

Schedule 9 to the Minutes of the
Development Permit Panel
meeting held on Wednesday, May
27, 2020.

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

CityClerk

From: Badyal,Sara
Sent: May 27, 2020 2:18 PM
To: 'Cho Karen'
Cc: CityClerk
Subject: RE: Notice of Application For a Development Permit DP 19-866690

Dear Karen Cho,

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

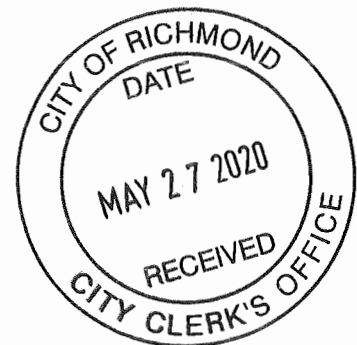
Regarding building height, The proposal complies with the overall height permitted in the existing zoning, with the noted increased height in a portion of the roof area to allow the top floor to be a full size floor, the same size as lower floors. The applicant has submitted shadow analysis that demonstrates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

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.

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

From: Cho Karen <kaywhyc@yahoo.com>

Sent: May 27, 2020 1:14 PM

To: CityClerk <CityClerk@richmond.ca>

Subject: Notice of Application For a Development Permit DP 19-866690

Good afternoon,

I received the above mentioned notice. I am not in favour of increasing the maximum building height from 18 m to 20.3 m for the west portion of the building and reducing the number of parking spaces from 87 to 46.

Regards,
Karen Cho