

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, January 25, 2017.

Jesson, Claudia

TC Development Permit Panel	
Date:	JANUARY 25, 2017
Item #	1
Re:	DV 16-733949
	9580 WILLIAMS RD.
	# 10060 GOWER STREET

From: TERRY STASHUK <terry_s@shaw.ca>
Sent: Friday, 20 January 2017 16:11
To: Badyal, Sara
Subject: Fraserview Intermediate Nursing in Richmond (Development Variance Permit DV 16-733949)

Hi Sara,

I reside at 10171 Gower St in Richmond, B.C. Across the street is an empty lot attached to the Fraserview Intermediate Care facility at 9580 Williams Rd. The rear lot is proposed for a revision of existing buildings to double its size. I went to Richmond City Hall Wednesday, January 11th, 2017 to hear the Notice of Application for Development (Permit # 16-733949). The new building design was reviewed by the board and 8 neighbors. It was presented by Kevin Sabota at 604-733-6229 who represents the new owners of the nursing home. The meeting was rebooked for January 25th to review if there were any concerns of the project and/or solutions.

The neighbors living on Gower St complained of traffic flow problems and noise. Over the years we found too many large 5 ton trucks making food/supply deliveries on Gower St (its a dead end cul-de-sac). The noise from large SmithRite garbage trucks is too loud for us on Gower St. Also, delivery trucks reverse on Gower St to the kitchen/storage area of the nursing home with backup beepers blaring away for 2/3 of a block. My family lived with this noise problem since buying our home in 1984. We stayed here because of the McRoberts High School and James Whiteside elementary school and South Arm Park only one block away. Employee parking for Fraserview also complicated matters by using Gower St to park. Their parked cars were hit by reversing delivery trucks and preventing the neighbors from backing out of their driveways. Double the building size could only mean the traffic/noise problem would double as well.

Kevin called for an additional meeting of the neighbors on Tuesday, January 17th. Eight of us met at Fraserview to review the design plan (copies were handed out).

He was kind enough to explain the front of the property facing Williams Rd was redeveloped and more room was made for employees to park. This would alleviate the parking problem on Gower St. He will ensure the staff is aware of the change. He cannot redesign the front of the complex at Williams Rd to relocate the kitchen or garage disposal area. The by-laws require access to the facility for fire/emergency/police and ambulance.

I was impressed by the efforts that Kevin made to get around the truck/garbage collection problem. Unfortunately, they have to use Gower Street to access the kitchen area of the building.

Kevin said he was trying to be a good neighbor and I believe him. He has offered to repave a short laneway access into South Arm park and ask the city to mark out a pedestrian crosswalk on Severn St to make it safer for parents to drop off and pick up their children at 8:00 a.m. and 3:00 p.m. He provided the drawings for the new building to explain there would be no walking traffic or employee parking on Gower St. Access is only from Williams Rd.

He is showing good faith and is willing to listen to his neighbors. He would try to get smaller delivery trucks from suppliers (reduced to 30 feet in length) instead of tractor-semi type trucks. He has no idea if SmithRite has smaller vehicles but there is a larger loading area in the new plan that would mean no reversing on Gower St.

I think Kevin has done as much as can be expected. He is eager to proceed with the plan of the new building which is a three year project. The new design is very nice and will blend into the neighborhood for years to come.

I will attend the next meeting at Richmond City Hall to approve the proposed development plan regardless of the noise from SmithRite vehicles which plagues other Richmond neighborhoods. Maybe electric vehicles are the solution?

Please let me know if you have any questions.

Yours truly,
Terry Stashuk
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