



**Regular Council meeting for Public Hearings  
Monday, April 16, 2018**

Place: Council Chambers  
Richmond City Hall

Present: Acting Mayor Bill McNulty  
Councillor Chak Au  
Councillor Derek Dang  
Councillor Carol Day  
Councillor Ken Johnston  
Councillor Linda McPhail  
Councillor Harold Steves

Claudia Jesson, Acting Corporate Officer

Absent: Mayor Malcolm D. Brodie  
Councillor Alexa Loo

Call to Order: Acting Mayor McNulty opened the proceedings at 7:00 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9841**  
(Location: 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway; Applicant: Anthem Properties Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

- (a) Gordon Bird, 11091 Swallow Drive (April 6, 2018) (Schedule 1)
- (b) Gordon Bird, 11091 Swallow Drive (April 10, 2018) (Schedule 2)
- (c) Les Kiss, 5251 Hummingbird Drive (Schedule 3)
- (d) Michael & Donna Chan, 11020 Swallow Drive (Schedule 4)
- (e) Bob Hardacre, 5391 Woodpecker Drive (Schedule 5)
- (f) Kostya Polyakov, 5780 Woodpecker Drive (Schedule 6)
- (g) Thomas King, Richmond resident (Schedule 7)
- (h) W. Easton, 5431 Warbler Avenue (Schedule 8)



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- (i) Arnold & Gina Singh, 11080 Chickadee Court (Schedule 9)
- (j) Sam Nakhleh, 11471 Lapwing Crescent (Schedule 10)
- (k) Doug Porter, 11071 Swallow Drive (Schedule 11)
- (l) Mark & Deanna Talbott, 11591 Kestrel Drive (Schedule 12)
- (m) Deborah Strub, 11771 Kingfisher Drive (Schedule 13)
- (n) D.L. Trueman, Richmond resident (April 11, 2018) (Schedule 14)
- (o) S.W. Trueman, Richmond resident (Schedule 15)
- (p) Victor Perry, 5488 Hummingbird Drive (Schedule 16)
- (q) D.L. Trueman, Richmond Resident (April 12, 2018) (Schedule 17)
- (r) Daken Ariel, 11080 Swallow Drive (Schedule 18)
- (s) James Strilesky, Richmond resident (Schedule 19)
- (t) Korianne Ariel, 11080 Swallow Drive (Schedule 20)
- (u) Lindsay Murray, Richmond resident (Schedule 21)
- (v) Violet & Ken Battersby, Richmond residents (Schedule 22)
- (w) Collins Family, 11107 Chickadee Court (Schedule 23)
- (x) Brian & Joan Jalmarson, 10761 Hollymount Court (Schedule 24)
- (y) Richard & Maureen Landahl, Richmond resident (Schedule 25)
- (z) Ramzi Jaafar, 22086 Wilson Avenue (Schedule 26)
- (aa) Maria Anastacia Lozada-Jaafar, 22086 Wilson Avenue (Schedule 27)
- (bb) Marilyn & Terence Peters, 5500 Woodpecker Drive (Schedule 28)
- (cc) Pamela Lin, Richmond resident (Schedule 29)
- (dd) Susanna Cheung, 3088 Airey Drive (Schedule 30)
- (ee) Samuel Yeung, Richmond resident (Schedule 31)
- (ff) Debbie Kim, 8040 Railway Avenue (Schedule 32)
- (gg) Michael Bishop, 7320 Woolridge Court (Schedule 33)
- (hh) Kenny Ho, 4791 Steveston Highway (Schedule 34)
- (ii) Jay Chambers, 5491 Hummingbird Drive (Schedule 35)



**Regular Council meeting for Public Hearings  
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- (jj) Allison Lee, 11311 Lapwing Crescent (Schedule 36)
- (kk) Chris & Denise Couzelis, 5931 Goldeneye Place (Schedule 37)
- (ll) Brian Snellings, Richmond resident (Schedule 38)
- (mm) Don Jury, 11940 Flamingo Court (Schedule 39)
- (nn) Les Kiss, 5251 Hummingbird Drive (Schedule 40)
- (oo) Joan Johnson, 11031 Swallow Drive (Schedule 41)
- (pp) Martin Woolford, 5951 Egret Court (Schedule 42)
- (qq) Marilyn Lew, Richmond resident (Schedule 43)
- (rr) Karen Wheeler, 11551 Kingfisher Drive (Schedule 44)
- (ss) Lynda Steblin, Richmond resident (Schedule 45)
- (tt) Martin Yeung, 7733 Heather Street (Schedule 46)
- (uu) Anuj Sharma, Richmond resident (Schedule 47)
- (vv) Mackenzie Biggar, 3900 Moncton Street (Schedule 48)
- (ww) Chris Pughe, 4791 Steveston Highway (Schedule 49)
- (xx) Sean O'Brien, 3151 Springfield Drive (Schedule 50)
- (yy) Suzy & Richard Lin, Richmond resident (Schedule 51)
- (zz) Michael & Laura Brawn, 5217 Hummingbird Drive (Schedule 52)
- (aaa) Tracy Wu, 8851 Lansdowne Road (Schedule 53)
- (bbb) Denise & Mel Dear, 11771 Kingfisher Drive (Schedule 54)
- (ccc) Niti Sharma, 11380 Kingfisher Drive (Schedule 55)



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*Submissions from the floor:*

Les Kiss, 5251 Hummingbird Drive, expressed concern with the (i) proposed single access point to the development, (ii) proposed traffic light directly opposite Swallow Drive, and (iii) proposed traffic light at Kingfisher Drive. He was of the opinion that residents were not provided sufficient rationale as to the decision to install a traffic light at Swallow Drive by the Transportation Department. Mr. Kiss then suggested that the access point be relocated, and be configured in such a manner to only permit right in/right out access. Mr. Kiss spoke of the existing pedestrian crosswalk at Lassam Road, and other transportation features adjacent to this crosswalk like the bus stops and was of the opinion that a signalized intersection at Swallow Drive and Steveston Highway may increase traffic into Swallow Drive.

