

Schedule 4 to the Minutes of the  
Development Permit Panel  
Meeting of Wednesday, January  
11, 2012.

City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1 Canada

<b>To Development Permit Panel</b>	
Date:	JAN. 11, 2012
Item #:	3
Re:	DP 10-538908
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To: Council Members and Richmond Development Permit Panel

**Re: 8851 Heather Street – Development Permit 10-538908 (REDMS NO. 3360997)**

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Unfortunately I am unable to attend this hearing due to work related commitments.

The above proposed development is for a 60 child daycare center on Heather Street. I have attended two public "hearings" (one at City Hall and the second sponsored by the Architect/Owner). Each time, I presented a petition from citizens in the neighbourhood concerned with the safety, congestion, location, size and appropriateness of a 60 child daycare center on a narrow street. To date the fundamental issues around safety of residents, potential attendees and neighbourhood congestion have not been adequately addressed.

The south end of Heather Street has deep ditches on the east side with no parking and limited lighting and sidewalks on the west side. The only "solutions" the City has come up with is to add DO NOT STOP signs in front of the ditch and ask for our input on speed bumps to slow traffic down. I ask the Planning department how do these "solutions" solve the safety or congestion issues for us.

A 60 child daycare will generate 120 car trips per day in one short block. Although this may not seem a lot to you....it is considerable when you view the current traffic on our street and the fact that it will take place in two 2 hour windows (am & pm). The previous users were a church that had functions mostly on Sundays. This new development would change the entire make-up of the street.

Parking will also be a major issue given the limited allocated parking spots for the day care, staff parking needs, deliveries and parent drop off processing etc. This has the potential of causing traffic jams on a small narrow street that has limited parking. What are the City's plans to address this issue and what 3<sup>rd</sup> party independent studies have been conducted to ensure traffic flow is maintained. I suggest that the City view the congestion on Bakerview Street in the evenings where this owner has a much smaller yet similar operation. Magnify that 3 fold and coupled with no parking, no sidewalks, limited lighting, a narrow street and deep ditches and you have the making of a serious problem.

It has been most disheartening that the City feels compelled to force this development without fully considering the ramifications to those who would be most impacted on this street. It seems that at every turn the City has refused to listen to the affected citizens:

- Inaction on safety and congestion concerns.
- Issue around large ditch, lighting, sidewalks still unaddressed.
- Notification of hearings/input to select homes only



- Size of daycare. A 60 child day care is more a school than a day care center. Especially if the owners plan on having after school care which will only add to the congestion etc.
- Changing zoning to accommodate a developers business case.

To be clear, the neighbourhood supports the need for daycare centers. But only when it is done right....not a:

- 60 child day care
- Narrow street with poor lighting and deep ditches
- Etc.

We ask the City to please reconsider this development and address the several issues above before moving forward. We also ask that the Developer/Owner immediately erect a sign on the property advising of a potential 60 child day care. We ask given that there are 2 new homes right next door for sale and it would be the only right thing to do to ensure potential buyers are aware of this development.

Thank you for your consideration in this matter.

Sincerely,

Amar Johal  
8880 Heather Street  
Richmond, BC