

Schedule 5 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
May 27, 2020.

**CityClerk**

<b>To Development Permit Panel</b>
Date: <u>MAY 27, 2020</u>
Item # <u>4</u>
Re: <u>DP 19-866640</u>

**From:** Badyal,Sara  
**Sent:** May 27, 2020 10:35 AM  
**To:** [REDACTED]  
**Cc:** CityClerk  
**Subject:** FW: FW: Development Permit 5491 No. 2 Road

Dear [REDACTED]

Thank you for your additional two emails, which the City Clerks Office will forward to be considered by the Development Permit Panel along with the application.

The main purposes of my emails is to let you know that your emails and concerns will be forwarded to the Development Permit Panel meeting to be considered by the Development Permit Panel along with the application, and to share some information with you.

Public input regarding Development Permit applications continues to be important to the City through this challenging time and staff have worked to ensure the same opportunities for public input continue to be in place. Public input is encouraged and continues to be received by the City by letter, email, the City's website, or in person at the Development Permit Panel meeting. For this application an open house meeting was also held earlier, in September 2019.

Staff anticipate that the development will fit into the neighbourhood similar to any other multi-family apartment building.

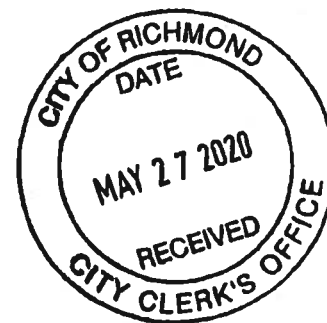
For further clarity on building design safety, the architect is required to design the project in compliance with the BC Building Code, which includes required fire fighting access provisions.

The proposed road improvements are located along No. 2 Road, including road geometry improvements. The proposed improvements do not extend onto the No. 2 Road bridge infrastructure, but the road geometry improvements will improve the sightline of southbound traffic travelling on the No. 2 Road Bridge.

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](http://www.richmond.ca)



**From:** [REDACTED]  
**Sent:** May 27, 2020 12:05 AM  
**To:** Badyal,Sara <SBadyal@richmond.ca>  
**Subject:** Re: FW: Development Permit 5491 No. 2 Road

Ms. Badyal. The tone and language in your writing indicates that you are in support of this project at every level rather than simply registering my concerns and giving them fuller appreciation at the meeting. Which is what the public input process is for. The timing of the meeting during a period of social distancing mutes the concern of locals with accepting that the quality of our neighborhood will in no way be enhanced by this development while this developer forces in as many units as he can on this small piece of land in his effort to "make a buck". Basic services and transportation will be further stretched and already have problems. This is poor planning in our corner of Richmond. Vancouver style density and social problems are being given a foothold should this be allowed.

Thanks again for registering and more importantly considering my concerns and interests.

[REDACTED]..City of Richmond tax payer.

On Wed, 27 May 2020, 09:38 [REDACTED] wrote:

Dear Sara Badyal. It sounds a bit as though you're already decided. That should not occur until the meeting. Having the meeting during a pandemic is not the best means to allow public input. Please register this as a concern.

No study would convince me that winter sun angles will essentially be BLOCKED at my location.

The police response time I mentioned to night time disturbance not to mention fouled air by non considerate pot smokers who inevitably move into a location like this has not in anyway been addressed. It will make the neighborhood less safe without a doubt. And in case fire equipment needs to move between buildings? It looks like they are building right to their west property line. So this would not allow for this.

We live at this location and note traffic accidents on a monthly basis and honking horns daily where the drive in will be. Is the city going to re-engineer the hump on the 2 road bridge to improve the sight line? I doubt it.

Thank you for your time and please register my concerns

On Wed, 27 May 2020, 02:28 Badyal,Sara, <[SBadyal@richmond.ca](mailto:SBadyal@richmond.ca)> wrote:

Dear [REDACTED]

Thank you for your emails and your continued 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 emails 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.

Your attached email dated September 11, 2019 is included and addressed in the DP staff report. 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)

Further to my attached email to you dated September 17, 2019, the purpose of this email is to share information with you.

Regarding the driveway to the site, it will be located generally along the north property line of the site with a portion of the driveway entrance accommodated on the neighbouring site to the north to ensure adequate and safe movements to/from the site can be accommodated. The No. 2 Road frontage will be improved through a required Servicing Agreement. This includes improvements to the road geometry which will improve the sightline of southbound traffic travelling on the No. 2 Road Bridge. The City's Transportation Department has reviewed the site and is satisfied that the required No. 2 Road improvements will be an improvement over the existing condition and will address traffic safety concerns for the site access and on-ramp to No. 2 Road.

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.

Regarding construction impacts, prior to Building Permit issuance, the developer is required to submit a construction traffic and parking management plan to the satisfaction of the City's Transportation Department.

Regarding the existing street trees along No. 2 Road, they will be protected and relocated. The developer of 5900 River Drive has agreed to relocate the eight oak trees at the developer's cost. The trees may be relocated to Brighthouse Neighbourhood School Park and Terra Nova South Park as they both have irrigation to aid in re-establishment and are located relatively nearby. The exact location for the trees will be determined through the Servicing Agreement application process.