Lynda ter Borg, 5860 Sandpiper Court, made references to past discussions on the City's arterial road policy and in particular with regard to town house developments. She was of the opinion that traffic lights cause accidents, noting that drivers may accelerate to cross an intersection when the traffic light is changing. Also, Ms. ter Borg cited concern with the potential noise of start/stop traffic for those whose properties back onto Steveston Highway. Ms. ter Borg queried whether the proposed transportation features meet Provincial highway standards, and was of the opinion that two-way left turn lanes around the city sufficiently maintain the flow of traffic. Ms. ter Borg noted that installing more traffic lights along Steveston Highway will lessen the safety of the pedestrian crosswalk at Lassam Road, and suggested that it be improved to include in-pavement flashers for increased safety. Ms. ter Borg spoke of other townhouse developments along Steveston Highway that provide effective access without a traffic signal.

Connie Fernie, 5760 Wagtail Avenue, expressed concern with the proposed traffic light at Swallow Drive, and was of the opinion that an additional traffic light will only encourage drivers to speed through the pedestrian crosswalk at Lassam Road.

Karen Wagner, 5411 Woodpecker Drive, was in favour of the proposed development but expressed concern with the proposed traffic light as she believes it will increase traffic on Swallow Drive. She noted that the area is residential and the installation of a traffic light will alter the neighbourhood's atmosphere and render the use of the road unsafe for kids to play on.





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Julia Nickerson, 10560 Yarmish Drive, spoke in favour of the proposed development and in particular to the benefits of a townhouse complex in the neighbourhood. Ms. Nickerson spoke in support of the (i) various housing options provided by the proposed development, (ii) proposed sidewalk upgrades, ie. boulevards, and (iii) proposed traffic light, at Swallow Drive, as she believed it would increase pedestrian safety.

Carmen McCracken, 5600 Wagtail Avenue, spoke in support of the proposed traffic light on Swallow Drive, noting that in her experience, turning onto Steveston Highway is challenging due to poor visibility. She expressed concern with the existing pedestrian crosswalk at Lassam Road, noting that a controlled traffic light would be beneficial.

Gary Kwong, 11651 4<sup>th</sup> Avenue, spoke in support of the proposed development, noting that townhomes provide an affordable housing option for young families.

Max Madrussan, 12506 Wescott Street, spoke of the calibre of the Applicant, and was of the opinion that Applicant has been professional and informative throughout the rezoning process. He spoke of the Applicants' willingness to ensure the development fits in the neighbourhood and in particular, the proposed development would provide a suitable option for younger generations.

Kostya Polyakov, 5780 Woodpecker Drive, expressed concern with the proposed traffic light at Swallow Drive.

Debbie Kim, 8040 Railway Avenue, spoke in support of the proposed townhouse development, and was of the opinion that its design is beautiful and townhomes are an excellent option for families.

Mackenzie Biggar, 3900 Moncton Street, spoke in support of the proposed townhouse development, noting that it provides an alternative housing option in the area, and allows residents to remain in Richmond.

Pamela Lin, 9800 Odlin Road, spoke in support of the proposed townhouse development, and was of the opinion that townhomes are under supplied in Richmond. Also, she was pleased to see that the proposal includes a widened sidewalk with a boulevard, and the provision of public art and green space.

Judy Bird, 11091 Swallow Drive, spoke in support of the proposed development, however expressed concern with the addition of a new traffic light along Steveston Highway.



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Anita Boyles, 11131 Swallow Drive, was of the opinion that a traffic light at Swallow Drive would confuse drivers. She commented on the existing pedestrian crosswalk at Lassam Road, noting that it should be upgraded to enhance pedestrian safety. She expressed concern with regard to the number of onsite visitor parking stalls, noting that it was insufficient and therefore, visitors would likely park on Swallow Drive.

Stacey Leduc, 5320 Hummingbird Drive, expressed concern regarding the potential increase in traffic in the neighbourhood as a result of the proposed development, and was of the opinion that the installation of a traffic light would worsen the situation. She was of the opinion that a single access point to the subject site would cause accidents, and remarked that the proposal has insufficient visitor parking to accommodate all units. Ms. Leduc wished to see the pedestrian crosswalk at Lassam Road be upgraded, and the access point to the development site shifted to the east, and increased to two.

Rocky Sethi, 12095 No. 2 Road, spoke in support of the proposed development, noting that the proposed secondary suites will benefit new owners. He was of the opinion that the proposed traffic light would be advantageous for pedestrians, as it would allow for shorter routes through the Westwind neighbourhood away from Steveston Highway. Mr. Sethi then stated that he believed the proposal was aesthetically pleasing. Also, he spoke to parking, noting that there was a good provision of it onsite.

