

**Schedule 3 to the Minutes of
the Development Permit
Panel Meeting of Wednesday,
August 22, 2012.**

**The content refers to an opposition to Centro Terawest Development Ltd.'s
application for development permit DP 11-588094:-**

At 6011 & 6031, No. 1 Road, Richmond, B.C. for a four-storey, mixed-use commercial and residential project and 36 dwelling units on zoning (ZMU21) – Terra Nova.

To: Richmond Development Permit Panel

This application, given the size, scale and significant permanent alteration on this piece of land is a big challenge to the Terra Nova neighbourhood in which we have an expanding nature park.

The percentage of increase in population density is so intensified that originally it contained a 2-storey grocery store and a 2-storey duplex.

During heavy traffic hours, this site is on a busy key route for south bound traffic coming from the east on Westminster Hwy as well as north from River Road. It is also a key route for north bound traffic for drivers from the south going to Richmond City-centre and exiting into Vancouver via No. 2 Road as well as shoppers heading for the Terra Nova Shopping Mall.

The site is at the cross-section of No.1 Road & Westminster Hwy and I believe it is a black-spot for accidents as there were pedestrians injured by motor vehicles at this intersection on and off. This increase in the traffic from the proposed development would only aggravate to the safety for pedestrian and putting them into much more dangerous pedestrian crossings given the fact there would be more customers going to the proposed commercial shops as well as visitors and residence from the much bigger size 36 units development.

The privacy of the adjacent neighbours would be infringed as the new residences on the 4th floor of the new development could easily look over onto the neighbouring town-houses which are relatively lower in height.

As a matter of facts, I oppose to the above high density population development.

Sincerely,

John *W Tsang*

A resident from the next door at Salisbury Lane at 6111 & 6179, No. 1 Road, Richmond.

