

CityClerk

From: Pallett,Robin
Sent: May 13, 2020 12:17 PM
To: 'stanley.yu89@gmail.com'
Cc: CityClerk; Craig,Wayne; Reis,Joshua
Subject: FW: DP 18-821292

To Development Permit Panel
Date: <u>MAY 13, 2020</u>
Item # <u>2</u>
Re: <u>DP 18-821292</u>

Hello Stanley,

Thank you for your email and your questions relating to the proposed development at 3208 & 3211 Carscallen Road.

The meeting tonight is for the Development Permit Panel, at which a panel of senior City staff reviews the design of the proposed development. This meeting is the only opportunity for the public to provide their comments about the proposal to the panel. There is no voting by members of the public at this meeting, but the panel would be voting to determine whether the application should be endorsed for approval by Council at a later date.

It should be noted that the site was rezoned in 2015, at which time the number of dwelling units, affordable housing dwelling units and maximum building height (among other things) were approved. The subject application pertains to building, landscaping and site design, but not to the matters already approved through the rezoning. A separate application (ZT 18-827860) is currently in process that seeks to consolidate all of the affordable housing units approved via the rezoning into the building at 3208 Carscallen Drive (which fronts onto Sexsmith Road).

As a member of the public, you are welcome to attend the Development Permit Panel meeting. Please note that the City will be enforcing physical distancing measures to protect all attendees from risk of exposure to COVID-19 and as a result there is limited seating for the public in the Council Chambers. Unfortunately, the meeting is not available for online streaming.

Kindly find my answers to your questions about the proposed development below:

1. If affordable housing is to be approved, what would be the impact in the neighbourhood?

The affordable housing units would be eligible to low- and moderate-income households that are capable of independent living but are in need of some degree of support in addressing their housing affordability needs. I think it is worth noting that, since 2007, the City has helped secure more than 1,300 new affordable housing units in Richmond. These units have had no impact on adjacent properties and have provided a crucial supply of housing for individuals unable to afford rental rates in the private market.

2. Would the housing price market be affected?

Unfortunately, City staff are unable to comment on the housing market and property values.

3. How tall would the building be in comparison to the neighboring towers?

All three towers are proposed to be 47 metres as measured vertically via the Geodetic Survey of Canada (GSC), which measures from the average vertical elevation of sea level. Since the proposed grade along the No 3 road frontage is around 2.6m GSC, the towers would be about 44.4 metres from the sidewalk level along No 3 Road. Adjacent towers in the area, across Carscallen Road and across No 3 Road, have all been constructed or are proposed to be constructed to the same 47 metres GSC because it is the maximum height allowed by YVR and Transport Canada (to accommodate flight paths).

4. There's already congestion on Sea Island Way, will there be any amendments to the road or traffic lights?

If the application is approved by Council (which would not occur tonight), the developer would be required to upgrade Sea Island Way. The improvements include:

- upgrading the channelized island at the intersection of No. 3 Road & Sea Island Way to increase the refuge area for pedestrians and cyclists, and improve sightlines for drivers;
- providing a new off-road cycling path and sidewalk; and
- upgrading traffic signal operations at No. 3 Road/Sea Island Way.

I hope that I have answered all of your questions to your satisfaction. Please let me know if there is anything else that I can help you with.

Best regards,

Robin Pallett, RPP, MCIP | *Planner 2*
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From: Stanley Yu <stanley.yu89@gmail.com>
Sent: May 12, 2020 5:01 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: DP 18-821292

Hi,

Just a few questions:

1. If affordable housing is to be approved, what would be the impact in the neighbourhood?
2. Would the housing price market be affected?
3. How tall would the building be in comparison to the neighboring towers?
4. There's already congestion on Sea Island Way, will there be any amendments to the road or traffic lights?

What is going to happen in the city hall meeting? Are we voting or is it just an information session?

Thank you!

Sincerely,
Stanley Yu