Niti Sharma, 11380 Kingfisher Drive, spoke in opposition to the proposed traffic light, and was of the opinion that the traffic light would increase traffic and congestion along Steveston Highway. She spoke of vehicular traffic at peak hours of the day, noting that with a traffic light at Swallow Drive, traffic may navigate through, which would affect the safety of the residents in the area.

Ben Gwaltney, 5671 Wagtail Avenue, queried whether the proposed development is a multi-storey complex. He expressed concern with the proposed single access point to the proposed development noting that it may hinder emergency services access, and was of the opinion that the proposal does not provide adequate parking and therefore, visitors and residents may park in adjacent neighbourhoods; therefore Mr. Gwaltney suggested restricting parking along Swallow Drive to residents only. Also, he spoke of the pedestrian crosswalk at Lassam Road, noting that it is an unsafe crosswalk, and expressed concern with the sidewalk on the north side of Steveston Highway, noting that the Applicant's fencing has encroached on the sidewalks.



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Martin Dash, 12146 Osprey Drive, spoke of potential solutions to the proposed traffic light, the pedestrian crosswalk at Lassam Road and the potential for a right in/right out access point configuration. He suggested that the crosswalk at Lassam Road removed completely, and replaced with a pedestrian crosswalk at Swallow Drive.

In reply to queries from Council, Victor Wei, Director, Transportation, advised that the placement of a traffic light within 200 metres of one another falls within transportation engineering guidelines. He noted that staffs' assessment has indicated that the installation of a traffic light at Swallow Drive would not increase traffic through the internal roads. Wayne Craig, Director, Development, noted all provisions of parking are in compliance with City Bylaws and that first responders are part of the standard referral system and therefore actively involved in the rezoning process with regard to site access. Also, he noted that prior to the building permit application stage the developer is required to provide traffic, construction and parking management plans to be reviewed by staff.

Acting Mayor McNulty acknowledged the conclusion of the first round of public speakers. One speaker then addressed Council for a second time with new information.

Lynda ter Borg, 5860 Sandpiper Court, was of the opinion that residents are not opposed to the proposed townhouse development but are urging Council to provide alternative solutions to the proposed traffic light at Swallow Drive.

PH18/4-1

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 be given second and third readings.***

The question on Resolution PH18/4-1 was not called as the following **amendment motion** was introduced:

It was moved and seconded

- (1) That the traffic control light at Swallow Drive be removed;***
- (2) That the driveway access be moved to the east and limited to right in/right out only; and***
- (3) That the pedestrian crosswalk at Lassam Road be upgraded.***



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The question on the amendment motion was not called as discussion took place on traffic along Steveston Highway and the potential to use the developer's contribution for a traffic signal at Swallow Drive to upgrade the Lassam Road pedestrian crosswalk. As a result of the discussion, the amendment motion was **WITHDRAWN**.

The question on Resolution PH18/4-1 was then called and it was **CARRIED** with Cllr. Day opposed.

Discussion further took place on the potential right in/right out configuration and the need to upgrade the pedestrian crosswalk at Lassam Road, and as result the following **motion** was introduced:

PH18/4-2

It was moved and seconded

- (1) *That the proposed driveway location remain, however be restricted to right in/right out only access; and*
- (2) *That the rezoning consideration #11 be amended to have the developer's voluntary contribution be directed towards upgrading the Lassam Road pedestrian crosswalk.*

The question on Resolution PH18/4-2 was not called as in reply to queries from Council, Nick Kasidoulis, representing the Applicant, advised that a right in/right out access configuration at Swallow Drive is agreeable. Also, Mr. Kasidoulis shared the same concerns as the delegations with regard to the safety of the Lassam Road pedestrian crosswalk and was pleased to see this crosswalk upgraded.

The question on the motion was then called and it was **CARRIED**.

**ADJOURNMENT**

PH18/4-3

It was moved and seconded

*That the meeting adjourn (8:41 p.m.).*

**CARRIED**





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Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, April 16, 2018.

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Acting Mayor (Bill McNulty)

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Acting Corporate Officer (Claudia Jesson)

Schedule 1 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, April 16, 2018.

**Mayor and Councillors**

To Public Hearing
Date: April 16, 2018
Item # 1
Re: Bylaw 9841

**From:** GordPBird <GordPBird@shaw.ca>  
**Sent:** Friday, 6 April 2018 15:34  
**To:** CityClerk  
**Subject:** Council Meeting - April 16, 2018 -Anthem Properties

Regarding: Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 (RZ 17-765557)

Unfortunately I am unable to attend the Council Chambers meeting April 16, 2018 and participate in any discussion regarding the Anthem Properties Ltd. Development on Steveston Highway north of Swallow Drive. I am therefore making a written submission to outline my single concern.

First, I fully support the development of a diversity of housing densities, styles and types of tenures as outlined in Richmond's official community plan and have no concerns about the type of development to be built by Anthem Properties Ltd. on this site.

My one concern is the increased parking space required when ten single-family properties are replaced with a multi-family development consisting of 43 townhouse units. Since the development is on a main arterial road where curbside parking is prohibited, Swallow Drive is the closest residential street and may become the "go to" parking spot for overflow and visitor parking. I am aware that a street light and cross walks are to be installed at the intersection of Swallow Drive and Steveston Highway. I can understand that this is required so residents of the new development can safely exit their complex but it will also suggest that Swallow Drive will become the first choice for townhouse resident overflow and visitor parking. Although the city requires townhouse developers to provide visitor parking, I am sure, with the current value of land, the development will build to the minimum allowable, which is likely often inadequate.

