

Subject: FW: Habitat for Humanity project on Dayton Court
Attachments: Letter to Development Permit Panel.doc

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>3</u>
Re: <u>B180 Ash St.</u>
<u>DVP 14-658670</u>

From: harvey7627@comcast.net [mailto:harvey7627@comcast.net]
Sent: Wednesday, 25 March 2015 10:20
Subject: Habitat for Humanity project on Dayton Court

As a concerned homeowner my wife and I oppose the subject development for the following reasons.

1. Parking will be an issue.
2. Architecturally the project does not suite the neighborhood.
3. Additional traffic, 12 additional vehicles traveling to 1 driveway on Dayton Court plus any visitors or maintenance vehicles. No home on Dayton Court receives that much vehicle traffic.

Respectfully,

Tay and Harvey Schwarzbauer
7627 Dayton Court
Richmond, B. C. V6Y-3H6



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

