

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
June 16, 2021.

To Development Permit Panel
Date: JUNE 16, 2021
Item # 1
Re: DP 16-747620

From: Stephen Cheung <cheungs808@gmail.com>
Sent: June 11, 2021 12:02 PM
To: CityClerk
Cc: Howard C; Lorita C
Subject: File: DP 16-747620 Notice of development permit panel meeting

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To: Sara Badyal, Planning and Development Division

Hi Sara,

We are the owner of unit 19 of 10311 River Dr and oppose the permit of our neighbor 10333 River Dr to construct low rise (any higher than 4 levels) on our side containing 80 dwellings unless it is similar or match to our conventional 3 levels townhouse and more setback between the walkway.

Thanks for your attention, please register us to attend the panel meeting on June 16th.

Tak Kit Lorita Cheung/Chi Kwong Cheung
Cellular: 604-808-6878



To: Sara Badyal, Planning and Development Division

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Tak Kit Lorita Cheung/Chi Kwong Cheung
Cellular: 604-808-6878

To Development Permit Panel
Date: JUNE 16, 2021
Item # _____
Re: DP 16-747620

From: Badyal,Sara
Sent: June 16, 2021 11:48 AM
To: CityClerk
Subject: FW: 10333 River Dr - Parc Riviera DP 16-747620
Attachments: 0615211639_HDR.jpg

From: Stephen Cheung <cheungs808@gmail.com>
Sent: June 16, 2021 11:23 AM
To: Badyal,Sara <SBadyal@richmond.ca>
Cc: Lorita C <loritacheung@gmail.com>; Howard C <geminihc@gmail.com>
Subject: Re: 10333 River Dr - Parc Riviera DP 16-747620

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Hi Sara,

Thank you for your email to explain that the building height and 80 dwellings is outside of today's panel meeting because it had been approved for the land use during the rezoning process years ago.

However, we still concern with the 0.75m (29.5") setback is still too close to our townhouse because I just measured the width from our front yard fence to the public sidewalk is 56" as per attached photo unless Parc Riviere Project is going to build their townhouse with our same width 56" setback from their yard to the public sidewalk to be fairness.

Tak Kit Lorita Cheung/Chi Kwong Cheung
Cell: (604)808-6878
Email: cheungs808@gmail.com



On Mon, 14 Jun 2021 at 14:08, Badyal,Sara <SBadyal@richmond.ca> wrote:

Hello Lorita and Stephen Cheng,

Thank you for your email regarding the Parc Riviera Project Inc. Development Permit application DP 16-747620 at 10333 River Drive. Public input is encouraged and may be provided to the City through a Development Permit application process by letter, email, the City's website. Members of the public may also contact the City Clerks Office to register in advance for delegation at the DP Panel meeting. Under the current health orders, meeting attendance in person is not permitted and the public may watch meetings on-line through the City's website.

As you are aware, the DP application will be considered by the Development Permit Panel at their meeting scheduled for 3:30pm Wednesday, June 16, 2021. The purpose of this email is to share some information with you. The DP staff report is published on the City's website, as part of the DP Panel meeting agenda package at:

<https://www.richmond.ca/cityhall/council/agendas//dpp.htm>

Land use regulations (i.e. building height and density) are established through the City's rezoning process and as such the ability to construct a building in keeping with the existing zoning is outside the scope of the Development Permit and the Development Permit Panel meeting. The Development Permit Panel meeting is intended to address detailed form and character only.

Your correspondence will be provided at the Development Permit Panel meeting for consideration and the City Clerks Office will be in contact with you regarding your request to register for the Development Permit Panel meeting.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP

Planner 2

Development Applications Department

City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

P (604) 276-4282 | W www.richmond.ca | E sbadyal@richmond.ca

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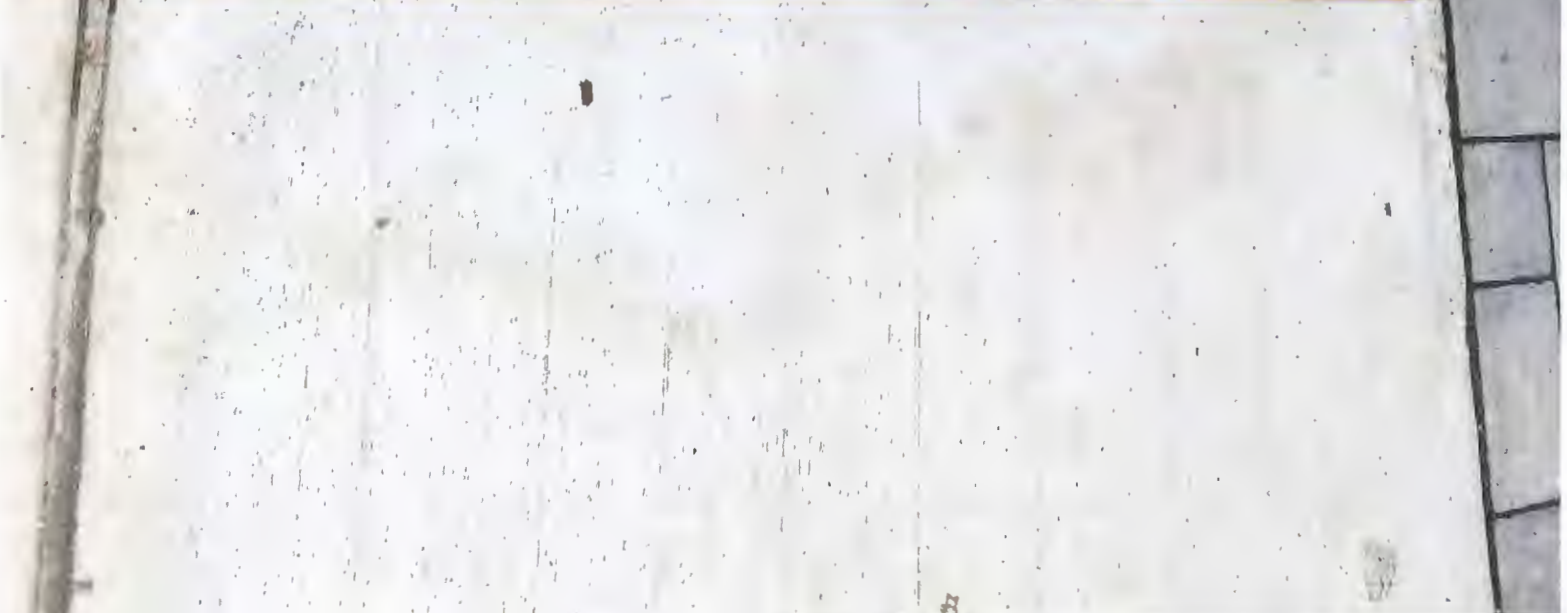
From: Stephen Cheung <cheungs808@gmail.com>

Sent: June 11, 2021 12:02 PM

To: CityClerk <CityClerk@richmond.ca>

Cc: Howard C <geminihc@gmail.com>; Lorita C <loritacheung@gmail.com>

Subject: File: DP 16-747620 Notice of development permit panel meeting



To Development Permit Panel	
Date:	JUNE 16, 2021
Item #	1
Re:	DP 16-747620

From: Badyal,Sara
Sent: June 16, 2021 3:26 PM
To: CityClerk
Subject: FW: 10333 River Dr - Parc Riviera DP 16-747620

From: Stephen Cheung <cheungs808@gmail.com>
Sent: June 16, 2021 2:24 PM
To: Badyal,Sara <SBadyal@richmond.ca>
Cc: Lorita C <loritacheung@gmail.com>; Howard C <geminihc@gmail.com>
Subject: Re: 10333 River Dr - Parc Riviera DP 16-747620

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Hi Sara,

Thanks for the detailed information, what we want is the fairness to our existing townhouse if the future neighborhood development is too close to our front yard.

To better understand your explanation to the setback of 0.75 m towards our side, I would appreciate if you could attach a diagram to illustrate, thanks.

Stephen Chi Cheung
Cellular: 604-808-6878

On Wed, Jun 16, 2021, 2:05 PM Badyal,Sara <SBadyal@richmond.ca> wrote:

Hello Lorita and Stephen Cheung,



Thank you for your further correspondence regarding the Parc Riveria development permit application DP 16-747620. The City Clerks Office will provide your correspondence for consideration at today's Development Permit Panel along with your earlier correspondence.

There are four proposed buildings adjacent to the shared property line between your development at 10311 River Drive and the development site at 10333 River Drive. The required 6m building setback that is provided at the proposed building closest to River Drive. A larger 6.6 m setback is provided for the central two proposed buildings. For the proposed building closest to the dike, a 6m overall building setback is provided, with the requested variance for a building bay projection of 0.75 m located on the second and third floor level. This means the proposed building closest to the dike would be setback from the shared property line 6m for the overall building and 5.25m for the building bay.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP

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