Section 3.2 Richmond's official community plan states as an objective 1: "Continue to protect single family neighbourhoods outside the city centre". It also states as a Policy "...to mitigate potential impacts on traffic, parking congestions, and noise in single family neighbourhoods"

I am therefore suggesting that the city should consider implementing resident only parking signage on Swallow Drive, Wagtail Avenue and Warbler Avenue. This will go a long way towards conforming to Section 3.2 of the official city plan and will help eliminate any potential conflict between current Westwind residents and residents of the new development.

Gordon Bird

11091 Swallow Drive

604-277-6727

Schedule 2 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, April 16, 2018..

**CityClerk**

To Public Hearing
Date: <u>April 16, 2018</u>
Item # <u>1</u>
Re: <u>Bylaw 9841</u>

**From:** CityClerk  
**Sent:** Tuesday, 10 April 2018 10:23  
**To:** 'GordPBird'  
**Subject:** RE: Council Meeting - April 16, 2018 -Anthem Properties  
**Attachments:** Council Meeting - April 16, 2018 -Anthem Properties

Good morning Mr. Bird,

This is to acknowledge and thank you for your email. Please be advised that copies of your emails will be forwarded to the Mayor and each Councillor and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to contact Richmond City Council.

**Hanieh Berg | Acting Manager, Legislative Services**  
City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** GordPBird [<mailto:GordPBird@shaw.ca>]  
**Sent:** Tuesday, 10 April 2018 10:10  
**To:** CityClerk  
**Subject:** Council Meeting - April 16, 2018 -Anthem Properties

Regarding: Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 (RZ 17-765557)

On April 16, 2018 I forward an e-mail stating that I had only one concern regarding Anthem Properties development on Steveston Highway. After talking to neighbours then looking at other townhouse developments on Steveston Highway I have a second concern, the traffic light proposed for Steveston Highway and Swallow Drive.

In my opinion this is completely unnecessary. It will not only slow traffic on Steveston Highway, it will encourage more drivers to view Swallow Drive as a major roadway, not as a residential street in a quiet established neighbourhood.

There are other similarly large developments on Steveston Highway where there are no traffic lights at the development exit. Two good examples are the following:

The large development directly east of Gilbert Road on Steveston. Residents there can exit from Union Drive and no traffic light exists at this intersection.

The large development at 11511 Steveston across from the Ironwood Centre has two exits on to Steveston. There is no light at either of these locations.

As I stated in my previous submission, Section 3.2 of Richmond's official community plan states as an objective 1: "Continue to protect single family neighbourhoods outside the city centre". It also states as a Policy "...to mitigate potential impacts on traffic, parking congestions, and noise in single family neighbourhoods".

I therefore suggest that you have no traffic light at this intersection as it is completely unnecessary and in my opinion will do more to harm to the neighbourhood than any benefit it will provide.

Gordon Bird

11091 Swallow Drive

604-277-6727



Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing
Date: April 16, 2018
Item # 1
Re: Bylaw 9841

**Mayor and Councillors**

**From:** Mayor and Councillors  
**Sent:** Tuesday, 10 April 2018 10:31  
**To:** 'les@leskiss.ca'  
**Subject:** FW: Anthem Properties Ltd - Amendment Bylaw 9841 (RZ 17-765557)  
**Attachments:** Swallow Drive Traffic Signal.pdf

Good morning,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to contact Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services  
City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** Les Kiss [mailto:les@leskiss.ca]  
**Sent:** Friday, 6 April 2018 09:39  
**To:** Mayor and Councillors  
**Cc:** lkiss@shaw.ca  
**Subject:** Anthem Properties Ltd - Amendment Bylaw 9841 (RZ 17-765557)

Dear Mayor and Council Members:

First, I would like to acknowledge and thank you for directing staff to expand the Public Hearing notification area after my presentation to Council March 26<sup>th</sup> on traffic concerns relative to the proposed Anthem Properties Ltd. development.

Yesterday I received in the mail the Notice of Public Hearing scheduled for Monday, April 16<sup>th</sup> in Council Chambers. It is extremely disappointing that the notification information only shows the proposed development on the North side of Steveston Hwy., but is silent on the specifics of one access point planned directly across from Swallow Drive and the City's plans to install a traffic signal at this location.

I again note I have no concerns with the proposed development itself. I would suspect that most of my neighbours in the expanded notification area would come to the same conclusion based on the general information as presented in the notification and as such not take the time to attend the public hearing.

As I expressed at both the Planning Meeting and in my presentation to Council the main issue is the single entry to the development site and Transportation Department's proposal for a

traffic signal at Swallow Drive and Steveston Hwy. Secondary issue is Transportation Department's proposal for yet another traffic signal at Kingfisher Drive for a new development on the North side of Steveston Hwy.

It must be emphasized once again that Swallow Drive is not an arterial route, it is a short residential street with a T-junction that serves the Westwind Elementary school catchment area with many young children. It was never meant to be an arterial route with major vehicle thru traffic. A traffic light at this location will encourage increased traffic down Swallow Drive from the proposed development as well as Steveston Hwy, an unsafe outcome for the residential area. Many drivers are already utilizing Swallow and the connecting residential streets to skirt around the traffic light at Railway by exiting on Bunting and Railway.

