



**Development Permit Panel
Wednesday, June 16, 2021**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, Chair
John Irving, General Manager, Engineering and Public Works
Milton Chan, Director, Engineering

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on May 27, 2021 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 16-747620
(REDMS No. 6636292 v. 3A)

APPLICANT: Parc Riviera Project Inc.

PROPERTY LOCATION: 10333 River Drive

Development Permit Panel

Wednesday, June 16, 2021

INTENT OF PERMIT:

1. Permit the construction of a low-rise residential development containing approximately 80 dwellings at 10333 River Drive on a site zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to permit upper floor building bay projections of maximum 0.6 m into the east side yard and 0.75 m into the west side yard limited to the northeast and northwest buildings only.

Applicant’s Comments

Wayne Fougere, Fougere Architecture Inc., with the aid of a visual presentation (copy on file, City Clerk’s office), provided background information on the proposed development, including among others, its site context, design rationale, site layout, architectural form and character, façade treatments, building materials, and materials and colours, highlighting the following:

- the subject site is the fourth phase of the original four-phase Parc Riviera master plan;
- 80 units are proposed, including standard three-storey townhouses and two-storey upper units stacked over two-storey lower units;
- the design of the four-storey stacked townhouse buildings allows for natural lighting and ventilation on at least two sides of all the units;
- a hierarchy of walkways are proposed for the site, including the public walkways along the west and east edges of the site and the central walkway;
- the proposed walkways and private, semi-private, and public outdoor spaces provide physical and visual permeability to the project;
- the indoor amenity building is adjacent to the common outdoor amenity area;
- four units are barrier free and eight are convertible units, which allow for future installation of a stair lift;
- each unit will be provided its own air source heat pump; and
- proposed building materials are consistent with the character of the neighbourhood.

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Mary Chan Yip, PMG Landscape Architects, provided an overview of the landscaping for the project, noting that (i) the project design emphasizes pedestrian connection and interaction, (ii) the Environmentally Sensitive Area (ESA) along the dike will be enhanced with native planting, (iii) pedestrian pathways are lined with trees and provided with seating areas, (iv) all homes at ground level have semi-private outdoor spaces, (v) the centrally located indoor amenity and common outdoor amenity spaces are adjacent to each other to provide good indoor-outdoor relationship, (vi) lighting will be provided throughout the site, including wall mounted downward focused lighting for buildings and pole and bollard lighting for pedestrian walkways, (vii) low maintenance planting is proposed for the site, which include a mix of deciduous trees, shrubs and groundcovers, and (viii) a variety of decorative paving treatment is proposed throughout the site.

In reply to queries from the Panel, Mr. Fougere noted that (i) air source heat pumps for individual units will be located on the roofs and in the underground parkade, (ii) the proposed pole lighting along the public walkways will not cause light pollution to adjacent developments, and (iii) public walkways are provided along the east and west edges of the subject site to access the dike.

Discussion ensued regarding the elevation of the underground parkade in relation to potential flooding due to long-term rise in sea levels and water tables. In reply to queries, Mr. Fougere advised that (i) in general, the proposed height of the underground parkade is standard; however, it is higher underneath the building as the building elevation is higher than the required grade level, (ii) the project's geotechnical consultant is currently working on the geotechnical details of the project, and (iii) the applicant would raise the elevation of the underground parkade should it be recommended by the geotechnical consultant.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for the design and construction of frontage improvements and public walkways on the subject site, including lighting, (ii) the dike in front of the proposed development has not yet been improved to its ultimate standard, (iii) improvements to the dike will be implemented through a Servicing Agreement, (iv) the ESA adjacent to the dike will be increased in area by approximately 25 percent, (v) invasive species within the ESA will be removed and native species will be planted through supervision by a Qualified Environmental Professional (QEP), and (vi) planting within the ESA will be subject to a five-year monitoring agreement.

In addition, Mr. Craig noted that (i) the proposed development will be designed to achieve Step Code 3 of the BC Energy Step Code and the Canada Mortgage and Housing Corporation (CMHC) interior noise standards, and (ii) four fully accessible units and eight convertible units will be provided in the proposed development.

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With regard to the proposed setback variance, Mr. Craig further noted that the proposed variance is limited to the second and third floors of the northwest and northeast buildings, would not impact the walkway design, and not give rise to shadowing concerns for adjacent developments.

