

Schedule 4 to the Minutes of
the Development Permit
Panel Meeting of Wednesday,
January 15, 2014.

Mayor and Councillors

To Development Permit Panel
Date: <u>Jan. 15 2014</u>
Item #: <u>4</u>
Re: <u>DP 13-641796</u> <u>10820 No. 5 Rd.</u>

From: Emily Emberson [emilyemberson@icloud.com]
Sent: Thursday, 09 January 2014 18:11
To: Mayor and Councillors
Subject: The gardens project application.

Categories: 12-8060-20-8696 - Townline Gardens

Re dp13-641-1796 Townline Gardens Inc.

This company got its way and the Gardens are under way. When completed we will all see the possible folly of this development. So now they want to add more buildings to add to the possible problem. They also want to change the size of the parking spots, why?

The developers gave the permit, they did the figures and now want to get more spots taking away from all the residential property. If residence have two cars they will park in the nearest residential areas as they do now in all the residences that have a lane as their entrance, ie Williams Road.

I urge the council to turn down or delay this application until the project is complete and we all can see the possible problems it may create.

Your Truly.

Stefan Emberson

Shellmont area resident since 1972.

Sent from my iPad

Guzzi, Brian

From: Guzzi, Brian
Sent: Wednesday, 15 January 2014 09:45
To: 'Emily Emberson'
Subject: DP 13-641796 - 10800 No. 5 Road - The Gardens - Phase 2 (Building D)

Ms. Emberson,

Thank-you again for your email below.

The applicant (Townline Gardens Inc.) for this Development Permit application is not requesting any additional building floor area as the building size was established during the rezoning process. However, the applicant is proposing the next phase of this overall master planned development (Building D) exclusively as affordable rental housing. Typically affordable rental housing units are smaller therefore more residential units can be provided within the same amount of building floor area but these smaller affordable housing units typically have a reduced parking requirement.

Apartment residential units (not affordable housing) are typically required to provide 1.0 parking spaces per unit plus 0.2 parking spaces per unit for visitor parking while the parking requirements for affordable rental housing units include 0.9 parking spaces per unit plus 0.2 parking spaces per unit for visitor parking.

The requirement for commercial parking for the Garden development remains unchanged from the rezoning application. However, the applicant provided a surplus of commercial parking in phase 1 and some of that surplus is now proposed to be reassigned to parking requirements for the affordable rental housing units in phase 2. The applicant is not requesting any change to the size of the parking spaces.

Thank you again for your email, which has been forwarded to the Mayor and each Councillor for their information. Also, your email has been forwarded to the Wednesday, January 15, 2014 Development Permit Panel meeting, where the Development Permit (DP 13-641796) will be considered by the Panel.

Regards,

Brian Guzzi, RPP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department, Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca