

Schedule 1 to the Minutes of the  
Development Permit Panel  
Meeting of Wednesday, January  
11, 2012.

January 11, 2012

Terry Brunette  
Planner 2  
City of Richmond  
Planning and Development Department

<b>To Development Permit Panel</b>
Date: <u>JAN. 11, 2012</u>
Item #: <u>2</u>
Re: <u>10-545704</u>

Terry:

RE: DP 10-545704 - Revised application in response to DPP referral by Chen Design Studio for a development permit at 7900 Bennett Road

We are pleased that 7900 Bennett Road is slated for redevelopment. Our concerns lie in the areas of parking and pedestrian traffic.

We have owned properties on this block since 1999 (7800 and 7926). One of the attractions for us was the vision articulated in the 1995 Acheson Bennett Sub-Area Plan. Specifically, we were drawn to a future that included sidewalks and on-street parking. By our count, 33 of the 37 lots on the south side of Bennett are built (or being redeveloped) since the 1995 Plan. Unfortunately, since 1999, no sidewalks have been added. And, as density has increased, residents on Bennett and Acheson are increasingly likely to park on the city-owned front lawns of newly-developed duplexes—with little or no consequences from the City.

The development proposed for 7900 Bennett Road may well attract residents with parking needs that exceed the space being made available (appears to be 12 bedrooms and only six parking spots). If the City is committed to its vision for this neighbourhood, then please follow the sub-area plan through by realizing the transportation objective. If that isn't possible at this time, we urge the City to enforce the parking bylaws already in place, as we often have complaints from our tenants. Both actions will help preserve the character of this neighbourhood.

Thank you,  
Rob Bodnar & Norma Miller  
215 Creekside Drive  
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