Regarding the density of the development, as noted previously the proposal complies with the land use and density of the site's existing zoning which accommodates high-density development (ZHR3 zone: <https://www.richmond.ca/shared/assets/ZHR324120.pdf>).

Regarding the safety and access of the building design, the detailed Building Permit application for the proposal will be designed by a professional design team, including an architect and is required to comply with the BC Building Code.

Regarding potential sun shading, the proposal complies with the overall height permitted in the existing zoning, with increased height in a portion of the roof area to allow the top floor to be a full size floor, the same size as lower floors. The applicant has submitted shadow analysis that demonstrates that the proposal will only have a minor impact on existing neighbouring development. The shadow analysis is included as a reference plan in the DP plans.

I can also share some information with you regarding your other concerns that are not regulated through the City's development permit application process. Staff anticipate that the development will fit into the neighbourhood similar to any other multi-family apartment building. The site is served by existing bus service on Westminster Highway, with a bus approximately every 7 minutes in the peak hours. Both No. 2 Road (south of Westminster Highway) and Westminster Highway have been identified in Richmond's Official Community Plan as "Frequent Transit Routes", which indicates that, in collaboration with TransLink, it is anticipated that transit services will be improved in the future along these corridors. I can also let you know that transit use is monitored and improved by Translink and customer feedback can be provided to Translink directly (<https://feedback.translink.ca/>).

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](http://www.richmond.ca)

**From:** [REDACTED]  
**Sent:** May 26, 2020 12:34 PM  
**To:** CityClerk <[CityClerk@richmond.ca](mailto:CityClerk@richmond.ca)>  
**Subject:** Development Permit 5491 No. 2 Road

Dear Richmond planning department. I am an adjacent property owner for your Development Permit #19866690 at 5491 No. Road and wish to comment on the proposal for the Planning Department's consideration.

This junction is already the site of numerous accidents with traffic speeding over the No. 2 Bridge. To add in a car park with it's main access at this location will only further complicate the problem of slow moving cars crossing over with faster moving ones coming over the bridge some of which are wanting the right lane to turn west on Westminister. The removal of trees is not compatible with green carbon reduction initiatives or a beautified neighborhood.

As this represents alot of density on a small land package. The limiting of parking is questionable planning when it is considered that Dover Park lacks parking space. Nearby bus routes (401) are already quite crowded particularly returning from Skytrain later in the day. This will add to that problem.

For emergency Services. This is a high building fairly close to my own at [REDACTED] There is unlikely to be fire truck access between these buildings, my own and the nearby Children's nursery school. This is dangerous. For Police I wish it noted that night time response time at our building was about 1.5 hours when dealing with a loud party in 2019. As this is alot of density supposedly for lower income earners. Are we to expect similar response times for either Marajuana or noise problems originating from this building ?

I will also be forwarding an email sent to the Richmond City Planning last September. Thank you for your consideration of this overly dense and in my opinion hastily planned proposal. In addition to ruining my own sunlight in my condo, the construction period will be one of great disturbance immediately outside our window. This proposal should not proceed and if it does, needs to be reworked with less density. With the accident rate on Number 2 road at this site where access would be. City Planners are making a mistake traffic wise to build so densely on this site if approved.

----- Forwarded message -----

From: "Badval.Sara" <SBadval@richmond.ca>

To:

Cc: PlanningDevelopment <PlanningDevelopment@richmond.ca>

Bcc:

Date: Tue, 17 Sep 2019 17:48:45 +0000

Subject: RE: 5491 No. 2, File # DP-19-866690

Dear

Thank you for your interest in the development of 5491 No 2 Road. Your email was forwarded to me as I am the planner working on the Development Permit application. Your correspondence will be included in the development file and will be attached to the DP staff report to Development Permit Panel regarding the application.

As you are aware, the City has received a Development Permit application (DP 19-866690), which was submitted by GBL Architects to allow for a 80-unit multi-family residential building with 80 rental units. The current status of the application is that is being reviewed by staff.

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 DP application file is available for public viewing at City Hall 8:15am through 5pm Monday through Friday, with the exception of holidays.

Land use and density are regulated through the City's zoning bylaw. In response to your concern regarding the density of the development, the applicant is proposing to develop under the existing zoning which accommodates high-density development (ZHR3 zone: <https://www.richmond.ca/shared/assets/ZHR324120.pdf>).

A development permit regulates the architectural form and character of the building. Through our DP application process, the applicant will be required to produce a shadow analysis of the proposal.

In terms of Transportation related matters, the applicant is required to submit a transportation study prepared by a professional Transportation engineer, including assessment of vehicle access and pedestrian safety as part of the DP application process. When the study is prepared, it is required to be reviewed and approved by the City and any needed improvements would be secured as part of the development. I can also let you know that transit use is monitored and improved by Translink and customer feedback can be provided to Translink directly (<https://feedback.translink.ca/>).