Intentional or not, the notification information as presented is not transparent nor does it provide full disclosure of the traffic signal impacts to the residential neighbourhood accessed by Swallow Drive. This information must be provided to residents in the expanded notification area if the public hearing is intended to receive and listen to meaningful public input.

I am therefore respectfully requesting Council to instruct Staff to provide the additional information of one vehicle access to the Anthem Properties Development site and the proposed traffic signal at Swallow Drive, to the expanded notification area prior to holding a public hearing. I have provided for your consideration the added traffic signal identification in red (attached) that at a minimum should be included in the Public Hearing notification.

Thank you.



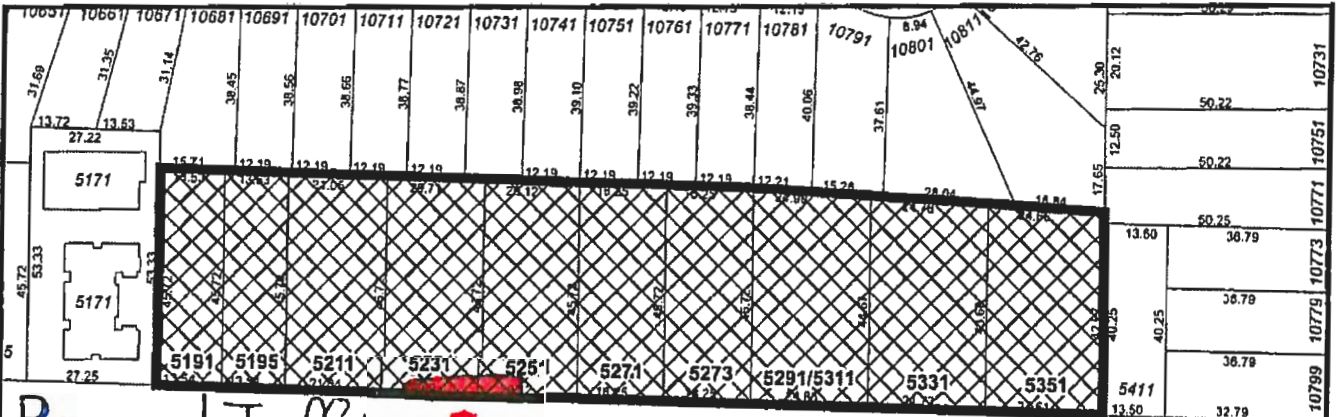
Les Kiss  
**5251 Hummingbird Drive**  
**Phone: 604-271-1940**  
**Cell: 604-209-5831**

**E-mail:** [Les@LesKiss.ca](mailto:Les@LesKiss.ca)



City of  
Richmond

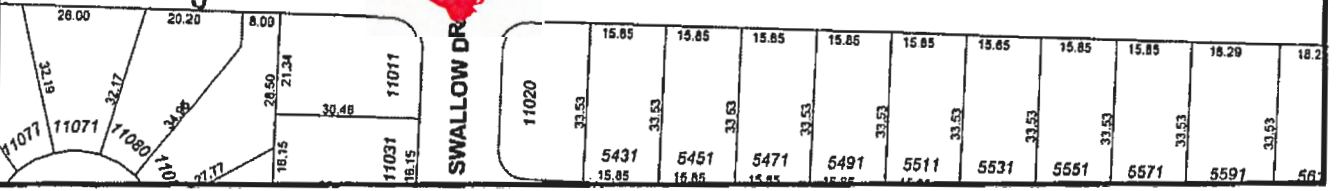
One Vehicle Access  
Driveby Proposed.



Proposed Traffic  
Signal



**STEVESTON HWY**



**RZ 17-765557**

Original Date: 04/12/17  
 Revision Date: 03/01/18  
 Note: Dimensions are in METRES

Schedule 4 to the Minutes of the :  
Public Hearing meeting of  
Richmond City Council held on  
Monday, April 16, 2018.

To Public Hearing
Date: April 16, 2018
Item # 1
No. _____
Bylaw 9841

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Tuesday, 10 April 2018 10:36  
**To:** 'djchan@shaw.ca'  
**Subject:** FW: Richmond Zoning Bylaw 6500, Amendmen Bylaw 9641 (RZ 17-765557)  
**Attachments:** Email for Richmond Public Hearing April 16 2018.docx

Good morning,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to contact Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services  
City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** Donna Chan [mailto:djchan@shaw.ca]  
**Sent:** Monday, 9 April 2018 10:35  
**To:** MayorandCouncillors; CityClerk  
**Subject:** Richmond Zoning Bylaw 6500, Amendmen Bylaw 9641 (RZ 17-765557)

**By Email**

April 9, 2018

Attention: Director, City Clerk's Office

From: Michael and Donna Chan

**Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 (RZ-17-765557)**

To The Mayor and Council Members:

This letter is prepared for purposes of submission to the public hearing to be held on April 16, 2018, in connection with the above-captioned matter.

We are writing to express concern over the installation of full four-way traffic signals and/or lights at the intersection of Swallow Drive and Steveston Highway that is proposed in conjunction with the rezoning bylaw noted above and development of the lands located at 5191 – 5351 Steveston Highway (the



“Development”). This traffic signal is to be located at the proposed single entry/exit point to the Development which is to be situated on Steveston Highway across Swallow Drive. Please note that our concern herein is focused only on the installation of the traffic lights, and should not be construed to be an objection to the rezoning or the development of the townhomes.

