

Weber, David

To Public Hearing
Date: <u>Sept 20, 2004</u>
Item # <u>8</u>
Re: <u>7051-7211 Steveston Hwy</u>
<u>Bylaw 7793</u>

Subject: FW: Rezoning Proposal at 7071 - 7211 Steveston Highway

-----Original Message-----

From: Elenor Chan [mailto:echan@crestwell.com]
Sent: September 14, 2004 5:33 PM
To: Lee, Janet
Subject: FW: Rezoning Proposal at 7071 - 7211 Steveston Highway

City of Richmond
Planning Department

Attention: Janet Lee, Planner

Thank you for organizing the meeting tonight, September 14, 2004 with respect to the above rezoning application by Patrick Cotter Architects. I am unable to attend the meeting and would like to express my concerns.

I understand many near by residents have expressed concerns during previous meetings as to the density of the project so I am surprised to hear the proposed development has increased to over 50 units. Further to my previous email (see below), I feel the resubmitted development proposal represents a density that cannot be supported by a predominately single family neighbourhood. With no back lane access, residents of the development will find turning onto Steveston to be a dangerous proposition. The number of parking spaces being proposed does not appear to be sufficient and will certainly result in traffic and parking spilling over onto Bamberton, Waterton, and other residential streets. The results will be detrimental to the character and the safety of the neighbourhood. The many accidents I have personally witnessed at the intersection of Bamberton Drive and Steveston Highway will only increase. The safety of children walking and cycling in the neighbourhood will be jeopardized due to increased vehicular traffic & more vehicles parked along Bamberton Drive which the children would have to negotiate around, especially on their way to and from nearby Maple Lane School.

I believe a development similar to one recently built 1 block west on Steveston Highway, where there is a cul-de-sac entering off Steveston with smaller frontage single family lots, may be more compatible to the neighbourhood. The developer would still benefit from the subdivision into smaller lots while the single family character of the neighbourhood would be maintained.

E. Chan
10920 Bamberton Drive
Richmond, B.C.

-----Original Message-----

From: Elenor Chan [mailto:echan@crestwell.com]
Sent: Thursday, March 25, 2004 6:02 PM
To: 'housingplanning@city.richmond.bc.ca'
Subject: Rezoning Proposal at 7071 - 7211 Steveston Highway

City of Richmond
Policy Planning Department

Attention: Terry Crowe, Manager, Policy Planning, City of Richmond

Thank you for organizing the meeting on March 23, 2004 with respect to the above rezoning application. We are the owners of 10920 Bamberton Drive but were unable to attend the meeting. We wish to express the following concerns with respect to the application:



The rezoning involves the proposed development of a large (38 units) multi-family complex in a single family neighbourhood. Our concern is that such a large complex would increase the traffic (in terms of the number of vehicles as well as the speed of vehicles) traveling in an area where young children play on the streets and seniors stroll throughout the day. Further, the potential for insufficient parking spaces within the complex would spill over onto Bamberton Drive and other area streets creating parking problems and potential for hazards especially at intersections like the corner of Steveston Highway and Bamberton Drive. As the first house at the north east corner of that intersection, we have witnessed many accidents with drivers turning into and out of the neighbourhood, often the result of the high speed highway traffic turning in or slower residential traffic turning onto the higher speed highway. With the potential for cars parked on both sides of Bamberton close to that intersection, the problem will be exacerbated.

We therefore request a reconsideration of the whole idea of allowing such a large multi-family complex in this neighbourhood. In another municipality where we lived, multi-family developments are not permitted on the same block as single-family dwellings. We believe this policy to be wise and works toward safe and livable neighbourhoods.

We would appreciate your feedback and any updates as to this rezoning application.

Thank you,

Ken and Elenor Chan
10920 Bamberton Drive
Richmond, B.C.