

Community Association Response

August 9 2021

Hi Johnson,

The Richmond Knob Hill Community Association continues to oppose the development of the site at 2137 31 Ave SW as proposed. Although it appears the client has tried to address the sanitation issue with their new proposal, they have not addressed the other issues that were outlined in the SDAB appeal that denied their development.

We do not support the applicant request for a land use amendment from R-CG to Direct Control because it is clear the purpose of it land use amendment is to circumvent land use bylaw requirements they were not able to meet that resulted in their loss during the SDAB appeal.

As outlined in the land use bylaws the Direct Control Districts must only be used for the purpose of providing for developments that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.

There is nothing innovative about this design, the client is trying to use the DC designation to force in basement suites because they couldn't receive a relaxation for parking. There are no unique characteristics or unusual site constraints.

If the client would like to work with the Richmond Knob Hill Community Association, we have design ideas for the site that allow for basement suites and would likely get support from neighbors.

Cheers,

Gary Sarohia
Director of Development
Richmond Knob Hill Community Association