

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 25, 2015.

8435 Dayton Court
Richmond, B.C.
V6Y 3H6
604-241-0867

March 24, 2015

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



ATT: DEVELOPMENT PERMIT PANEL

RE: Development Variance Application #DV 14-658670
8180 Ash Street

As a resident of Dayton Court for going on 29 years our family has enjoyed our quiet cul-de-sac and the many families that have come and gone over that time period. Currently we have more pre-school and early school aged children than ever before which makes for a delightful street carnival of noise and activity virtually every evening and weekend during our warmer dryer months. The quiet safe cul-de-sac was a primary reason for picking this location when we purchased our home when our son was of a similar age. I suspect many of our current neighbours chose this location for the same reason.

We have always enjoyed the beautiful street trees and the design and character of the homes on our little Court. For almost 30 years they have aged well and still look good today. While not cookie cutter repetitions of each other, the homes bear a similarity that just "fits" into our street while providing some diversity and individuality.

Unfortunately the application before you, if successful, would destroy much of what we and our neighbours love about our quiet cul-de-sac. The proposed architecture is jarring and offensive. It makes no attempt to relate to the surrounding homes with its angular and asymmetrical lines, open car ports and virtually no front yard. These homes and the entire development will be intrusive and the proponent has obviously made no effort to be sympathetic to their new neighbours. Not even the most optimistic observer would expect that all the necessary parking can be provided on site with six units being stuffed into this extremely narrow access opening. The significant additional street parking and traffic (whether travelling below the speed limit or not) will be intrusive and disruptive to the many children who play regularly on this street as all the new traffic will have to navigate the full length of the street.

I personally have some concerns regarding the process for this application's review. I'm not sure why the Public Information Meeting couldn't be held at DeBeck nearby rather than South Arm. Holding these meetings in the immediate neighbourhood where residents are able to walk to these meetings results in a much higher turnout. I'm sure an appropriate date could have been arranged.

At the meeting itself the proponents, for the most part, were pleasant and informative but didn't appear to be particularly interested in our comments, critique or suggestions for changes. I was particularly disturbed by the Chief Executive Officer of Habitat for Humanity refusing to talk to me about their project before she left at the end of the meeting. Written feedback from the local residents is always important and many took the opportunity to complete the forms and leave them with the proponents. I note that they were included in the report in front of you today that is with the exception of my submission which has been left out of the package. I'm not sure how many others might have been left out as well.

I was surprised, considering all of the submissions had serious concerns about the project and had expressed their disapproval that the report and the comments from the proponents and their staff conclude that:

"The applicant has satisfactorily demonstrated that the lots can be developed in a manner that minimizes the impact of development on the existing neighbourhood";

"We feel our design will bring a sense of place to the surrounding neighbourhood and will be something that the communities will help build and take pride in";

"The discussions that I took part in related to form and character were positive. An understanding of the architecture and its need to be practical in its use of materials being low maintenance were received positively";

"For the public who were interested and wanted to engage in conversation with us it was our feeling that this was well received related to form design and character of the buildings".

They must have been listening to different conversations and reading different comment sheets than the rest of us. Interestingly, all of the concerns of the neighbourhood were deftly dealt with without ever changing a single line on a plan or page between the Public Information Meeting and the meeting here today. Almost six months and not a single change in response to community concerns!

The proponents have done a very poor job of consultation and designing a project that is appropriate for a long established community and have shown no interest in addressing any of the concerns of form and character and parking that have been repeatedly identified by the neighbourhood.

My wife and I would respectfully request that you deny this application before you today and preserve the character of our little area of Richmond for us and our neighbours.

Respectfully submitted,



Brian Dagneault CIP, RPP