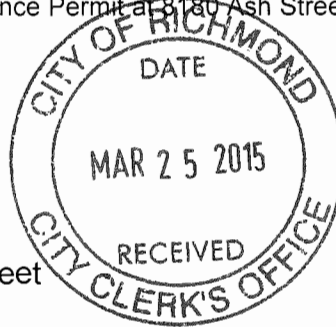


From: Y.W. Lam [paul.lam@live.ca]
Sent: Tuesday, 24 March 2015 11:02 PM
To: CityClerk
Cc: Bob; Nikolic, Diana; brian@dagneaultplanning.com; forenzs@hotmail.com
Subject: Development Variance Permit at 8180 Ash Street

Importance: High

To: Director City Clerks Office
c.c. City Planner, Diana Nikolic

Ref: File DV 14-658670 - 8180 Ash Street



To Development Permit Panel	
Date:	March 25, 2015
Item #:	3
Re:	8180 Ash Street DVP 14-658670

Dear Mr. Weber,

Please accept this email as my written submission to the Development Variance Panel for consideration at the meeting tomorrow (March 25, 2015).

This submission could be read in conjunction with my letter of October 15, 2014 addressed to the Habitat for Humanity, a copy of which is included in Appendix 5 of the Staff Report of March 2, 2015 under Item 3 of the Meeting Agenda. For ease of reference, part of my letter is extracted below:

" General features that are of concern to the neighbourhood:

A.1 The 3 housing units facing Dayton Court with a shared driveway has posed concerns to the neighbourhood during the 2011 public consultation process (when BC Housing applied for the variance). Some of our neighbours suggest that it should only be 2 instead of 3 units. Insufficient parking for this complex may result in over-flow street parking on Dayton Court and Ash Street.

A.2 The proposed height of the new houses is apparently higher than the neighbours. This is contrary to what we were told by the Architect's surveyors when field measurements (including the elevation of our homes) were conducted some months ago.

A.3 The general features of this proposed scheme (in relation to height/building form/character) are likely to attract more attention from the surrounding community at large. In this connexion, we would like to know how many residents in the neighborhood had been notified of the Open House event, and whether notices had been placed in the local papers before the event."

With due respect, no one from the Habitat for Humanity, its Architect or the City have responded to my letter. Further, I must admit that I found no relief to my questions above after reading the Staff Report.

B.1 The reason given in the Staff Report in support of six units is that "reducing the number of lots would limit the impact of the innovative affordable home ownership model proposed.." (ref. page 5 of Staff Report). I remain to be educated as to what is the impact of the innovative model, and why is such impact considered more important than the impact to the neighbourhood. In response to the concern of insufficient parking, page 4 of the Report relies on the rationale that "two parking spaces per unit complies with the Zoning Bylaw". This does not adequately address parking needs for the tenants in the secondary suites, in addition to the home owners.

B.2 The final elevations of the new houses are still uncertain. They could be as much as 9.9 feet higher (per page 7 of the Report), despite the grade level could only be 1 feet higher than the crown of the road. The Architect is referring to two sets of numbers here (one set comparing the ground/grade level and another set comparing the top elevations between houses. Why are they making it so confusing to the readers?). As a matter of fact, The Report recognizes the potential interference to the neighbouring houses along the north and south edge of this site, and considers that the impact will not be significant on the southern edge due to separation provided by the existing fire-lane (emergency access lane). That leaves the problem on the north side unattended.

B.3 The "extended notification area" per Attachment 3 of the Report duly acknowledges the need for a wider circulation of the project portfolio. The attention given by the City Planner in this respect is appreciated. However in this particular case, a 50m radius of the subject site (plus Dayton Court) is not sufficient to cover the community at large, particularly for many nearby residents who are concerned with the development. I have spoken with quite a few neighbours on McBurney Drive and Ash Street who are surprised that they have no knowledge at all of this project.

In summary, with questions remain unanswered, and with no changes made by the applicant to realistically address the neighbourhood's concerns, I submit my request to the Panel to defer approval of the subject application.

Respectfully,

Paul Lam

8231 McBurney Court
Richmond, B.C.
V6Y 3H5
(Hard copy signed and mailed to the City Clerk Office for record)