

Mr. David Weber  
Director, City Clerks Office  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

<b>To Development Permit Panel</b>
Date: <u>March 24, 2010</u>
Item # <u>2</u>
Re: <u>DP 08-429887</u>

March 19, 2010

Re: - DP 08-429887 – Orion Estates Ltd  
7140 Railway Avenue

Schedule 1 to the Minutes of the  
Development Permit Panel meeting  
held on Wednesday, March 24, 2010.

Dear Sirs:

We are not opposed to the development but are extremely concerned about parking and traffic in the area. The parking has already reached its saturation point from Linfield Gate on Lindsay, Lindsay Court, the paved lane connecting Lindsay to Lynnwood Drive and through the cul-de-sac in Laurelwood to the Fire Lane on the east of the complex. The 27 total parking spaces mentioned in the notice do not clarify if they are owner/occupier and visitors or whether there will be additional parking in unit garages and/or carports. The ingress and egress to the east of the development (Orion Estates) will add to the congestion in the narrow blind-corner paved lane road connection.

We had our first Annual General Meeting for Phase I of the Laurelwood Complex in 1998. At that time, and a few times since, we have expressed concern about the Fire Lane usage and have been told by the Strata Council and the Dorset Realty Property Manager that the Fire Lane to the east of Laurelwood was part of the development agreement between Townline and the City of Richmond. We have also been told that although we have no control over the area, we are responsible for its upkeep and maintenance. Despite signage indicating NO EXIT at the north end of Lindsay, at the entrance to Laurelwood via the paved lane, there is a regular flow of non Laurelwood traffic through the complex, down the Fire Lane and out onto Granville Avenue. The new development will only exacerbate this unintended traffic flow.

The Fire Lane was not designed, built or intended for the volume of traffic it now receives and occasionally there is two-way traffic and parking. Who has the liability for the Fire Lane regarding repairs, maintenance and accidents and is it private or public property and is the use unlimited or restricted? The problems have been caused by the City of Richmond with their approval of the blind corner paved lane into Laurelwood and the Fire Lane usage as an exit to Granville Avenue combined with the disconnected ends of Lynnwood Drive. The answer therefore also lies with the City of Richmond. Eliminate the parking bays on the paved lane and widen it to road width, eliminate or restrict the use of the Fire Lane and connect the east and west floating ends of Lynnwood Drive.

You may not receive many replies to your Notice of Application from Laurelwood owners, but we urge you to take our single response as a serious concern for these problems in our neighbourhood.

Best regards,

WR. Moffatt  
*[Signature]*

Bill and Judith Moffatt  
36-7111 Lynnwood Drive  
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Encl.



