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8360 DAYTON COURT
RICHMOND BC V6Y3H6

Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday, June
24, 2015.

June 16th 2015

THE DIRECTOR
CITY CLERKS OFFICE, RICHMOND

To Development Permit Panel
Date: <u>June 24/15</u>
Item # <u>2</u>
Re: <u>8180 Ash Street</u> <u>DV 14-658670</u>

SUB: DV 14-658670 PROPERTY LOCATION 8180 ASH STREET

APPLICANT: HABITAT FOR HUMANITY SOCIETY OF GREATER VANCOUVER INC.

Since we may not be able to attend the proposed development permit panel meeting proposed for June 24, 2015 at 3.0pm at council chambers, Richmond, we are herewith submitting written response for consideration before proceeding with any permits on the property at 8180 Ash Street.

It has been quite disappointing to note that despite voicing serious concerns with the below issues earlier, there have been no efforts to address them other than to state clarifications of a traffic study and a reference to onsite parking.

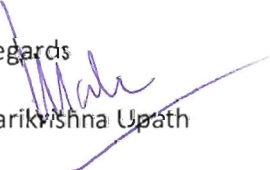
First concern is that with the proposed 6 lots – each being sublet with a tenant, there will be total 12 families residing at the property. This would mean at least 12 cars @ 1 car/family as a minimum. We have seen from experience and normal practice that even with a garage and an open car port, resident's park on the street in front of their respective homes. With 12 families packed into a lot with a very small frontage, it is obvious that there is going to be a lot of cars parked at the cul-de-sac on Dayton Court. Given peoples normal driving behaviour and attitude, it is a given that cars will be parked on the street, in this case at the cul-de-sac which has several pie shaped lots where even the existing cars are overflowing onto the street. It is just not possible to change people habits of parking on the street and walk into the homes – it is just sheer convenience and everyone does it. We completely object to the idea of having car access from Dayton court to this development on Ash Street, hence please remove proposed resident's car access from Dayton court.

Secondly, the number of cars on Dayton court, is going to be too many with 12 families residing at the end on the cul-de-sac. This cul-de-sac and road has several small kids playing around and elderly people using it for daily walks. It is a serious safety concern if so many residents and thereby cars are added to this street. Again, we object to having any access to the property from Dayton Court and request to consider alternate access.

Thirdly, looking at the existing lot sub-divisions at the cul-de-sac, on Dayton Court it is very clear that there was no plan to have access to this property on Ash Street from Dayton court, given the small frontage that it has been left with. Please do not squeeze something, when it was not pre-planned. It will be a nightmare for everybody – new and existing. Simply put, it just does not make sense to have the access to the property fronting Ash Street, from a narrow width entry on Dayton Court.

While the cause of building affordable housing is understood and commended, it should not be at the cost of introducing concerns, discomfort and unsafe conditions to existing residents. We do not want any changes to the current character, traffic pattern and car parking in this neighbourhood and voice our complete disapproval on the current development plan.

Thanking you and hopeful of a positive change to this proposal.

Regards

Harikrishna Upath

