

# Jennifer Cuthbertson

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Date: May 3, 2011

David Weber  
Director, City Clerk's Office  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Mr. Weber:

As residents of the property adjacent to the 5900 Minoru building site adjacent (5811 #3 Road), we want to speak to all 4 of the variances being applied for by the Phileo Development Corporation. It strikes us as rather ironic that a builder with the name Phileo (brotherly love) would have so little regard for its neighbours!

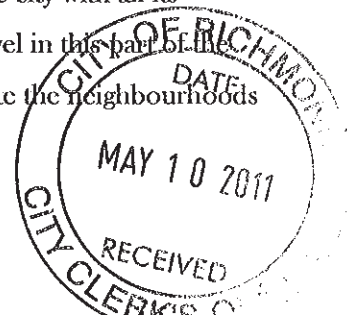
*Variance (a):* minimum setback – Firbridge Way is a very narrow street already congested by delivery truck and residential traffic. That traffic and the foot and bicycle traffic will only increase with 6 more residential towers being built plus a community centre and university. If anything, the setback should be increased to help create the feeling of spaciousness we are being deprived of in this area of the city with all its congestion. In addition, where sidewalks are narrow and contain trees and other plantings, waste bins, newspaper dispensers, and mailboxes, it becomes nearly impossible for people in wheelchairs to pass comfortably (please note the difficulties for such people in front of our post office, for instance). My husband (and many other residents in the vicinity) is in a wheelchair (and many others use walkers). Could we please keep in mind the specific needs of these residents with disabilities and those who are aging? After all, Richmond has as one of its mottos: "The Accessible City."

*Variance (b):* short-term bicycle parking stalls – In a city that endeavors to become greener and greener and encourages bicycle transportation by providing special lanes on the roadways, there is a need for increased, not decreased, numbers of bicycle stalls, particularly where a community centre and university will be housed. Let's be proactive here and not regret the lack later.

*Variance (c):* permitted lot coverage – I will reiterate my concerns from variance (a): If anything, the lot coverage should be decreased in an effort to create the feeling of spaciousness we are being deprived of in this area of the city with all its congestion and increase in high-rise buildings. In addition, there is very little green space at street level in this part of the city. Gardens on rooftops do not provide community space or the pleasant ambience that helps create the neighbourhoods that such space at street level does.

Schedule 2 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
May 11, 2011.

<b>To Development Permit Panel</b>	
Date:	May 11 2011
Item #	4
Re:	DP 11-504210





*Variance (d):* Because we live in a condominium complex in this area and are familiar with the demographic and lack of street parking, we highly recommend that parking for residents and visitors not be reduced. Firbridge is the only street in the area with parking and it is at present already too narrow and short to accommodate the parking needs of this neighbourhood. (Minoru, Ackroyd, #3 Road and Lansdowne have no parking).

We understand that the developer is doing what is good for his profit margin and that the city also benefits from higher density and more lot coverage. However, this is not in sync with the vision of an urban neighbourhood for this part of the city. Please consider these concerns as this application for variances comes forward.

Sincerely,



Jennifer and Martin Cuthbertson

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David Weber  
Director, City Clerk's Office  
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6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Mr. Weber:

This letter concerns the inaccessibility of and danger to the people in our neighbourhood during the construction on #3, Firbridge, and Minoru (5900).

*Let me begin by stating that my husband is paraplegic and in a wheelchair. There are many other people in this area of Richmond who are also in wheelchairs, use walkers, or drive personal scooters for mobility. As of this time, there is no way to get around our block on a sidewalk. The walkway along Firbridge has been blocked by construction on the north side and there is no continuous walkway on the south. There is also no continuous walkway on the south side of Lansdowne between #3 Road and Minoru or the east side of Minoru between Lansdowne and Firbridge. This makes access to the courthouse (my husband is a lawyer) very difficult as the thoroughway between the Chrysler dealer and the construction has also been blocked. It also makes exercising his service dog very difficult.*

The safety issues are also of concern in our area. There is a large electrical/utility box on the north corner of Firbridge and #3 Road that blocks the sightline for any vehicles turning right onto Firbridge. Several times now we've either been the pedestrians or have witnessed other pedestrians almost being hit by cars making that turn. This box also blocks the view of any cars approaching #3 Road on Firbridge wanting to make a right turn. They have to move out into #3 Road to see these approaching vehicles. Furthermore, Ledcor has been allowed to set up "flexivans" on the walkway along Firbridge that block the view of traffic in the laneway or those approaching on Firbridge. There is no clearance from either roadway to allow visuals of approaching traffic and those making turns causing traffic congestion at the turn.

The increased traffic on the laneway running north and south between #3 Road and Minoru has become a major hazard. The lane is now too narrow for two-way traffic and is often blocked completely by those people entering, leaving and waiting for parking in the badminton lot or the medical lot. This lane is our access to the parking in our building and we often have difficulty getting to the entrance. Could this lane be made a one-way lane to alleviate some this congestion and hazard? All of these concerns will only be made more urgent once construction begins. Yesterday, I witnessed several close calls between cars and the trucks hauling away sand from the site.

Sincerely,

  
Jennifer Cuthbertson