

Schedule 3 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 27, 2020.

**CityClerk**

<b>To Development Permit Panel</b>	
Date:	MAY 27, 2020
Item #:	1
Re:	DP 19 - 866690



**From:** Badyal,Sara  
**Sent:** May 25, 2020 11:52 AM  
**To:** 'bturick@hotmail.com'  
**Cc:** CityClerk  
**Subject:** 5491 No 2 Rd - RE: Notice of App.DP19-866690

Hello Bev Turick,

Thank you for your email and your interest in development in your neighbourhood. As you are aware, the DP 19-866690 application regarding 5491 No 2 Road will be considered by the Development Permit Panel at their meeting scheduled for 3:30pm Wednesday, May 27.

The City Clerks Office will forward your email to be considered by the Development Permit Panel along with the application. Public input is encouraged and may be provided to the City through a Development Permit application process by letter, email, the City's website, or in person at Development Permit Panel meetings.

The purpose of this email is to share some information with you. The DP staff report is published on the City's website at: [https://www.richmond.ca/\\_\\_shared/assets/5491\\_No2Rd\\_DPP\\_05272056274.pdf](https://www.richmond.ca/__shared/assets/5491_No2Rd_DPP_05272056274.pdf)

Regarding the size of the development, the proposal design includes 80 apartment units.

Regarding parking provided on the site, the proposal is supported by staff as it reflects the anticipated demand for this unique use and the proposal includes Transportation Demand Management (TDM) features. A Parking Analysis Study prepared by the developer's Engineering consultant Tetra Tech was submitted in support of the proposal and has been reviewed and accepted by Transportation staff. The study addresses the anticipated demand for vehicle parking for this unique mix of subsidized rental affordable housing uses and this unique model of building management. While resident parking is reduced based on analysis, visitor parking is being provided in accordance with the Zoning Bylaw. Transportation Demand Management (TDM) features associated with the proposal include: (i) subsidized transit passes for the 16 deep subsidy affordable housing units for two years; (ii) Pathways shuttle bus program transportation for all Pathways members to and from their residence and the Pathways Clubhouse in City Centre; (iii) bicycle rental/bicycle share program for the building, including four bicycles and four dedicated bicycle storage rack spaces located close to the building lobby; (iv) a bicycle maintenance room located in the parking structure; (v) electric bicycle charging outlets (120V) provided in each bicycle storage room; and (vi) short term pick-up and drop-off area for two vehicles is accommodated in the service area. In addition, the proposal includes 2 parking spaces for car share providers. The proposal is not anticipated to result in overflow parking.

For your information, the meeting minutes for the May 27, 2020 Development Permit Panel will be published on the City's website within two weeks of the meeting date. Link: <https://www.richmond.ca/cityhall/council/meeting/WebAgendaMinutesList.aspx?Category=8&Year=2020>

For project updates, or 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  
604-276-4282  
www.richmond.ca

-----Original Message-----

From: Bev Turick <bturick@hotmail.com>

Sent: May 24, 2020 1:31 PM

To: CityClerk <CityClerk@richmond.ca>

Subject: Notice of App.DP19-866690

I as an owner to at 5880 Dover Crescent , which is adjacent to said proposal property have a few issues that I'd like clarified if possible.

1) a.) The notice I received of this mtg. indicates approx. 80 purpose build....so what does that truly mean 75 Or possibly 90.??

b) iii. I have very strong feelings regarding the reducing of parking spaces from 87 to 46. There should be enough parking spots for every unit, which would include visitor / staff parking. My concern is the parking on Dover Crescent presently is at its capacity for street parking for all the condos that have been here for many years. If the new housing unit under review does not incorporate enough parking spaces then Dover Crescent will be expected to "take the overflow" which is totally inappropriate. The other concern is that if there is not enough parking for said overflow then people will start to think they can park in our visitor parking which in itself causes issues and the possibility that we as owners do not have spaces for our legitimate visitors and or we have to either provide a security guard or security garage door and the expense.

I hope these concern will be clarified clearly at the May 27 th meeting and that all owners will receive minutes and updates on this permit.

Thank you

B.Turick

Sent from my iPad