

Schedule 8 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 27, 2020.

To Development Permit Panel	
Date:	MAY 27, 2020
Item #:	7
Re:	DP 19-866690

CityClerk

From: Badyal,Sara
Sent: May 27, 2020 2:18 PM
To: 'Peter Clayton'
Cc: CityClerk
Subject: RE: application dp 19-866690

Dear Peter Clayton,

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 the 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 let you know your correspondence will be forwarded to the Development Permit Panel meeting along with the application and 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

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 potential for traffic congestion, a Traffic and Parking Study prepared by transportation engineering consultant Tetra Tech was submitted in support of the proposal and has been reviewed and accepted by City Transportation staff. The study concluded that the existing road network has sufficient capacity to accommodate the proposed 80-unit development. In addition, the No. 2 Road frontage will be improved through a required Servicing Agreement, including frontage beautification, sidewalk, off-road multi-use path separated from vehicular traffic and improvements to the road geometry (increasing the sight line of traffic from 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.

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: Peter Clayton <peterclayton@hotmail.com>
Sent: May 27, 2020 12:35 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: application dp 19-866690

hello,

i hope to attend today's meeting, but in case it's not possible here are my concerns re. this application

1. this building will seriously aggravate existing parking problems on dover crescent, especially given the limited resident parking space in the proposed building
2. re. access, the slip road to no. 2 road, will become further congested during rush hour

thanks for your consideration

peter clayton
702-5860 dover cres
richmond
v7c 5s6

Pete

...sent from my thumb - expect typos