

Lee, Edwin

From: PlanningDevelopment
Sent: Monday, 9 September 2019 08:35
To: Lee, Edwin; Lussier, Cynthia
Subject: FW: Feedback for Sept. 11, 2019 Development Permit Panel Meeting

Categories: To Do

From: J G [mailto:corvette_racer@hotmail.com]
Sent: Sunday, 8 September 2019 11:50
To: PlanningDevelopment
Cc: joe.erceg@richmond.ca; Irving, John; Achiam, Cecilia
Subject: Feedback for Sept. 11, 2019 Development Permit Panel Meeting

Please accept this written submission to the Development Permit Panel Meeting of September 11, 2019 regarding Development Permit application 18-829140 (Spires Road 66 unit development). I will be out of town so I cannot attend in person.

I have concerns with the applicant's proposal to reduce the setback of the proposed public north-south walkway below the standard of 3.0m to 0m to "accommodate the proposed buildings footprints". The reduced setback will create a very intimidating and darkly shaded walkway which contravenes the City's design principles for livability as well as detract from the area's design as the applicant had previously committed in the rezoning application. The standard 3m. setback should be only compromised when it improves the neighborhood, not at the convenience of the developer. This reduction may pose a safety hazard – with large numbers of children & families walking and cycling to Cook School every day (especially concerning on dark winter mornings).

Here are specific facts supporting the rejection of the 0m setback based on Wayne Craig's report of August 24, 2018 to the Planning Committee, which stated:

1. "site planning and building design improvements" would "include larger and more functional habitable space on the ground level to improve livability and animate the streetscape" (page 5-6).
2. The development would include "walkways along the back of development sites to create additional unit frontages and enhance pedestrian circulation within the neighborhood" (page 6).
3. There would be "provision of the future north-south lane parallel to Cooney Road" (page 6)
4. There would be three SRW's ranging from 1.5m to 6.0m to enhance pedestrian circulation (page 9).

The approval of narrowing and partial closure of Spires Road was supposed to include benefits to the neighborhood according to the August 24 report.

How did this development proposal go from these designs and underlying principles supporting neighborhood livability to now proposing to completely remove the 3m setback? I am horrified to imagine what this and future developments will do to our neighborhood's livability, as well as to bicycle and pedestrian circulation based on the many developers' variance requests that will come forward in our neighborhood. Now is the time reject this proposal to send a message that neighborhood design principles and livability come ahead of developer profits.

Sincerely,
... Jose Gonzalez
Resident of 8935 Cook Crescent, Richmond