In response to your construction disruption concern, Construction noise is regulated by Noise Regulation Bylaw 8856. Provided the day is not a Sunday or Statutory holiday, construction noise not exceeding 85 decibels "dBA" is permitted Monday to Friday from 7am to 8pm and Saturdays from 10am to 8pm. For your reference, the City has a good neighbour program brochure published on the city website with information and contact numbers ([https://www.richmond.ca/shared/assets/Good\\_Neighbour\\_Program9434.pdf](https://www.richmond.ca/shared/assets/Good_Neighbour_Program9434.pdf))

I can share some information with you regarding your other concerns that are not regulated through the City's development permit application process. The proposal will include a mix of unit types and a mix of rent levels from

subsidized to market. The building will be operated by Pathways, a Richmond not for profit organization that currently operates or organizes many residential units in Richmond. Staff anticipate that the development would fit into the neighbourhood similar to any other multi-family apartment building. I have forwarded your email to our Community Services Affordable Housing staff for their information.

If you have further questions or comments, 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](http://www.richmond.ca)

**From:** [REDACTED]  
**Sent:** Wednesday, 11 September 2019 07:46  
**To:** PlanningDevelopment  
**Subject:** 5491 No. 2, File # DP-19-866690

Greetings Manager Joe Erceg of Richmond Planning and Development and associated Building Approval Department:

In reference to possible development at 5491 No. 2 Road, File #DP-19-866690. I am writing to express concern at the size of this development relative the lot size and land space available. Aside from personal concerns of many low income neighbors on my own property value and the loss of morning sunlight in my Condo.

My concerns would be as follows. If this is a No. 2 Road address presumably road access would be from No. 2 road. Living across from this merge lane I can state that there are traffic problems with sight lines for drivers merging onto No. 2 road at this location. Honking and accidents as drivers speed over the hump of No. 2 road bridge. If also putting an access point here it would be a further immediate slow down for traffic. If the access will be from Dover Crescent you would be removing a needed walking path who many use as access between Dover Park and the River system and also be putting the vehicle access right adjacent to a Pre-school. The current 80 unit proposal would place very high demand on these access points while attempting to fill this parcel completely and high with as many units as possible.

Secondly as this will be designated for lower income people. I note that the 401 bus route nearby is already at high demand during many hours of the day with very much standing room only too Richmond Brighthouse and Downtown Richmond. This is a further demand on this already high demand service. This would have to be considered when adding this many units to our area many of which would be bus users at low income.

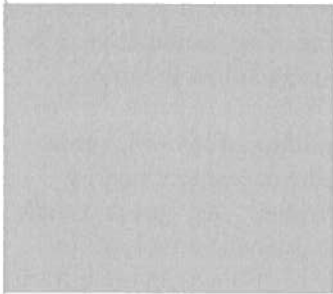
Thirdly are more the Social concerns and extra policing needed for an all rental building of lower income occupants right nearby. Frequent loitering and littering not far from my own building access and nearby Dover Park which I currently enjoy trouble free. How would this be policed and cleaned ? My guess is that

not much extra serving in these regards would be planned or implemented. As Marajuana is now legal in Canada which gladly there are City Bylaws for. It is a smoke that can have a range of 100 meters or so from a smoker. More so than cigarette smoke. Living in a Multi family dwelling myself my own Strata council is gladly responsible in dealing with this issue. But with a building next to us who may care less about this topic while blowing their smoke our way. How could this be effectively enforced on the many people moving in and out to have consideration for other neighbors in the area? Associated noise with people overly relaxed from the product also.

Obviously being a nearby neighbor if proceeding a strict schedule for construction in the disruptive period to neighbors lives would be appreciated. I suggest 8 AM--6 PM 6 days a week excluding Sundays and Holidays. Outside of this would not at all be appreciated. And neither would the building's approval at it's current size either for that matter.


I don't wish to be a "NIMBY" type neighbor as the planning department may understand and see in regards to this important social issue in Vancouver area. I do question the size of this proposal as it will completely fill the land available. And as I have indicated is not without questions that are not likely to be adequately addressed. Please reject this file and scale down this development. Even sell the land it would be great for a small commercial development and better sized for it. If determined to make it an all rental low income facility, do consider my letter, and the current over sized nature of this proposal.

Sincerely,




----- Forwarded message -----

From: CityClerk <[CityClerk@richmond.ca](mailto:CityClerk@richmond.ca)>  
To: CityClerk <[CityClerk@richmond.ca](mailto:CityClerk@richmond.ca)>  
Cc:  
Bcc:  
Date: Tue, 26 May 2020 20:56:19 +0000  
Subject: FW: 5491 No. 2, File # DP-19-866690

From:   
Sent: May 26, 2020 12:41 PM  
To: CityClerk <[CityClerk@richmond.ca](mailto:CityClerk@richmond.ca)>  
Subject: Fwd: 5491 No. 2, File # DP-19-866690

----- Forwarded message -----

From:   
Date: Wed, Sep 11, 2019 at 5:46 PM



Subject: 5491 No. 2, File # DP-19-866690  
To: <[planningdevelopment@richmond.ca](mailto:planningdevelopment@richmond.ca)>

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