Discussion ensued regarding the timing of dike improvements. In reply to queries from the Panel, Mr. Craig advised that the developer is responsible for the dike design through the Servicing Agreement and will coordinate the timing of dike improvements and landscaping for the project, including ESA planting. In addition, Antony Heung, Developer, Dava Development, noted that dike improvements are subject to external approvals and may take additional time as technical issues are addressed; however, the intent is to coordinate on-site and off-site works if possible.

Gallery Comments

Stephen Cheung, 19-10311 River Drive, expressed concern regarding the proposed 0.75 meter upper floor building bay projection into the west side yard of the northwest building of the subject site as it would block their view to the river.

In reply, Mr. Fougere referenced the project's site plan, noting that the proposed upper floor building bay projection would not impact the view of Mr. Cheung's townhouse to the river.

Howard Cheung, 20-10311 River Drive, expressed concern regarding the potential impact of the proposed development on their view to the dike and noted that Building 4-e of the subject property is set back closer to the west property line than the rest of the buildings along the west side.

In reply, Mr. Fougere referenced the project's site plan, noting that the ground floor of Building 4-e is actually set back six meters from the west property line and would not negatively impact the view of Mr. Cheung's townhouse unit to the dike.

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Correspondence

Howard Cheung, 20-10311 River Drive ([Schedule 1](#))

Lorita and Stephen Cheung, 19-10311 River Drive ([Schedule 2](#))

Karen Luk, 10311 River Drive ([Schedule 3](#))

Vanessa (no last name provided), 10311 River Drive ([Schedule 4](#))

Mr. Craig noted that the correspondence from neighbouring residents expressed concern regarding (i) the height of the buildings in the proposed development which is higher than the existing adjacent townhouse development to the west, (ii) the potential impact on their views to the dike/river due to the proposed upper floor building setback from the west property line of the subject site, and (iii) narrowing of the dike pathway in front of the proposed development.

In reply to these concerns, Mr. Craig noted that (i) the building height of the proposed development is consistent with the zoning on the subject site, and (ii) the ultimate design of the dike would be consistent from No. 4 Road to Shell Road.

Panel Discussion

The Panel expressed support for the project, noting that the project is well designed, consistent with the zoning established by Council, and the applicant has addressed adjacency concerns.

Staff was then directed to work with the applicant to ensure that the underground parkade elevation will be as high as possible to address concerns regarding potential flooding due to future rise in sea levels and water tables.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a low-rise residential development containing approximately 80 dwellings at 10333 River Drive on a site zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)”;* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to permit upper floor building bay projections of maximum 0.6 m into the east side yard and 0.75 m into the west side yard limited to the northeast and northwest buildings only.*

CARRIED

Development Permit Panel
Wednesday, June 16, 2021

2. DEVELOPMENT PERMIT 18-829228

(REDMS No. 6463087 v. 4)

APPLICANT: QRD (Hamilton) LP

PROPERTY LOCATION: 23400, 23440, 23460 and 23500 Gates Avenue

INTENT OF PERMIT:

1. Permit the construction of 60 townhouse units at 23400, 23440, 23460 and 23500 Gates Avenue and the surplus portion of the Gates Avenue road allowance on a site zoned "Town Housing - Hamilton (ZT86)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce:
 - (a) the minimum front yard setback to Gates Avenue from 4.0 m to 3.4 m; and
 - (b) the minimum west side yard setback from 7.5 m to 6.0 m.

Applicant's Comments

Wayne Fougere, Fougere Architecture Inc., with the aid of a visual presentation (copy on file, City Clerk's office), provided background information on the proposed development, including among others, its site context, architectural form and character, and building materials and colours, highlighting the following:

- a total of 60 townhouse units are proposed in six buildings, with four buildings comprised of 48 stacked units and two buildings with 12 three-storey standard townhouse units;
- 10 of the 12 three-storey townhouse units are convertible units;
- walkways are provided along all edges of the site, including the public strollways along the west and south edges;
- the entry driveway is located at the northwest to maximize the length of the future public strollway along Gates Avenue;
- the ESA/park to the east will provide a buffer between the subject site and Highway 91; and
- building facades have a contemporary character.

