

December 8, 2014

**Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
December 10, 2014.**

To Development Permit Panel
Date: <u>Dec 10/14</u>
Item # <u>2</u>
Re: <u>3471 Chatham St.</u> <u>DP14-672823</u>

Director,
Richmond City Clerk's Office

Re: Steveston Flats Development Corp., 3471 Chatham St.
Development Permit Panel meeting December 10, 2014

Despite the fact that Council's approval for this development seems to be a foregone conclusion, we feel we need to have our concerns recorded one more time.

We have never been against development on this site but have been diligent in trying to get the best possible building for our neighbourhood and our community.

In our Feb., 2014 letter to the Planning Department, we outlined in considerable detail all the ways in which we felt the proposed building was in contravention of existing zoning, the Steveston Area Plan, and Steveston's Conservation Area Guidelines. While acknowledging that each and every one of our concerns was credible, the Planning Department decided to make "exceptions" in all cases in order to move the proposal forward.

Following our presentation to Council's Planning Committee on May 6, 2014, some cosmetic changes were made to the building. Subsequent presentations to the Planning Committee on June 17, 2014 and the public hearing on July 21, 2014 resulted in no further alterations to the two most critical aspects of the proposal. The first being the size of the building and the second being the rooftop patio without which the elevator access and the height variance request would not even be necessary. We have consistently been opposed to both as totally unnecessary and completely inappropriate.

It is interesting to note that Councillor McNulty was recently reported in the local paper as having such great concern about the shadowing of neighboring yards created by the new development on the Steveston High School site that he requested the proposal be sent back to the Planning Department for reconsideration of setbacks while at the same time being quite prepared to accept this current proposal which will put all the adjacent back yards in shadow all winter.

Having Council members apologize for decisions which prove to be mistakes does not justify making the same decision and expecting a better result.

Tommy Douglas once said that the great thing about democracy was that everyone had the right to make the wrong decision.

We recognize Richmond Council's authority to accept this developer's proposal but we will not respect their decision to forever change the character of our neighbourhood in doing so.

Ralph and Edith Turner
3411 Chatham Street