

March 25, 2015

Development Permit Panel  
City of Richmond  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1



ATT: DEVELOPMENT PERMIT PANEL

**RE: 8180 ASH STREET, HABITAT FOR HUMANITY SOCIETY OF GREATER VANCOUVER**

The Habitat for Humanity Society of Greater Vancouver is requesting to vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and to vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and 0.60 m for proposed Lot 6. These are not minor variances nor will the effect of these variances be minor to the residents of Dayton Court who will be most negatively affected by the variances, subsequent subdivision and construction of the proposed homes.

The Society held a Public Information Meeting on October 1, 2014 at South Arm Community Centre. The meeting was well attended by the residents of Ash Street, Dayton Court and McBurney Drive considering it was not held at nearby DeBeck Elementary but rather at South Arm a considerable distance away which results in a lower turnout.

The residents who attended the meeting raised a number of serious concerns with the proponents at the meeting including the invasive form of architecture and the limited amount of parking particularly for the homes to access Dayton Court.

There was no character study of the surrounding neighbourhood presented, only renderings of the buildings inserted into the existing streetscape. The proposed buildings bear no resemblance to any homes in the immediate or extended neighbourhood. The existing homes, particularly on Dayton, are all two storey with cedar siding and either shake or asphalt shingle roofs. They all have either a two car garage or a garage and carport. The proposed buildings will be using stucco, hardy board and metal roofs and provide only two carports per building. There are no elements of this new architecture that relates in any way to the existing form and character of the long established homes in the neighbourhood. We are told that architecture similar to the proposed new buildings is being well received in Vancouver and therefore the residents of this neighbourhood should love it too. We emphatically do not and believe it is a blight and will be an unwanted vulgar intrusion into a well-established neighbourhood for years to come.

A quick review of the written submissions from the Public Information Meeting reveals consistent concerns for the lack of parking, inappropriate architecture and traffic. It's not surprising that several of the residents commented that they thought the buildings looked "cheap" after viewing the architecture and materials compared to the existing neighbourhood. There were no comments supporting the proposed development.

While not only is the architecture and materials dramatically different from the existing neighbourhood, the entire concept of the homes is different as well. The surrounding neighbourhood (with the exception of the nearby townhouse project) is a community of single family homes. The new buildings are not new homes with a suite they are purpose designed to be a duplex pretending to be a single family home. This significantly alters the look and presentation of the home. None of the homes on Dayton for instance have a secondary suite or could even be converted to accommodate one.

As a result of these duplex like homes being proposed the two parking stalls per home are going to be woefully inadequate. The design of the homes and site plan does not allow for parking in the driveway if the carport is being used for other uses (which is quite likely to be the case as the housing units are very small) as is the case in a typical single family home. The driveway will be shared with six units. With the

potential for at least twelve cars in this incredibly confined space the vehicles will have no place to go but onto the street. And, since these units are located at the end of a cul-de-sac where there is no opportunity for street parking the vehicles will be spread down the length of Dayton Court imposing on the existing home owners forever.

The residents signed below oppose not only the variance but the entire development in the strongest possible manner and respectfully request that the application by the Habitat for Humanity Society of Greater Vancouver for the said variances be denied.

Thank you for considering the concerns of existing residents in the neighbourhood.

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Signature	Print Name	Address
	Singting Lu	8480 Dayton Crt
	Joseph Yang	8440 Dayton Crt
	Sheela Kulkarni	8486 De L. Court
	Henry Han	8480 Dayton Crt
	MILLIE ANG	7571 Dayton Ave.
	Chin Yan	8440 Dayton Crt
	KANG CAI	8420 Dayton Crt
	HELENA	8420 Dayton Crt
	FUNG Y	8406 Dayton Court
	Danny Lai	8406 Dayton Court
	Shirley Kwong	8400 Dayton Court
	MICHAEL LI	8400 Dayton COURT
	Henry Leung	8386 Dayton Court
	Lei Su Wai	8386 Dayton Court
	LEUNG CHONG YUI	8386 Dayton CRT
	YEUNG CHAM KWAN	8366 Dayton CRT
	Chen Pei Huen	8366 Dayton CRT
	Ho Yim Wai	8366 Dayton CRT
	Bin Wan	8100 Ash Street
	Man Li	8100 Ash Street.
	Benjamin Lin	8040 Ash St.
	C. BRETER	8211 McBurney Crt
	Troy Jung	8426 Dayton Court
	Anna Jung	8426 Dayton Court
	Brian Dagnavalis	8435 Dayton Court

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