

To Development Permit Panel
Date: March 24, 2010
Item # 2
Re: DP 08-429887

March 22, 2010

Director, City Clerk's Office
City of Richmond
6911 No. 3 Rd.
Richmond, BC V7C 2P5

Re DP 08-429887 -- variance to bylaw 8500:

Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, March 24, 2010.

Dear Sir/Madam:

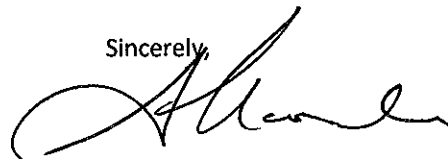
My comments to the requested variance:

1. I note that the number of units has changed from 10 to 12 and presume the variance is to accommodate more housing. Will the small car stalls accommodate SUVs, vans, and pickups -- common vehicles in Richmond? The variance will limit the number of vehicles which can be served by on-site parking and push the larger vehicles onto Lindsay Road and the laneway. Twenty-seven parking stalls for 12 units, likely 2-car families (and cars of what size?), also leaves little on-site space for visitors. Will the residents use their garages for cars, storage, home gyms, or hobby shops?
2. Lindsay is at parking capacity and can sustain no further impact. It accommodates vehicles from the Laurelwood complex, the Sussex Square Apartments, residences, and events hosted by the Thompson Community Centre. It cannot accept vehicles, large or small, from this or any other development.
3. Some vehicles are parked on Lindsay for extended periods (even weeks) before being moved, displacing the vehicles of the homeowners, their guests, and home services. I don't own a car, but have been inconvenienced by vehicles dumped in front of my pathway, impeding access for deliveries.
4. I have heard that Sussex Square now has fee-based private parking. Understandably, low-income residents are parking on Lindsay to save money. Parking competition is particularly heavy at night. Increasing this competition will only lead to a build up of tensions in the neighbourhood, reducing livability. Illegal parking in the laneway is a recurring problem.
5. Lindsay zero-lot-line properties are small and cannot accommodate all of their own vehicles, and their visitors, and maintain green space and trees. This variance may have the net effect of shifting some costs of the development to residents if they must pave over their properties to park in their own neighbourhood.
6. Will the City consider "residents-only" permit parking on Lindsay and "no parking" signs in the laneway? Will the City provide parking enforcement? Could the vacant lot at the north end of Lindsay be used for neighbourhood parking? Can residents park on Railway? Where will construction vehicles park? How will they access the site?

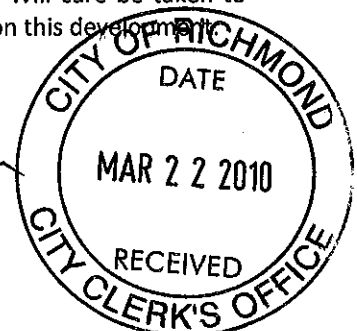
P. 3 of a Feb. 25, 2008 on-line City of Richmond *Report to Committee* (RZ 07-361266) states: "No concerns regarding the rezoning were expressed to staff". This is an inaccurate statement. When the "red sign" was posted, I went to City Hall and obtained a copy of the proposed development. At the counter, I said I and my neighbours had concerns, particularly about traffic patterns. I was told to "wait for the meeting notice" when the "blue sign" was posted. This March 24th notice is the first I have received since the "blue sign" was posted and it only addresses parking space. What about other issues? (I made several search efforts to find the *Report* on-line. I only knew of its existence because a neighbour's son found it recently.)

I am particularly concerned about the increase in traffic and road access for the new complex. The Feb. 25th document proposes upgrades to the laneway. The whole laneway or a section? We had built our fences inside our property lines to prevent cars from hitting the fences. The grass strips in the laneway are partly private property. Will care be taken to ensure upgrades do not encroach on our property? Residents *have not* been adequately consulted on this development.

Sincerely,



Sharon Krowchuk
7171 Lindsay Rd.



To: Richmond Development Permit Panel

Date: March 18, 2010



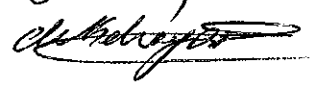
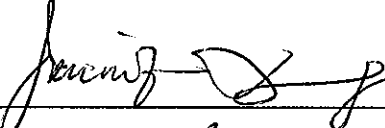


We, the undersigned, having reviewed the Notice of Application for a Development Permit and the Report to the Development Permit Panel for DP 08-429887, make the following submission for your consideration regarding the property application for Orion Estates Ltd at 7140 Railway Ave.



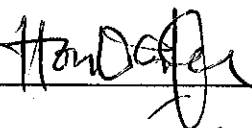
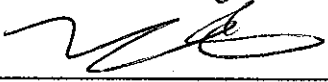

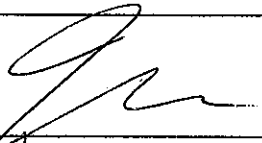
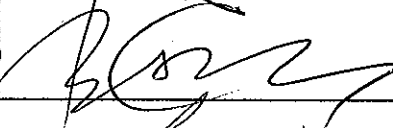

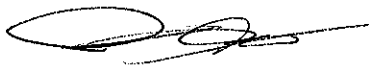


While we do not contend the right of the applicant to develop 7140 Railway Ave under the current ZT23 Town Housing zoning, we do not support the application for a variance in the bylaw pertaining to small car parking spaces.

We raise our objections to this variance for the following reasons:

- Based on current densities and development, parking is already minimal along Linfield Gate, Lindsay Road, Lindsay Court, and Lynnwood Drive. On evenings and weekends, the closest parking spot to residences can be hundreds of meters away.
- We believe future owners in the new complex may relocate secondary vehicles on adjacent roadways rather than attempt to park in small car parking spaces. To encourage the parking within their residences, regular parking spaces must be provided.
- Many young families inhabit our neighbourhood which is already a high traffic area. Any changes to new developments that discourage residents to park their vehicle within their property will encourage even more traffic on our limited roadways.

We thank the Richmond Development Permit Panel for their consideration of our objections to this small car parking variance.

Name	Address	Signature
Sharon Krowchuk	7171 Lindsay Rd	
VLADIMIR + HELENA CHARVAT	7155 LINDSAY ROAD	
Christina KENAYAS	7151 Lindsay Road	
JENNIFER DONBY	7075 Lindsay Rd	
CARLOS LOPEZ	7095 LINDSAY ROAD	
Evan Cao	7199 Lindsay Rd.	

Name	Address	Signature
Mable Yu	7231 Lindsay Rd	
Sheng Y. Pan	7211 Lindsay Rd.	
MARTIN HON	7137 Lindsay Rd	
SEAN	7191 Lindsay Rd	
MABEL MAN	7060 LINDSAY RD	
Anna Ho	7140 Lindsay Rd.	王月蘭
YAT KEI IP	7120 LINDSAY RD	
Glan Xiao	7080 Lindsay RD	
DANIEL D SOUZA	7111 LINDSAY RD	
DWINY DE CASTRO	7100 LINDSSAY RD.	
ARONWAZ Lepadia	7020 Lindsay Rd	
Andy Poon	7031 Lindsay rd	
BEE MEMONTE	7011 LIBERTY RD.	Bee.

