

MayorandCouncillors

From: annel200 . <annel200@gmail.com>
Sent: Friday, 9 June 2017 00:26
To: Day,Carol; MayorandCouncillors
Subject: Development Permit Panel meeting

7100 Elmbridge Way.
DP 15-700007
Zoning Bylaw 8500

Landa Elmbridge Holdings

Parking is so horrendous everywhere I think the city should abandon the concept of the City Centre Zone2 parking rate. The intent was good but a total failure. People aren't abandoning car ownership. Instead, the streets throughout Richmond are suddenly overfilled with parked cars because of the lessening of required condo/residential parking. **Require this development to supply the standard city-wide parking rate number of spaces.**

My second comment: **deny** their request to extend the unenclosed balconies on levels 3 -16 **up to 3 meters into the front yard (10 FEET)**. They knew the legal building parameters when they proposed their development. Our skyline/views already have large swaths totally blocked by massive buildings allowed to build too close to each other. Stop this now! Allowing this will delete more skyline views enjoyed by all residents.

The only benefit if this request is granted accrues to the builder's profits. The resulting increased square footage of the apartment/condo increases the price to buyers, **moving these units further out of the reach of local/family/middle class buyers.**

If an unenclosed balcony is a feature of the apartments, the architects must draw their plans to meet the city bylaws and not intrude into our air space/views.

Please submit this to the panel meeting. I am going overseas tomorrow and will not be able to attend to present my view in person.

Anne (Lerner)
12633 No. 2 Road

