



**Schedule 1 to the Minutes of
the Development Permit
Panel meeting of Wednesday,
April 11, 2012.**

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Development Permit River Road DP-11-564405

1 message

susan hodges <sue.d.hodges@gmail.com>
To: mayorandcouncillors@richmond.ca

To: Development Permit Panel
Date: APRIL 11, 2012
Item # 2
Re: DP 11-564405

Dear Richmond Mayor and Councillors,

Re: Development Permit DP-11-564405

To vary the provisions of Richmond Zoning Bylaw 8500 to:

a) Increase the maximum permitted building height between 20.0m and 36.0m of the lot line abutting River Drive, from 1.0m to 26.0m for the southernmost 5.0m of the upper two floors of Building "G".

This is a request to increase the building height by more than 75% from my understanding of the above statement. As a property owner at 10140 River Rd., I find this completely unacceptable. It is river frontage. It is not downtown Richmond.

It will create a Berlin wall like effect where there should be an ambience and enhancement of the natural river front setting within the architecture and design of the project and with respect to the species along the rivers edge. It will increase density and increase the traffic by 75%. River Road is not built for that.

As of the present there is single family residential across the street. There are children with bicycles, skateboards, walking to school and home again, to consider. As well as the families in the townhouses on Number 4 Road near River Road with many school age children that have to cross Number 4 road to get to the school. It is currently a quiet residential neighbourhood bounded by industry and mostly quiet in the evenings. Any buildings of this requested height would appear immense and completely destroy the character of the neighbourhood. It would throw an all day building shadow that would exist forever more. As well, the residential properties along River Road are at a low elevation to begin with, being lower than River Road itself. This will obstruct views of not just the river, but of Vancouver city across the river as well. The properties are on soft ground and need the sun to dry up. It could easily decrease the property values along River Road.

Given the very real and intense concerns of traffic, population density, character of the neighbourhood impacts, shadow, inadequate roadway, questionable effect on property values by obstruction of views I request that Mayor and Council please reject this request.

b) Reduce the building "B" setback to the proposed west property line of West Park from 6.0m to 2.7m for roof support solumns; and

Again this is a request to reduce the allowable property setback by more than 50%. It is not viable. There needs to be green space to flow with the natural setting of the location. It is a beautiful part of the river despite the industrial area. The natural beauty is spectacular, it must be enhanced, not detracted from. Plus the closeness of the building to the road will only intensify the tension and pressure of the population. Also there may be an interest in community gardens by its future residents. That option would be taken away if this was allowed. For roadway visibility, moving in and out of parking spaces, for which I have not yet seen any plan, walking with strollers, physically walking and moving around, courier drop offs to businesses, this is the time now to set the standard for the future by simply maintaining the existing standard. Also I am requesting council to please consider bicycle pathways and network which will be a natural mode of transport for young people commuting to Bridgeport Station. It is a perfect area to encourage bicycle use. Every foot of of the 6.0m allowable setback can be put to excellent use.

c) Reduce the building "C" setback to the proposed internal site east property line from 6.0m to 4.0m for a partial building and roof projection and allow the Building "E" entry canopy to project into the internal side yard setback.

Again, this is about a 30% increase of variation to the bylaw. Council must consider the character of the neighbourhood and the flow of the design with the setting. For a magnificent location such as this, one can only imagine that every standard must be maintained to carry this positively forward into the future.

Sincerely

Susan Hodges  Keith Hodges _____
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