

Mayor and Councillors

From: Martin Woolford <martin_woolford@telus.net>
Sent: Sunday, 15 April 2018 12:42
To: Mayor and Councillors
Subject: Public Hearing April 16 Richmond Zoning Bylaw 8500 Amendment Bylaw #9841

April 15, 2018

Re: Richmond Zoning Bylaw 8500 Amendment Bylaw #9841



Mayor: Malcolm Brodie and Councillors, Chak Au, Carole Day, Derek Dang, Ken Johnson, Alexa Loo, Linda McPhail, Bill McNulty, and Harold Steves

Mayor and Councillors:

I would like to express my concerns about the proposed developments in the 5000 block of Steveston Highway and the proposed addition of traffic lights to Steveston Highway at the corners of Swallow Drive, and Kingfisher Drive.

I am concerned that on-site parking allowances in the development is not adequate and as no parking is allowed on Steveston Highway, any overflow parking will infiltrate into the Westwind subdivision and onto Swallow or Kingfisher, which occurs presently from the existing residences along Steveston Highway. I believe this parking will intensify and congest the intersections even more than that which occurs at present. This roadside parking is and will continue to be a nuisance and aggravation to the residents in that area of the sub division.

I would also like to point out that I am not in favour of adding additional traffic lights in the 5000 block of Steveston Highway.

These traffic light additions have been brought to my attention, not by information presented openly by the City of Richmond, but by other concerned Westwind residents. Notification of the Public Hearing, which included this information was only forwarded to "affected property owners" as per requirements of the Richmond's Development Permit application requirements.

The proposed addition of traffic lights along with the two developments on Steveston Highway concerns and affects all the residents in the area, including all of the Westwind Subdivision. Notification and consultation to these parties of the proposed traffic light additions has been lacking from the City of Richmond.

These additions appear to be instigated as an easy, but short-sighted solution, to allow access to the two new developments in this section of the Highway. The disruption of flow in this 1 block (½ mile) of Arterial road, does not exist anywhere else in residential Richmond. The light at Swallow is to provide access to the proposed Anthem Properties development and the light at Kingfisher Drive to accommodate access to the proposed development by Enrich Developments.

The City, over the years, has always been concerned about exiting more traffic directly onto the Arterial roads, and had supported introducing laneways and accesses to allow dispersing traffic into the adjoining sub division prior to entering the Arterial road system. This original philosophy of this is sound but is not attained when constantly allowing developments like these, of small land assemblies, piece mealed into city blocks. Steveston Highway is the main East-West Arterial route in this sector of Richmond. The 2 new traffic lights in addition to the existing pedestrian flashing light at Lassam Road and the increased vehicle load from the proposed densified use of the new developments are only going to add to the traffic congestion and slow traffic flow. At present in peak periods traffic already

backs up, from the signals at Number 2 Road, along Steveston Highway and past Kingfisher Drive. If new signals are to be added they should at least be co-ordinated and timed with those that presently exist at Number 2 thus avoiding chaos and flow disruption to the through traffic.

Secondary effects of the light additions would be to increase traffic into the subdivision, on both Swallow and Kingfisher Drive, as drivers will try to road run shortcuts using the residential side streets that were not designed for that purpose. Before even adding this new influx of vehicles to Kingfisher Drive, a problem already exists with heavy traffic and speeding vehicles, especially at and around Westwind School, which has yet to be addressed by the City.

I would hope that The City and its traffic department will at least review again the proposed light additions and the in-depth effects they would have to the traffic flow and patterns in the whole area around these proposed developments.

As a long time resident of Richmond (when only 3 traffic lights existed alongside the flashing lights at stop signs), I do understand that through the growth of the city changes need to be made, but we have managed to survive entering and exiting Westwind onto Steveston Highway for 40 years without traffic lights.

In the last few years, it appears traffic lights must be a "dime a dozen" as they are appearing virtually at ever corner in the city and most do not appear synchronized and are slowly choking the city traffic flow to a stand still, is this progress?

Yours sincerely
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