

**MayorandCouncillors**

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**From:** Isteblyn <Isteblyn@telus.net>  
**Sent:** Friday, 13 April 2018 13:07  
**To:** MayorandCouncillors  
**Subject:** Proposed Anthem Properties townhouse development on Steveston Hwy. at Swallow Drive  
**Attachments:** Letter to Richmond City Hall - re proposed traffic light at Swallow.docx

Dear Mayor Brody and City Councillors,

As I am unable to attend the public hearing on Monday evening, April 16th, regarding the proposed Anthem Properties Townhouse Development on Steveston Hwy. across from the Westwind Subdivision, I have attached a letter for you outlining my concerns and proposed options. I would appreciate you taking the time to read this letter and consider my words, and the voices of other concerned resident regarding what the future impact would be if these traffic lights (at Swallow Drive and Kingfisher Drive) are installed.

Thank you for your time,

Respectfully,

Lynda Steblin  
604-271-9894



Mrs. Lynda Steblin  
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Richmond, B.C.  
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13 April 2018

City of Richmond  
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City of Richmond Mayor and City Councillors  
Email: [mayorandcouncillors@richmond.ca](mailto:mayorandcouncillors@richmond.ca)

Dear Mayor Malcolm Brody and Councillors,

Re: April 16<sup>th</sup> Public Hearing regarding the proposed Anthem Properties townhouse Development on the North side of Steveston Hwy. across from Swallow Drive

Dear Mayor Malcom Brody,

As I am unable to attend the public hearing on Monday night, April 16<sup>th</sup>, 2018, I am sending this letter so that my views will be known and will be considered along with the other people that voice their concerns, either in person or through letters and emails. As a result of the proposed Anthem Properties Townhouse Development on the north side of Steveston Hwy., I have grave concern over the City of Richmond's proposal to place a traffic light on Steveston Hwy. at Swallow Drive, and a second light traffic light further along Steveston Hwy. at the intersection of Kingfisher Drive as a result of another proposed townhouse development.

While I understand that encouraging higher density housing developments along the City's arterial roads is a reasonable strategy, townhouse development, such as this one, should not negatively impact traffic flow along the arterial (as per the City's Arterial Road Policy) nor should it negatively affect long-standing single-family housing developments in the proximity. Both would occur if this townhouse development goes ahead as proposed with the installation of these additional traffic lights.

In addition, we all know that traffic lights are very costly to install, and it would be better if this funding would be utilized to pursue an alternate solution as outlined below. Why is the City proposing only one access driveway into the townhouse development directly across from Swallow Drive? Why are two driveways not proposed, without a light, but rather accessing a merge lane as we currently do from Swallow Drive, which works effectively? While I realize the cost of land is significant in any housing development, I also know that the developer will make a substantial profit from the sale of all of the townhouses following their completion. The developer should bear the cost of an addition access driveway on the townhouse property or in the development of a back lane to provide an entrance and exit from the townhouse development.

There is already a pedestrian signal at the intersection of Steveston Hwy. and Lassam Road. If the goal is to densify housing options along arterials, such as Steveston Hwy., to mitigate problems with traffic flow along this corridor and in preventing increased traffic flow through

Westwind subdivision, which has a high volume of young children due to the Elementary school here, then the City should be considering other options. I would like the City to consider the option of converting the Lassam Road pedestrian signal to a traffic light, and the possible development of a back lane to the west of Lassam Road, just north of Steveston Hwy. in order to accommodate entrance and exit into the proposed Anthem Properties townhouse Development. If the development does not extend all the way to Lassam Road, and the necessary properties cannot be obtained in the short term, it should still be pursued as the appropriate strategy. In the interim period the use of a merge lane would suffice. This would then totally negate the City's perceived need for a traffic signal at Swallow Drive. The responsibility should be on developers, under direction from the City, to come up with a reasonable long-term strategy rather than the City making it "easy" for developers to get their permit approved. This option should be considered as any townhouse development on the north side of Steveston Hwy. to the east of Lassam Road could also have a back lane for entering/exiting their development, thus making the need for a traffic signal at Kingfisher Drive completely unnecessary.

In summary, the City needs to look at the long-term plan for increased densification along it's arterials, and not make decisions based on individual developers proposed their townhouse developments. If the long- term plan is to eventually rezone the north side of Steveston Highway, effectively between O'Hare's GastroPub to Lassam Road then the City should be basing their decisions on the "final" rezoning of the area, not with a "piece-by-piece" approach.

Sincerely,  
Lynda Steblin