Specifically, one of our concerns is that installation of the traffic signal will impact the safety of those residents who live on Swallow Drive. A traffic signal at the intersection of Swallow Drive and Steveston Highway (the “Intersection”) could cause congestion in such a way that would impede flow of traffic along these streets. Currently, cars can turn left from Swallow Drive onto Steveston Highway by using the center merge lane on Steveston Highway heading west, and so traffic flows well; but if a traffic signal is installed here, then cars will have to line up along Swallow Drive waiting to turn at the traffic signal which will cause congestion, impeding the flow of traffic for cars trying to access Wagtail Avenue and making it impossible for ingress and egress to driveways belonging to those homes along Swallow Drive in the vicinity of the Intersection. Oftentimes, it is not that easy for cars to back out of garage driveways along Swallow Drive, and with increased congestion resulting from waiting for the traffic signal and with increased traffic volume, this problem will become worse.

There are other general concerns with regard to the traffic signal, as follows:

a) Swallow Drive is not a major arterial route that should warrant a traffic light, it is a very quiet residential street and is in fact a very short street without any painted roadway lines; by installing a traffic signal, the outcome will be to cause other safety concerns to the Westwind neighbourhood resulting from increased traffic, such as increased vehicular speed and increased traffic volume, to the detriment of those who walk or drive along Swallow Drive to Westwind Elementary School

b) There appears to be no precedent to follow for justification of the traffic signal at the Intersection, as no such traffic signals are apparent anywhere along Steveston Highway for purposes of entering a multi-family residential development, or even a residential neighbourhood for that matter

c) We may have a concern with regard to placement and form of the actual traffic signals on the south side of Steveston Highway, in particular whether tall hedges along Steveston Highway and Swallow Drive will be impacted in connection with the installation of the traffic signals, however we understand the design of the signals has not yet been undertaken.

d) We are concerned that not enough public consultation and communication has been provided with regard to the traffic signal and perhaps not enough residents of the Westwind neighbourhood are aware of this matter in order to voice their opinions.

We assume this traffic signal was requested for purposes of vehicular and pedestrian ingress/egress for the Development; if so, there should be alternative methods for ingress/egress other than a traffic signal. As an example, quite simply the center merge lane appears to be a good system and can be observed throughout many major streets in Richmond, including Steveston Highway - can the same method be applied for ingress/egress from the proposed Development? If this method has worked for the hundreds of homes in the Westwind neighbourhood (and all other developments and neighbourhoods along Steveston Highway), one would assume it should work for the 43 townhomes in the proposed Development. Further, there already is a pedestrian-controlled traffic signal nearby at the intersection of Lassam Road and Steveston Highway for the use of the Development. Accordingly, one would assume that ingress/egress and pedestrian issues for the Development could be easily resolved by moving the access point to the Development eastward to say, 5331 Steveston Highway whereby use of the center lane merge on Steveston Highway and the pedestrian signal on Lassam Road would be feasible.

But with regard to possible alternatives, we presume that these would have been provided by those professionals who study traffic issues for new developments and their impact on the surrounding neighbourhood. With regard to the access point to the Development, a traffic impact study or similar

transportation report would likely have been prepared for purposes of the development permit application to study traffic patterns, parking, and pedestrian flows. Please confirm that such a traffic impact study determined that a traffic signal was required at the Intersection, and whether such study determined the impact of a traffic signal not only with respect to the Development but also to the residents of the Westwind area and Swallow Drive in particular, and whether alternatives to the access point and traffic signal were provided.

In summary, we ask that the City review our concerns noted above, together with other opinions that may be provided at the public hearing, with regard to the traffic signal at the Intersection to determine whether there is a more feasible alternative. In particular, we would appreciate communication of the findings of the traffic impact study, and related studies of any alternatives to the installation of the traffic signal at the Intersection that led to the City's initial decision for the traffic signal. Again, since there is no precedent for traffic signals along Steveston Highway, we question why the existing traffic methods along Steveston Highway cannot be applied to the Development instead of causing potential safety concerns for the Westwind neighbourhood by the implementation of full traffic signals.

Thank you for your time and attention to this matter.

Michael and Donna Chan  
11020 Swallow Drive, Richmond

**By Email**

April 9, 2018

Attention: Director, City Clerk's Office

From: Michael and Donna Chan

**Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 (RZ-17-765557)**

To The Mayor and Council Members:

This letter is prepared for purposes of submission to the public hearing to be held on April 16, 2018, in connection with the above-captioned matter.

We are writing to express concern over the installation of full four-way traffic signals and/or lights at the intersection of Swallow Drive and Steveston Highway that is proposed in conjunction with the rezoning bylaw noted above and development of the lands located at 5191 – 5351 Steveston Highway (the "Development"). This traffic signal is to be located at the proposed single entry/exit point to the Development which is to be situated on Steveston Highway across Swallow Drive. Please note that our concern herein is focused only on the installation of the traffic lights, and should not be construed to be an objection to the rezoning or the development of the townhomes.

