

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 29, 2017.

March 21, 2017

Director, City Clerk's Office
6911 No 3 Road,
Richmond, B.C. V6Y 2C1

Re: Development Permit Application and Heritage Alteration Permit
DP 16-740024 and HA 16-744661
3755 Chatham Street, Richmond, B.C.

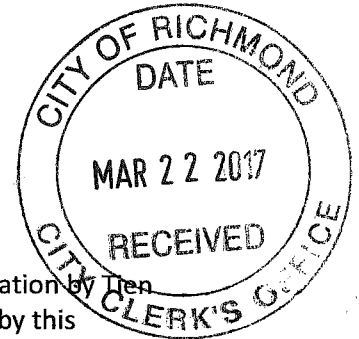
To Development Permit Panel,

I am writing in regard to the above Development Permit and Heritage Alteration Application by Tien Sher Chatham Development. As I am one of the neighbouring residents most affected by this development, I would like my concerns expressed at this meeting if I am not able to attend.

At the time that the re-zoning application was to be processed, I talked to Kevin Eng, Planning & Development Department and he referred me to the information about this development on the City of Richmond website. We had quite a long conversation regarding the plans and although I am not directly opposed to the development, I have since that time developed a number of concerns regarding the plans and procedure of the permit process.

- 1) **Timing of the hearing by the Permit Panel** - At the time of our conversation before the re-zoning hearing Mr Eng told me that the Development application could not be heard until the applicant had fulfilled all the requirements and payments specified in the re-zoning. He stated that one requirement was the removal of the trees on the 4 lots involved and the removal of the buildings on the lots in order to consolidate the 4 lots into one parcel. As I look out my window today, the buildings are still on the property and the trees have not been removed so I question why this application for development is being heard.
- 2) **Removal of Heritage Trees in the Village of Steveston** - The trees to be removed by this development include extremely large Lombardy Poplars which I am sure are at least 100 years old and are the only trees in our direct neighbourhood that are used for nesting purposes by many species of birds and squirrels. The fact that this development will not be required to replace these trees or provide trees of any sort is altering the nature of our part of Steveston village. I have called the City Parks department at least twice in the past few years requesting that the City plant some trees on the south boulevard of Broadway Street between the United Church and 1st Avenue to discourage people from parking their vehicles perpendicular and parallel to the street on the boulevard in front of the two homes in that area. I have been told that this would not be done. This would be a good area for some kind of tree replacement.
- 3) **Extension of the alley behind the development** - I understand that the city alley at the rear of the development and the alley behind my home will be extended westward to the end of the development at the cost of the developer. This extension is to provide access to the parkade to be incorporated into the developed building. The alley will not however not be extended all the way through to 2nd Avenue providing no access to the property from 2nd Avenue. The portion of

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this alley that is now paved is already providing access to vehicles visiting and parking at the Medical Clinic directly behind my house, to the United Church parking lot, to my garage and the garage of my neighbor to the east and to the three garbage trucks that visit to empty the 3 dumpsters that are currently situated at the end of the alley. This development will add numerous vehicles to the current traffic, all into a dead-end alley. This, to me is very poor planning and should not be allowed. For years, I have had times when I could neither enter or exit my garage because someone decided to park in front of my garage door while they went to the clinic.

- 4) **Position of Garbage Dumpsters** - I have great concern about the placement of the garbage dumpsters that are currently residing in the alley at the rear of my home. Two of these dumpsters are used by the medical clinic and the other is used by the United Church next door to my home. The area around these dumpsters are also used by many residents who choose to dump whatever they want in the alley adjacent to the dumpsters. I have been told that the clinic and the church would have to place these dumpsters on their own property. They would not be allowed to use the city alley which they currently do. My very big concern is that this would not be enforced by the city and they would end up on the north side of the alley or on church property directly adjacent to my property thus decreasing the value of my property and my enjoyment of my property.

- 5) **Increase of traffic and parking on our block** - The City of Richmond does not require recent developments in the village of Steveston to provide adequate parking for vehicles that frequent the many stores and offices in the village. A few years ago, the city put hourly restrictions on parking on the streets in the downtown area of the village. As a result of these factors, most visitors to the village and people employed and working in village businesses and offices are now parking on residential streets north of Chatham Street, most notably on 1st Avenue, 2nd Avenue and Broadway Street. These vehicles are here all day long and quite frequently are parking well up on the grass areas of the boulevards. Residents of the apartments above the stores east of 1st Avenue on Chatham are permanently parking in front of my neighbour's house facing 1st Avenue. The streets are not very wide and this increased parking has resulted in speeding on our streets and safety concerns for children resident on our streets. This has become a big issue in our neighbourhood. The plans of this development will do nothing but make the parking problem worse.

I hope the Development Permit Panel will discuss my concerns regarding this development and address some of the issues.

Sincerely



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