Travis Martin, van der Zalm + Associates, Inc., provided an overview of the main landscape features of the project, noting that (i) the reconfigured ESA will be enhanced and included in the proposed City park and subject to a three-year monitoring and maintenance plan, (ii) the existing walkway within the Highway 91A corridor along the east property line will be improved and widened, (iii) the east-west central open space includes, among others, a children's play area that provides a variety of play opportunities and a gathering area, (iv) private outdoor porches are provided for the lower level units, and (v) building mounted downward focused lighting are proposed as well pole and bollard lighting.

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Staff Comments

Mr. Craig noted that there are three components of the Servicing Agreement associated with the project which include frontage works along Gates Avenue, the on-site public walkways and site servicing, and off-site walkway improvements to the pathway within the Highway 91A road allowance.

In addition, Mr. Craig reviewed the proposed setback variances to Gates Avenue and the west side yard and noted that staff support these proposed variances as they would enhance the project and not negatively impact the public realm.

Gallery Comments

None.

Correspondence

Cathy and Vic Friesen, 23451 Gates Avenue ([Schedule 5](#))

Mr. Craig reviewed the concerns and questions raised by Cathy and Vic Friesen relating to details on the design of Gates Avenue, impact of proposed site servicing works to their property, the management of the proposed City park, on-street parking and traffic, and construction activities including site preparation and parking of construction vehicles.

In reply, Mr. Craig noted that (i) staff had been communicating with Ms. Friesen since the receipt of the letter, (ii) perimeter drainage will be dealt with through Building Permit, (iii) the developer had confirmed that construction vehicles will only use the subject site for on-site manoeuvring and circulation, and (iv) City staff will be required to review the project's Construction Traffic and Parking Management Plan prior to Building Permit issuance.

Panel Discussion

The Panel expressed support for the project, noting that (i) the project is well thought out, (ii) the project's approach to the ESA is supported, and (iii) the proposed design and size of the common outdoor amenity area are appreciated.

Development Permit Panel
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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 60 townhouse units at 23400, 23440, 23460 and 23500 Gates Avenue and the surplus portion of the Gates Avenue road allowance on a site zoned "Town Housing - Hamilton (ZT86)" ; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce:*
 - (a) *the minimum front yard setback to Gates Avenue from 4.0 m to 3.4 m; and*
 - (b) *the minimum west side yard setback from 7.5 m to 6.0 m.*

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting scheduled on Wednesday, June 30, 2021 be cancelled.

4. Date of Next Meeting: July 14, 2021

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:46 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, June 16, 2021.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 16, 2021.

To Development Permit Panel
Date: JUNE 16, 2021
Item # 1
Re: DP 16-747620

From: Howard C <geminihc@gmail.com>
Sent: June 3, 2021 5:44 PM
To: CityClerk
Cc: Stephen Cheung; lorita c; Ito Sayaka
Subject: Permit Panel Pre-Meeting Comments in Advance : DP 16-747620

Categories: Evangel

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To Sara Badyal,

As owner of unit 20 - 10311 River Dr, Richmond, I receive your notice regarding the permit panel for permitting the construction of a low-rise residential development AND permit support floor bay projections of up to 0.75m.

My comments in advance:

When purchasing my current place at 10311 River Dr on July of 2020, I was made aware that there was going to be a townhome development adjacent to this. I am OK with as I thought it was going to be a similar townhome like all the rest of them in this area. It was only until around Dec 2020, that I found out that this "townhome" development is going to be a 4-level (plus rooftop deck) "stacked townhome" with a condo-like shared underground parkade. This is very different than a normal townhouse in this area. This is more similar to Parc's 10013 River Dr's condo development. Had I known there was going to be a very tall and dense condo development beside 10311 River Dr, I would have not purchased it. 10333's development will significantly alter the quietness of the area, as well as alter our general view and feel.

Therefore, I strongly disagree that the Parc Riviera Project should be permitted to go ahead with this development, and of course if it does go ahead at all, NOT permit the upper floors to have extended bay projections (this will further obscure 10311's sightline).

I'd also like to register to attend the meeting by phone or remote conference:

Name: Howard Cheung
Ph: 7789948778
File: DP 16-747620

Thank you,

--

Howard C



Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
June 16, 2021.

To Development Permit Panel
Date: JUNE 16, 2021
Item # 1
Re: DP 16-747620

From: Stephen Cheung <cheungs808@gmail.com>
Sent: June 11, 2021 12:02 PM
To: CityClerk
Cc: Howard C; Lorita C
Subject: File: DP 16-747620 Notice of development permit panel meeting

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To: Sara Badyal, Planning and Development Division

Hi Sara,

We are the owner of unit 19 of 10311 River Dr and oppose the permit of our neighbor 10333 River Dr to construct low rise (any higher than 4 levels) on our side containing 80 dwellings unless it is similar or match to our conventional 3 levels townhouse and more setback between the walkway.

Thanks for your attention, please register us to attend the panel meeting on June 16th.

Tak Kit Lorita Cheung/Chi Kwong Cheung
Cellular: 604-808-6878



To: Sara Badyal, Planning and Development Division

Hi Sara,

We are the owner of unit 19 of 10311 River Dr and oppose the permit of our neighbor 10333 River Dr to construct low rise (any higher than 4 levels) on our side containing 80 dwellings unless it is similar or match to our conventional 3 levels townhouse and more setback between the walkway.

Thanks for your attention, please register us to attend the panel meeting on June 16th.

Tak Kit Lorita Cheung/Chi Kwong Cheung
Cellular: 604-808-6878

To Development Permit Panel
Date: JUNE 16, 2021
Item # _____
Re: DP 16-747620

From: Badyal,Sara
Sent: June 16, 2021 11:48 AM
To: CityClerk
Subject: FW: 10333 River Dr - Parc Riviera DP 16-747620
Attachments: 0615211639_HDR.jpg

From: Stephen Cheung <cheungs808@gmail.com>
Sent: June 16, 2021 11:23 AM
To: Badyal,Sara <SBadyal@richmond.ca>
Cc: Lorita C <loritacheung@gmail.com>; Howard C <geminihc@gmail.com>
Subject: Re: 10333 River Dr - Parc Riviera DP 16-747620

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi Sara,

Thank you for your email to explain that the building height and 80 dwellings is outside of today's panel meeting because it had been approved for the land use during the rezoning process years ago.

However, we still concern with the 0.75m (29.5") setback is still too close to our townhouse because I just measured the width from our front yard fence to the public sidewalk is 56" as per attached photo unless Parc Riviere Project is going to build their townhouse with our same width 56" setback from their yard to the public sidewalk to be fairness.

Tak Kit Lorita Cheung/Chi Kwong Cheung
Cell: (604)808-6878
Email: cheungs808@gmail.com



On Mon, 14 Jun 2021 at 14:08, Badyal,Sara <SBadyal@richmond.ca> wrote:

Hello Lorita and Stephen Cheng,

Thank you for your email regarding the Parc Riviera Project Inc. Development Permit application DP 16-747620 at 10333 River Drive. Public input is encouraged and may be provided to the City through a Development Permit application process by letter, email, the City's website. Members of the public may also contact the City Clerks Office to register in advance for delegation at the DP Panel meeting. Under the current health orders, meeting attendance in person is not permitted and the public may watch meetings on-line through the City's website.

As you are aware, the DP application will be considered by the Development Permit Panel at their meeting scheduled for 3:30pm Wednesday, June 16, 2021. The purpose of this email is to share some information with you. The DP staff report is published on the City's website, as part of the DP Panel meeting agenda package at:

<https://www.richmond.ca/cityhall/council/agendas//dpp.htm>

Land use regulations (i.e. building height and density) are established through the City's rezoning process and as such the ability to construct a building in keeping with the existing zoning is outside the scope of the Development Permit and the Development Permit Panel meeting. The Development Permit Panel meeting is intended to address detailed form and character only.

Your correspondence will be provided at the Development Permit Panel meeting for consideration and the City Clerks Office will be in contact with you regarding your request to register for the Development Permit Panel meeting.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP

Planner 2

Development Applications Department

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

P (604) 276-4282 | W www.richmond.ca | E sbadyal@richmond.ca

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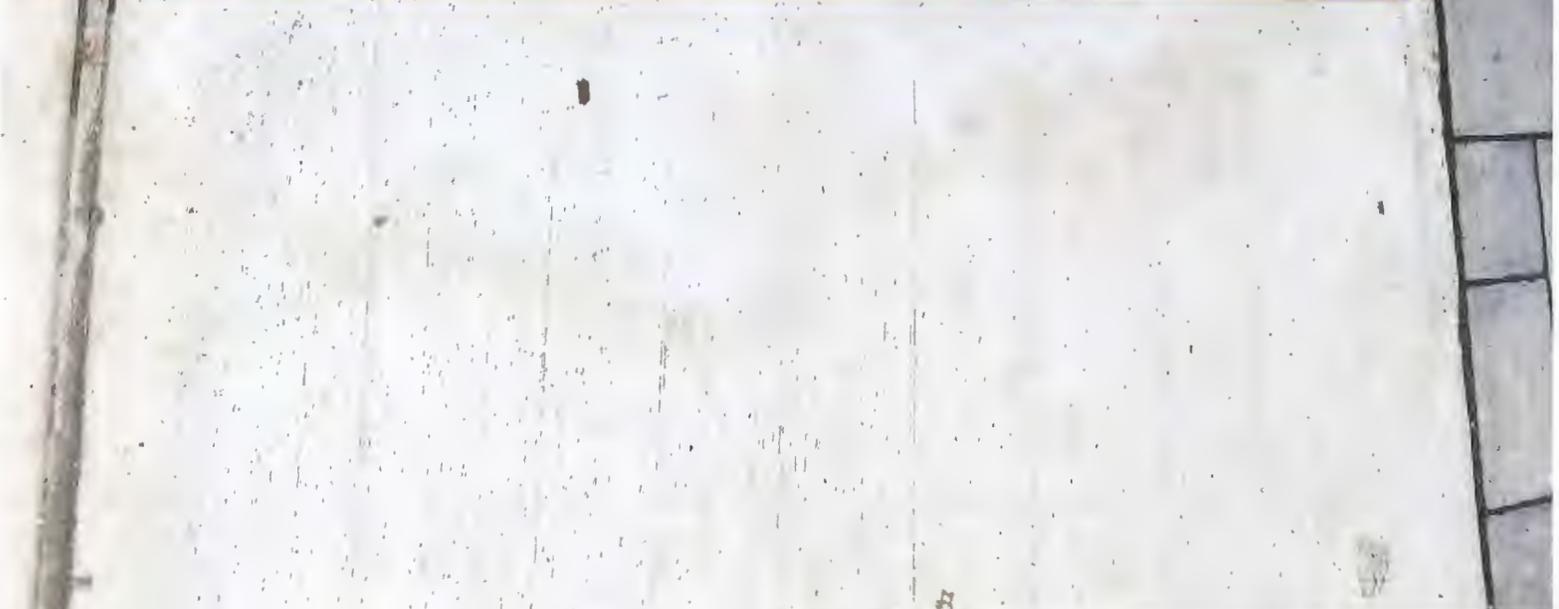
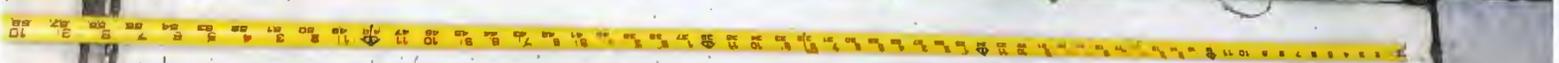
From: Stephen Cheung <cheungs808@gmail.com>

Sent: June 11, 2021 12:02 PM

To: CityClerk <CityClerk@richmond.ca>

Cc: Howard C <geminihc@gmail.com>; Lorita C <loritacheung@gmail.com>

Subject: File: DP 16-747620 Notice of development permit panel meeting



To Development Permit Panel
Date: <u>JUNE 16, 2021</u>
Item # <u>1</u>
Re: <u>DP 16-747620</u>

From: Badyal,Sara
Sent: June 16, 2021 3:26 PM
To: CityClerk
Subject: FW: 10333 River Dr - Parc Riviera DP 16-747620

From: Stephen Cheung <cheungs808@gmail.com>
Sent: June 16, 2021 2:24 PM
To: Badyal,Sara <SBadyal@richmond.ca>
Cc: Lorita C <loritacheung@gmail.com>; Howard C <geminihc@gmail.com>
Subject: Re: 10333 River Dr - Parc Riviera DP 16-747620

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi Sara,

Thanks for the detailed information, what we want is the fairness to our existing townhouse if the future neighborhood development is too close to our front yard.

To better understand your explanation to the setback of 0.75 m towards our side, I would appreciate if you could attach a diagram to illustrate, thanks.

Stephen Chi Cheung
Cellular: 604-808-6878

On Wed, Jun 16, 2021, 2:05 PM Badyal,Sara <SBadyal@richmond.ca> wrote:

Hello Lorita and Stephen Cheung,



Thank you for your further correspondence regarding the Parc Riveria development permit application DP 16-747620. The City Clerks Office will provide your correspondence for consideration at today's Development Permit Panel along with your earlier correspondence.

There are four proposed buildings adjacent to the shared property line between your development at 10311 River Drive and the development site at 10333 River Drive. The required 6m building setback that is provided at the proposed building closest to River Drive. A larger 6.6 m setback is provided for the central two proposed buildings. For the proposed building closest to the dike, a 6m overall building setback is provided, with the requested variance for a building bay projection of 0.75 m located on the second and third floor level. This means the proposed building closest to the dike would be setback from the shared property line 6m for the overall building and 5.25m for the building bay.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP

Planner 2

Development Applications Department

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

P (604) 276-4282 | W www.richmond.ca | E sbadyal@richmond.ca

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From: Stephen Cheung <cheungs808@gmail.com> **Sent:** June 16, 2021 11:23 AM

Hi Sara,

Thank you for your email to explain that the building height and 80 dwellings is outside of today's panel meeting because it had been approved for the land use during the rezoning process years ago.

However, we still concern with the 0.75m (29.5") setback is still too close to our townhouse because I just measured the width from our front yard fence to the public sidewalk is 56" as per attached photo unless Parc Riviere Project is going to build their townhouse with our same width 56" setback from their yard to the public sidewalk to be fairness.

Tak Kit Lorita Cheung/Chi Kwong Cheung

Cell: (604)808-6878

Email: cheungs808@gmail.com

Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday, June
16, 2021.

To Development Permit Panel
Date: <u>JUNE 16, 2021</u>
Item # <u>1</u>
Re: <u>DP 16-747620</u>

From: Karen Luk <crackerpack@gmail.com>
Sent: June 12, 2021 12:40 PM
To: CityClerk
Subject: DP 16-747620: 10333 River Drive Development Permit

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Hello Sara Badyal,

I'm writing as an owner of the neighboring property 10311 River Drive to formally oppose the extension proposed for 10333 River Drive.

The new property is already two stories taller than the 3 storey townhomes in the area and will be obstructing the views of much of the natural environment and skyline. The dike pathway is narrower in front of 10333 River Drive and the extension would impact the shared public space usage as well.

Once again I am opposing the extension request.

Thank you.

Kind regards,
Karen Luk

Sent from my iPhone



Schedule 4 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 16, 2021.

To Development Permit Panel
Date: <u>JUNE 16, 2021</u>
Item # <u>1</u>
Re: <u>DP 16-747620</u>

From: ckzzz2003@yahoo.com
Sent: June 14, 2021 9:36 PM
To: CityClerk
Subject: Attention: DP 16-747620: 10333 River Drive Development Permit

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello Ms. Sara Badyal,

I'm writing as a concerned owner of the neighbouring property at 10311 River Drive, Richmond BC to formally oppose the extension request proposed by DAVA DEVELOPMENT at 10333 River Drive.

My unit is situated very close to the lot where Dava will build their new-taller-than-usual townhome building. Any extension of this property will affect me negatively in my daily living (I enjoy looking at the river) as well as property value.

The new DAVA property is already two stories taller than the 3 storey townhomes in the surrounding area and will be obstructing the views of much of the natural environment and skyline.

The dike pathway is already narrower in front of 10333 River Drive, and any extension would impact the shared public space usage even more.

Once again I am opposing the extension request.

Thank you for hearing my concerns.

Best wishes,
Vanessa



Schedule 5 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 16, 2021.

Cathy & Vic Friesen
23451 Gates Avenue
Richmond, B.C.
V6V 1W2
604 522-0224

To Development Permit Panel	
Date:	JUNE 16, 2021
Item #	2
Re:	DP 18-829228

June 8, 2021

Richmond Development Permit Panel
City of Richmond
6911 No. 3 Road

Attention: Mr. Edwin Lee, Planning & Development Division

Re: File DP 18-829228

Dear Mr. Lee,

We own the residence directly to the north of the new Gates Avenue development. I would like to submit the following questions and comments to be forwarded to the Panel and Developers of the new Gates Avenue Development.



1. Surplus Road Allowance on Gates Avenue

- a. *The applicant has proposed to purchase the surplus road allowance on Gates Avenue and consolidate it into the development site.*
 - i. I assume this is the road allowance east of the proposed cul-de-sac to the pedestrian walkway.
- b. *Along Gates Avenue, east of the cul-de-sac, construction of a new 2.0 m (6.6 ft.) wide concrete sidewalk and sufficient road widening to maintain two-way traffic to the eastern end of Gates Avenue.*
 - i. The proposed variance to reduce the minimum front yard setback to Gates Avenue from 4.0 m to 3.4 m will impact the width of the road to the east of the cul-de-sac.
 - ii. Will there be allowance for street parking on this section? (Parking Permits?)
 - iii. Will the existing ditch be covered?
 - iv. How will our existing perimeter drains be connected to the new storm sewer system?

2. Servicing Works

- a. Removal and replacement of water main only lists as far down Gates as the cul-de-sac.
 - i. Will our residence also be connected and at whose expense?
- b. Installation of storm sewer only addresses as far down Gates as the cul-de-sac.
 - i. Will our residence also be connected and at whose expense?
 - ii. Currently the ditch is the drainage for our property's surface drainage, perimeter drains for the gutters and the property perimeter. As our property will probably be lower than the new road how will the drainage work?

- c. Installation of sanitary sewer main to the proposed cul-de-sac
 - i. Will there be any issues with us remaining on our existing septic system?
- d. Placement of the existing private utility overhead lines (eg. BC Hydro, Telus and Shaw) underground
 - i. How will our home be connected to these new underground services and at whose expense?

3. Proposed Park

- a. *Applicant agreed to transfer .23 acre lot for a City park which includes the ESA enhancement areas and the East-West Strollway running along the southern edge of the site.* City staff agreed that the ESA could be *well managed* by the City.
- b. I question the City's definition of "*well managed*" if the existing Ecological Network within the Hamilton Area is any example. A stroll through the pathway from the tennis courts to Hamilton School, past trees choked by blackberries and knotweed should be an embarrassment to City staff. The state of all pathways within the Hamilton area demonstrate the neglect that this end of Richmond has received for decades.

4. Conditions of Adjacency

- a. *Along Gates Avenue, to the east of the new cul-de-sac, the current paved road surface will be maintained in the interim to provide access to the existing three residential lots on the north side of Gates Avenue.*
 - i. Will this section be amended to include service connections if the variance is approved?
- b. *Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.*
 - i. Drainage has always been a challenge in our area due to soil conditions and the high water table. How will the developer prevent the excess water generated by the preloading of the site to overflow the ditches and subsequently our front yard and crawlspace?

5. Urban Design and Site Planning

- a. There will be a total of 108 residential and eleven visitor parking spaces.
 - i. We are concerned about the additional stresses on street parking in the area.
 - ii. Will public parking be allowed on both sides of Gates Avenue?
 - iii. Will this still allow for service vehicles such as garbage trucks and fire engines to come down the street? (Especially in the narrowed portion of Gates Avenue east of the cul-de-sac?)

6. During Construction

- a. Will there be piles driven and if so how many?
- b. Please do not allow construction vehicles to use our driveway to turn around. Being a dead end road and our driveway being wide and new, there is a temptation to use our driveway. But the weight of these heavy construction vehicles will damage the crossing and our blacktop. Please provide truck turn-arounds within your own site.
- c. Can you provide a timeline of the phases of construction so we know what to expect, when? (For example: Shaking of the house during demolition, preloading, drilling and pile driving. Service disruptions during water, gas, power etc. replacements.)

While we realize that someday the north side of Gates will be replaced by a new development, it is important to remember that this is currently our home and represents 40 years of our lives. It needs to be treated with respect and not just passed off as a house slated for future demolition.

We look forward to working with the developers in the spirit of mutual good neighbourliness.

Thank you for your consideration of our concerns and comments.

Sincerely,

Cathy Friesen