

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

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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