

Schedule 1 to the Minutes of
the Development Permit
Panel Meeting of Thursday,
December 12, 2013.

From: Mr. Johnny Leung

6451 No.2 Road,

Richmond, BC, V7C 3L4

To: Mr. Edwin Lee,

City of Richmond,

6911 No.3 Road,

Richmond, BC, V6Y 2C1.

Date: December 11, 2013

To Development Permit Panel
Date: <u>DEC 12/13</u>
Item # <u>1</u>
Re: <u>6451 No.2 Road</u>
<u>DP 12-617455</u>

RE: Application For a Development Permit #DP 12-617455

Dear Mr. Edwin Lee:

I have looked into the plan of the above proposed development – next to my property lot.

I feel bothered with the plan to increase the maximum ratio of tandem parking spaces from 50% to 60% of the total residential parking spaces required.

Reasons:

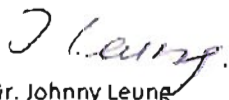
1. If the parking space is increased from 50% to 60%, does it mean the developer has the potential to change the SS parking to tandem parking and then they can at least have one more parking unit, leading the developer to have the potential/variance to convert the increased parking into more habitable space i.e. one more townhouse unit i.e. from 15 units into 16 units? This is unbearable because then more traffic and residences will be involved; more noises for moving cars in and out from tandem parking spaces.

Also, It must be strongly restrictive that no conversion of the garage area into habitable space.

2. At the front row of the townhouses, the end unit next to our property 6451, No.2 Road should not be more than two storey according to the City Planning new guidelines. Our landscape along No.2 Road and on the South side of our house will be shadowed and they will become unhealthy without direct sunlight (please see the attached pictures No.1...2...). We need to have more greens in our neighborhood.

Thanks for your time and please either email us at cecomp@axionet.com or mail us your answers.

Regards,



Mr. Johnny Leung

(Owner of 6451 No.2 Road, Richmond, BC, V7C 3L4)

