

To Development Permit Panel	
Date:	WED. FEB. 29 / 12
Item #	4
Re:	DP 11-593925

Director, City Clerk's Office
 Richmond City Hall

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February 29, 2012

**Schedule 1 to the Minutes of
 the Development permit
 Panel Meeting of Wednesday,
 February 29, 2012.**

Dear Director,

Our family is strongly opposed to the land use proposal at 14000 Riverport Way, and our concerns are as follows:

1) PARKLAND

We think parkland or green space is much more appropriate for the land use. It will help present a much more open and inviting space for the rental residents and the public alike, and encourage public use and enjoyment of the riverfront.

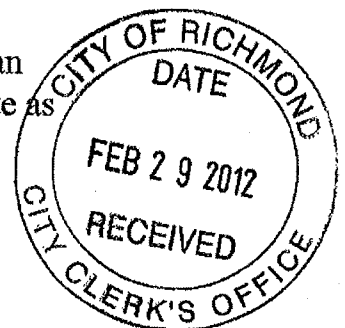
2) FOUR STORIES, NOT SIX

If the land is to be developed, we believe that four stories, the height of the neighbouring buildings, would be more appropriate for the location and much more suitable to the setting. A tower will reduce the level of light entering the street, make less light available to residents in the other buildings, and will contribute to a fortress-effect that will be less inviting and will discourage public access to the river.

3) MARKET HOUSING, NOT RENTAL

If the land use must be housing, we strongly suggest that market housing would be more appropriate than rental and would provide greater stability and balance to the area.

As landowners, we have already seen the very poor performance sales have made in the five or so years that our development has been in existence. At best, our units are valued slightly more than what we originally paid, whereas the rest of Richmond has seen large increases, often 100% to 200%. We are very concerned that an imbalance towards rental housing will effectively seal our fate as



landowners. If the developers wish to buy our property for fair market value, we would gladly sell to them and move away.

4) UNSUSTAINABLE PARKING & CONGESTION

Parking on Riverport Way is already at capacity. In the evenings it can be very difficult for current residents to find parking on the street. It has been our practical experience that street parking needs are much greater than the levels anticipated by planners. And now, with the rental building recently built, the situation will be unsustainable. We simply cannot add another fifty-five more units, as proposed. The situation will be intolerable for everyone. And what about visitors to the riverfront and park: where will they park? And what about customers of the proposed commercial space: where will they park? The area will become impossibly congested.

5) EXCESSIVE DENSITY

We believe that the proposed density for this beautiful recreation area is already greater than it should be, and that the parking and living congestion will reduce our quality of life to an unnecessarily uncivilized level.

Thank you very kindly for giving the contents of this letter your thoughtful consideration.

Sincerely,

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