
From: Eng, Kevin
Sent: October 8, 2020 9:17 AM
To: 'Roy Oostergo'
Subject: RE: DP 19-855200

Hi Roy,

Thanks for email and comments provided on the variance request incorporated as part of the Development Permit application being considered at 6091/6111 Dyke Road. These off-site frontage works will be completed through a Servicing Agreement, which is a requirement of the previous rezoning and secures design and construction of all identified works (including the loading lay-by along Dyke Road).

As a follow-up to our phone call discussion, contact information is provided below for transportation staff to discuss your traffic related concerns in the area and information about the Construction Parking and Traffic Management Plan required for developments. Transportation staff have also been forwarded a copy of your email for review and follow-up.

- Traffic Operations Section – 604-204-8707; TrafOps@richmond.ca

As noted in our discussion, these emails will be provided to the City Clerk as public correspondence received for this Development Permit application.

Thank you for taking the time to provide your feedback to the City on this project.

Regards,
Kevin Eng
Planner 2, Policy Planning Department, City of Richmond
604-247-4626; keng@richmond.ca; www.richmond.ca

From: Roy Oostergo <roostergo@gmail.com>
Sent: October 5, 2020 1:52 PM
To: Eng, Kevin <KEng@richmond.ca>
Subject: Re: DP 19-855200

Kevin,

Thank you for your timely and detailed response! As discussed on our call just now, I am supportive of the request to move the commercial parking lay-by to a different location based on your explanation. However, I do wish to point out there is a current and pressing commercial traffic problem on Dyke Road already.

The current, limited supply of parking spaces on the west side of Dyke Road are regularly filled up by people fishing on the pier, visitors to The Pier condominium, and customers frequenting nearby businesses. There is no parking space currently restricted to commercial loading on Dyke Road. As such, large commercial trucks that supply local business, such as the Ember restaurant and Diplomat bakery, will often park in an unauthorized space along the road, blocking traffic in either the north-bound or south-bound lane.

This creates a very dangerous situation for vehicle and bicycle traffic, especially given the increased traffic volume noted on Dyke Road since improvements to the dyke and dyke visitor parking were recently completed. As such, I would encourage the City to require the Developer to complete the new frontage works, including the new commercial loading lay-by area, at an early stage of the overall development.

Thanks for the opportunity to provide this feedback.

Regards,
Roy Oostergo

On Oct 5, 2020, at 10:31 AM, Eng, Kevin <KEng@richmond.ca> wrote:

Hi Roy,

I'm well thanks and same to you.

The project will be proceeding to Development Permit Panel on October 15, 2020 for review and consideration. For access to information about the Development Permit Panel meeting date/time, agenda and accompanying staff report, please refer to the link below where this information can be accessed (note: I see that a preliminary agenda with staff reports has been posted on the City website):

- https://www.richmond.ca/cityhall/council/agendas/dpp/2020/101520p_agenda.htm

This project is required to get approval and issuance of a Development Permit from Council. The Development Permit Panel meeting is part of the process for the City to review these applications by the DP Panel for consideration (and if endorsed), move to the final stage of the Development Permit being forwarded to Richmond City Council for their consideration and decision. The Development Permit Panel is reviewing the entire project, which includes a request to vary the Richmond Zoning Bylaw 8500 requirements to not require an on-site loading space.

In relation to the requested variance, a loading area lay-by will be incorporated into the Dyke Road frontage upgrades to the west of the subject site that will be able to accommodate loading functions necessary to service this development. This loading area lay-by is being designed and constructed as part of this redevelopment and secured through an agreement via the previous rezoning application. At time of rezoning through the accompanying rezoning staff report, it was identified that a loading area lay-by would be incorporated into the frontage works and that there would be the inclusion of a request to vary the on-site loading space component through this Development Permit application.

The project consists of 13 residential dwelling units, which has been achieved without increasing the building area. The developer proposed the additional unit by taking one existing larger dwelling unit planned for in the rezoning and divided it into two dwelling units. In addition, the project complies with the required number of parking stalls in accordance with the Zoning Bylaw that includes the additional unit.

Through the Development Permit, there were refinements and additional design detailing to the overall architecture and landscaping for the project. These form and character aspects of the project revised through the Development Permit are consistent with the rezoning application.

I hope this email answers your questions.

FYI – your email and my response will be provided to the City Clerk as public correspondence received on this Development Permit application.

Regards,
Kevin Eng
Planner 2, Policy Planning Department, City of Richmond
604-247-4626; keng@richmond.ca; www.richmond.ca

From: Roy Oostergo <roostergo@gmail.com>
Sent: September 30, 2020 2:36 PM
To: Eng, Kevin <KEng@richmond.ca>
Subject: DP 19-855200

Hello Kevin, I hope this note finds you well during this challenging time!

We communicated several months ago regarding the above-noted DP. Today, I received a card indicating that the developer was going before the DPP to request a change to the on-site loading space requirement in the Bylaw. However, I also notice that the card indicates the development will now contain 13 dwelling units vs the 12 previously considered.

I see that the new package is not yet posted online in the DPP meetings section on Richmond.ca. Can you confirm when the new package will be available to download and review? Also can you confirm if the developer is seeking to increase the dwelling units to 13 also, and whether any other changes are contemplated?

Thanks very much!
Roy Oostergo
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