

Schedule 21 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2015.

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>5</u>
Re: <u>8600 & 8620 No 2. Road</u> <u>DP13-644888</u>

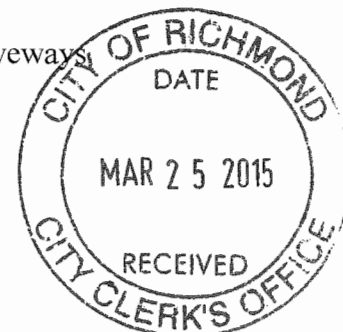
Objection to Vary the Richmond Zoning Bylaw 8500
For Development Permit DP 13-644888

Dear Council Chambers,

Ref: Proposed Townhouse Development: 8600 and 8620 No. 2 Road,
Richmond, B.C.

With reference to the above captioned issue, we are writing as a local resident to object to the 8600 and 8620 No. 2 Road development permit with respect to the Variation of the Richmond Zoning Bylaw 8500. We have examined the proposed development plans and we are greatly concerned with the proposal will have significant detrimental effects on the environment and local community. As local residents, we wish to object strongly to the Variation of the Richmond Zoning Bylaw 8500 for development of these 9 townhouses in this location in respect to the following reasons:

- No. 2 Road is a major arterial road for traffic between Richmond and Vancouver and vice versa via Russ Baker Way and it already has lots of traffic comparing with other neighboring major roads such as No. 1 Road, Gilbert Road and No. 3 Road, especially during rush hours;
- Therefore, townhouse development should be limited to this major Road, and the City Zoning Bylaws should be strictly carry out and not allow an easily modification such as the lot width from 50 m to 43.5 m and a setback from 6.0 m to 5.4 m. as in this particular townhouse development case;
- There are already 3 traffic signal lights and 2 pedestrian signal crossings between Blundell and Francis. Permitting this 9 townhouse development will not only increase the number of cars own by townhouse residents but also the additional 7 small car visitor parking spaces will greatly increase the amount of cars travelling in and out of the proposed development. Thus, making the No. 2 Road traffic even more busier and affecting the safety of pedestrians and cyclists around. As people are rushing to work, the increased traffic may cause danger and increase the chance of accidents;
- By having reduced the front yard setback from 6.0 m to 5.4 m, the area of "green" yard will be reduce in front of the development and consequently diminish the striking view along the road and make the busy street more tight and oppressive;
- The fact that the driveway of this proposed 9-townhouse development is directly across from the entrance driveway of 8611 No. 2 Road will cause danger especially during rush hour when both parties try to enter or exit their driveways simultaneously;

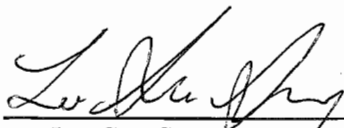


- The means of access should be both safe and convenient and should not negatively affect the amenities of any existing residential property. There should be adequate space between old and new buildings to maintain the amenity and privacy of adjoining houses.

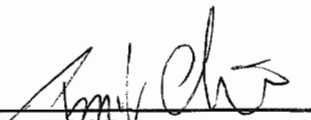
We hope the issues that have been discussed above will raise awareness to these situations and will cause you to refuse to grant the development permit with respect to the variation of the Richmond Zoning Bylaw 8500.

Thank you for your kind attention on these issues.

Yours Faithfully,



Lo, Sea Seng
Owners of 8611 No. 2 Road, Richmond, B.C., Canada.



Lo, Wai Peggy
Owners of 8611 No. 2 Road, Richmond, B.C., Canada.

MARCH 24, 2015.

Date