bridge). The City's Transportation Department has reviewed the site and is satisfied that the required No. 2 Road improvements will be an improvement over the existing condition.

Regarding the potential for noise disturbance, staff anticipate that the development will fit into the neighbourhood similar to any other multi-family apartment building.

Regarding the size of the development, the proposal complies with the overall height permitted in the existing zoning, with increased height in a portion of the roof area to allow the top floor to be a full size floor, the same size as lower floors. The applicant has submitted shadow analysis that demonstrates that the proposal will only have a minor impact on existing neighbouring development.

Regarding the potential for the property to be developed as a City park with a garden, tree planting or a play ground, the subject site is designated and zoned for affordable housing residential development. The neighbourhood is serviced by the park and play ground located on Dover Crescent, middle arm trail along the dike, the Richmond Olympic Oval plaza and other nearby community parks.

If you would like to discuss further or require additional information, please feel free to contact me by phone at 604-276-4282 and by email at [sbadyal@richmond.ca](mailto:sbadyal@richmond.ca).

Yours truly,



Sara Badyal, M. Arch, MCIP, RPP  
*Planner 2*

SB:sb

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**From:** [REDACTED]  
**Sent:** Monday, 25 May 2020 23:39  
**To:** CityClerk  
**Subject:** Attn: Claudia Jesson. RE: Development Permit Regarding 5491 No. 2 Road  
**Attachments:** Letter Regarding Development Permit.pdf

Hi Claudia,

As I am unable to attend the Development Permit Panel meeting on May 27th, I have delivered a written submission to Richmond City Hall on May 25th. However, as Richmond City Hall was closed, I have left the letter in the drop box. In case my letter was not received, I have also attached my comments regarding the development permit for 5491 No. 2 Road in this email. Please let me know if you have any questions or concerns.

Thanks in advance,

[REDACTED]