Specifically, one of our concerns is that installation of the traffic signal will impact the safety of those residents who live on Swallow Drive. A traffic signal at the intersection of Swallow Drive and Steveston Highway (the "Intersection") could cause congestion in such a way that would impede flow of traffic along these streets. Currently, cars can turn left from Swallow Drive onto Steveston Highway by using the center merge lane on Steveston Highway heading west, and so traffic flows well; but if a traffic signal is installed here, then cars will have to line up along Swallow Drive waiting to turn at the traffic signal which will cause congestion, impeding the flow of traffic for cars trying to access Wagtail Avenue and making it impossible for ingress and egress to driveways belonging to those homes along Swallow Drive in the vicinity of the Intersection. Oftentimes, it is not that easy for cars to back out of garage driveways along Swallow Drive, and with increased congestion resulting from waiting for the traffic signal and with increased traffic volume, this problem will become worse.

There are other general concerns with regard to the traffic signal, as follows:

- a) Swallow Drive is not a major arterial route that should warrant a traffic light, it is a very quiet residential street and is in fact a very short street without any painted roadway lines; by installing a traffic signal, the outcome will be to cause other safety concerns to the Westwind neighbourhood resulting from increased traffic, such as increased vehicular speed and increased traffic volume, to the detriment of those who walk or drive along Swallow Drive to Westwind Elementary School.
- b) There appears to be no precedent to follow for justification of the traffic signal at the Intersection, as no such traffic signals are apparent anywhere along Steveston Highway for purposes of entering a multi-family residential development, or even a residential neighbourhood for that matter.

c) We may have a concern with regard to placement and form of the actual traffic signals on the south side of Steveston Highway, in particular whether tall hedges along Steveston Highway and Swallow Drive will be impacted in connection with the installation of the traffic signals, however we understand the design of the signals has not yet been undertaken.

d) We are concerned that not enough public consultation and communication has been provided with regard to the traffic signal and perhaps not enough residents of the Westwind neighbourhood are aware of this matter in order to voice their opinions.

We assume this traffic signal was requested for purposes of vehicular and pedestrian ingress/egress for the Development; if so, there should be alternative methods for ingress/egress other than a traffic signal. As an example, quite simply the center merge lane appears to be a good system and can be observed throughout many major streets in Richmond, including Steveston Highway - can the same method be applied for ingress/egress from the proposed Development? If this method has worked for the hundreds of homes in the Westwind neighbourhood (and all other developments and neighbourhoods along Steveston Highway), one would assume it should work for the 43 townhomes in the proposed Development. Further, there already is a pedestrian-controlled traffic signal nearby at the intersection of Lassam Road and Steveston Highway for the use of the Development. Accordingly, one would assume that ingress/egress and pedestrian issues for the Development could be easily resolved by moving the access point to the Development eastward to say, 5331 Steveston Highway whereby use of the center lane merge on Steveston Highway and the pedestrian signal on Lassam Road would be feasible.

But with regard to possible alternatives, we presume that these would have been provided by those professionals who study traffic issues for new developments and their impact on the surrounding neighbourhood. With regard to the access point to the Development, a traffic impact study or similar transportation report would likely have been prepared for purposes of the development permit application to study traffic patterns, parking, and pedestrian flows. Please confirm that such a traffic impact study determined that a traffic signal was required at the Intersection, and whether such study determined the impact of a traffic signal not only with respect to the Development but also to the residents of the Westwind area and Swallow Drive in particular, and whether alternatives to the access point and traffic signal were provided.

In summary, we ask that the City review our concerns noted above, together with other opinions that may be provided at the public hearing, with regard to the traffic signal at the Intersection to determine whether there is a more feasible alternative. In particular, we would appreciate communication of the findings of the traffic impact study, and related studies of any alternatives to the installation of the traffic signal at the Intersection that led to the City's initial decision for the traffic signal. Again, since there is no precedent for traffic signals along Steveston Highway, we question why the existing traffic methods along Steveston Highway cannot be applied to the Development instead of causing potential safety concerns for the Westwind neighbourhood by the implementation of full traffic signals.

Thank you for your time and attention to this matter.

Michael and Donna Chan  
11020 Swallow Drive, Richmond



Schedule 5 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, April 16, 2018.

To Public Hearing
Date: April 16, 2018
Item # 1
Re: Billaw 9891

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Tuesday, 10 April 2018 10:37  
**To:** 'Bob Hardacre'  
**Subject:** RE: Anthem Properties Application For Rezoning Properties on Steveston Highway To Town Housing Development

Good morning,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor and will be included as part of the April 16th Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to contact Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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

From: Bob Hardacre [mailto:[bhardacre@telus.net](mailto:bhardacre@telus.net)]  
Sent: Monday, 9 April 2018 13:13  
To: MayorandCouncillors  
Subject: Anthem Properties Application For Rezoning Properties on Steveston Highway To Town Housing Development

Mayor and Council Members,

I am absolutely against the installation of a traffic light on Steveston Highway at Swallow which would lead to the entrance of a proposed new Anthem Properties town house development on the north side of Steveston Highway, across from Westwind neighborhood.

I am also against the possible future installation of another traffic light installed to the east of Swallow at the intersection of Kingfisher and Steveston Highway. It will be less expensive and much better to have a right and left turn entrance to the proposed new Anthem development located to the east of Swallow.

As a citizen of Westwind I feel that no traffic light is necessary or desired at Swallow and Steveston Highway. Accordingly, I am against the Anthem development along Steveston Highway as it is currently proposed.

