

MayorandCouncillors

From: rcmarinet1@aol.com
Sent: Sunday, 15 April 2018 13:29
To: MayorandCouncillors
Subject: Re: Application by Anthem Properties Ltd. for Rezoning



To: Richmond Mayor and Council Members Date: April 12, 2018
From: Joan Johnson File: RZ 17-765557
11031 Swallow Drive

Re: Application by Anthem Properties Ltd. for Rezoning from RS1/E and RD1 (single detached and 2 unit dwellings) to "Town Housing on Steveston Highway (Steveston ZT85) (5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331, and 5351)

Dear Mayor & City Council,

I am writing about my concerns regarding the proposed development by Anthem Properties across from Swallow Drive on Steveston Highway.

I am against the proposed intersection and traffic signal at Swallow Drive.

Currently we have a turning lane on either side of Swallow Drive for entering or exiting the neighbourhood. I have lived here for over 30 years and there has been no problem with drivers utilizing these turning lanes.

Creating an intersection with a traffic signal at Steveston Hwy and Swallow Dr will increase traffic thru our quiet residential neighbourhood as pass by traffic travelling down Steveston Hwy. will turn in on Swallow in order to circumvent the light at Railway Ave.

Increased thru traffic will impact neighbourhood pedestrian traffic like the school children walking to West Wind Elementary School or residents walking the quiet beautiful streets of the neighbourhood admiring the residential gardens and tree lined sidewalks.

Noise will become a concern as pass by traffic now stops and goes at Steveston Hwy and Swallow. Swallow Drive is the quiet entrance to West Wind.

I do not want to hear cars at the light honking or screeching to a stop or racing to go or even worse crashes as cars try to turn at the light. At this time I hear that kind of noise from the intersection at Railway Avenue and Steveston Hwy and I do not want to bring that noise closer to our neighbourhood.

I think Richmond residents and residents of West Wind would be better served if the current turning lanes were adjusted to accommodate the proposed 43 townhomes on the other side of Steveston Highway instead of putting a stop light here at Swallow Drive.

My second concern is the proposed traffic signal at Kingfisher Drive

For the same reasons I've stated for my objection to the Swallow Drive traffic light: increased traffic in the quiet residential neighbourhood, congested traffic at the lights, noise increased in the neighbourhood. Both suggested locations are too close to one another for fully functioning stop lights. One at Railway and the other at Two Rd. Turning lanes will keep the traffic flowing instead of backed up at too many traffic lights.

My third concern is the density of Richmond and 43 units being built to replace 10 previous homes.

There were some parking issues when the 10 homes existed across from Swallow Drive. I hope that the developer for these 43 townhomes has considered parking allotment for each of the 43 homes. Does each townhouse have a 2 car parking space and how much of the development will be dedicated to guest parking for its residents. If it is only 9 parking spots for guests than I don't think enough parking has been dedicated to guests of 43 townhomes being planned

Thanking you in advance for your consideration of my concerns.

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