Suite 224 – 7453 Moffatt Road
Richmond, BC
V6Y 3W1

SCHEDULE 2 TO THE MINUTES OF THE DEVELOPMENT PERMIT PANEL MEETING OF WED. OCTOBER 13, 2010.

To Development Permit Panel
Date: Oct. 13, 2010
Item # 2
Re: DP-07-363924.

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✓	GJ	
	KY	
	DB	

07-363924

October 08, 2010

To: Director, City Clerk's Office

Regarding: Application for Development Permit DP 07 – 363924 at Street addresses, 7411 and 7431 Moffatt Road

I live in Colony Bay condominiums at 7453 Moffatt Road, immediately south of the proposed townhouse development. I do not have concerns about developing townhouses on the property.

I do have concerns about one clause on the application to "vary the provisions of Richmond Zoning bylaw 8500 to:

b) Allow a total of 24 tandem parking spaces in 12 townhouse units.

After reviewing the staff reports available on the website I noticed that the September 9, 2010 report section under Urban Design and Site planning bullet 4 states:

- The provision of residential parking exceeds the bylaw requirement with two (2) tandem parking spaces per unit. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space is required prior to Development Permit issuance.

My concern is tandem parking is not a workable solution for parking vehicles in a home.

Even with a "Restrictive Covenant" in place, without monitoring, owners can without permits, convert the inside tandem parking spot to a more useful extra habitable room or storage at the least. When viewing similar townhouses for sale it was a common sales point from realtors that after occupancy, as the owner, you could convert the front space to another room if you desired. There was no reference to "Restrictive Covenants". In reality one car will park in the garage and given most households have two cars the other car will be looking for parking within the complex or on the street.

Moffatt Road is almost fully developed and on street parking is currently at a premium in the evenings. My concern is that with few street parking spaces available, permitting development with unworkable tandem parking forces new owners to park their vehicle on the street. I do not believe that permitting tandem parking is workable for the neighbourhood or for the new owners of the townhouses.

Please decline the variance request for the tandem parking provision.

Tony Thomas

CITY OF RICHMOND
DATE
OCT 12 2010
RECEIVED
CITY CLERK'S OFFICE