

Director
City Clerk's Office
City of Richmond 6911 #3 Road

Re: DP 08-429887

Schedule 3 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, March 24, 2010.

March 23, 2010
To Development Permit Panel
Date: MAR. 24 / 10
Item # 2
Re: DP 08-429887

Dear Sir/Madam:

We are strongly against variance to bylaw 8500 to permit construction of 12 townhouses on property location at 7140 Railway Avenue. The zoning was originally based on 10 2½-3 stories townhomes, as stated in your report from Feb. 25, 2008. We had concerns about the permit when the "red" sign was erected on the site and wanted to see the concrete plans for the site, but we were told to wait till we see the "blue" sign to raise our concerns and objections. The blue sign went up but we did not receive any notices till this one for March 24th 2010. We were totally surprised to read in the report that there "were not concerns expressed to staff" so our general expression is we were not properly consulted before rezoning came in an effect and did not get a chance to voice our opinion.

There are numerous concerns which we as affected homeowners would like to express for the record:

2 1/2 – 3 Stories 11m high Will NOT Blend with Existing Housing

Fact: Most of our properties located directly behind and next to it are only 2 stories duplexes 8m maximum so our view will most definitely be obstructed and our property values will decrease

Vehicle Access from Existing Lane

Fact: What lane is the report referring to, short lane running from Lindsay Rd west toward the property or long lane of Linfield Gate running parallel to Railway? These are very narrow lanes barely fitting one vehicle and not suitable for increased traffic, kids often play there or people walking their dogs. How will city deal with it, will there be speed bumps, one way traffic, and will the green space and the vegetation in lanes be preserved as it partially sits on our property? How will the fire trucks get there if there is a fire or an emergency?

Parking and Traffic Issues

Fact: When most of us who purchased our properties we bought it on a premise of a quite dead end street which is now a very busy street serving as entrance to existing townhomes through fire lane at the north end of Lindsay Road since it is the only way how to enter these premises. Long promised through road connecting to Lynas Lane never happened and with this new proposed development traffic on Lindsay Road and lanes will even worsen. People from townhomes whose cars will not fit in proposed tiny garages or who use those garages as workshops, gyms or storage spaces dump their cars on our street and we cannot even find parking in front of our property. Will the city consider developing their long vacant property that has been sitting empty for several years and turn it into a park as promised and part of it as parking for overflow cars? Or will the city provide "residents only" parking signs for north part of Lindsay Rd. instead?

Sincerely,
Vladimir & Helena Charvat
7155 Lindsay Road