Sincerely,

Bob Hardacre  
5391 Woodpecker Drive  
604-277-2959

Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing
Date: April 16, 2018
Item # 1
Re: Bylaw 9841

**Mayor and Councillors**

**From:** Mayor and Councillors  
**Sent:** Tuesday, 10 April 2018 10:38  
**To:** 'kpolyakov@gmail.com'  
**Subject:** FW: Traffic Light at Swallow Drive & Steveston Hwy  
**Attachments:** Anthem Properties Ltd Rezoning Application - File RZ 17-765557.pdf

Good morning,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to contact Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services  
City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**From:** Kostya Polyakov [mailto:kpolyakov@gmail.com]  
**Sent:** Monday, 9 April 2018 14:42  
**To:** Mayor and Councillors  
**Subject:** Traffic Light at Swallow Drive & Steveston Hwy

Dear council members,

As a resident of Westwind, I am 100% supportive of the email below, and am 100% against adding two traffic lights along Steveston Highway at Kingfisher and Swallow, within such a short distance from each other... and especially against adding any sort of traffic light at Swallow. You will find that all of the residents of Westwind will not be in favour of this, and this will significantly influence our support for the government going forward.

Please consider the email below from Les as also expressing my opinion on the subject, and please expect numerous additional emails of the same opinion.

Sincerely,

Kostya Polyakov  
5780 Woodpecker Drive

----- Forwarded message -----

**From:** Les Kiss <Kiss@coastforest.org>  
**Date:** Sun, Apr 8, 2018 at 1:59 PM  
**Subject:** Traffic Light at Swallow Drive & Steveston Hwy  
**To:** Steve Wallace <SWallace@dolden.com>, "Jordan, Stacey" <Stacey.Jordan@xerox.com>,

"mlgceb@gmail.com" <mlgceb@gmail.com>, Bob Hardacre <bhardacre@telus.net>, "chris\_bonk@yahoo.ca" <chris\_bonk@yahoo.ca>, "CKemp@omicronaec.com" <CKemp@omicronaec.com>, Cam Cleveland <cecleveland@shaw.ca>, "joancantwell@shaw.ca" <joancantwell@shaw.ca>, "jyates@mccarthy.ca" <jyates@mccarthy.ca>, "fleduc@shaw.ca" <fleduc@shaw.ca>, Geoff Packham <gbpackham@telus.net>, Lynda Terborg <lterborg@shaw.ca>, "lsteblin@telus.net" <lsteblin@telus.net>, "dave\_Lawrence49@hotmail.com" <dave\_Lawrence49@hotmail.com>, "Sheila Lum (sheila.lum@shaw.ca)" <sheila.lum@shaw.ca>, Graeme & Chris Nunn <gcunn@telus.net>, "Norm Tsui (ntsui@lohncaulder.com)" <ntsui@lohncaulder.com>, "Tracy and Norm (tptsui@hotmail.com)" <tptsui@hotmail.com>, Jaime Cathcart <jaime.cathcart@gmail.com>, "jigardner@hotmail.com" <jigardner@hotmail.com>, "whittle@telus.net" <whittle@telus.net>, "bryantpike@hotmail.com" <bryantpike@hotmail.com>, "Khamaguchi@shaw.ca" <Khamaguchi@shaw.ca>, "qandsteph@gmail.com" <qandsteph@gmail.com>, "thekemps@telus.net" <thekemps@telus.net>, "dennis.bian@yahoo.com" <dennis.bian@yahoo.com>, "bayers.c@gmail.com" <bayers.c@gmail.com>  
Cc: LL Kiss <llkiss@shaw.ca>, "djchan@shaw.ca" <djchan@shaw.ca>

To: Westwind Neighbours

From: Les Kiss

5251 Hummingbird Drive

You may have received a Public Hearing notification scheduled for 7:00 pm, Monday, April 16<sup>th</sup> at City Hall regarding the proposed Anthem Properties townhouse development on the north side of Steveston Hwy across from Swallow Drive.

What the notification is silent on is the City is proposing only one access driveway directly across from Swallow Drive for the proposed development and a full functioning traffic light at Swallow Drive and Steveston Hwy.

Intentional or not, the notification information as presented is not transparent as it does not mention anything about the installation of the traffic signal nor the resulting negative impacts to the residential neighbourhood accessed by Swallow Drive.

As you know Swallow Drive is not an arterial route, it is a short residential street with a T-junction that serves the Westwind Elementary school catchment area with many young children. It was never meant to be an arterial route with major vehicle thru traffic. A traffic light at Swallow Drive will result in traffic congestion and encourage increased traffic down Swallow Drive from the proposed development as well as Steveston Hwy, an unsafe outcome for the residential area. Many non-Westwind drivers are already utilizing Swallow and the connecting residential streets to skirt around the traffic light at Railway by exiting on Bunting and Railway.

What is also not mentioned, is the City is proposing yet another traffic light at Kingfisher and Steveston Hwy for another townhouse development. As pointed out in my attached submission to City Council, dated March 24th, this number of traffic lights and traffic disruption does not exist anywhere else on Steveston Hwy from One Road to Six Road.

You are encouraged to attend the Public Hearing on the 16<sup>th</sup> or make your concerns known to the Mayor and Council members by phone or e-mail prior to April 16<sup>th</sup> (as comments received by the City after the 16<sup>th</sup> will not be considered). Feel free to use any of the points I included in my submission.

If you have the time you are also encouraged to make your neighbours and friends aware of the imminent traffic light installation and the need to contact the Mayor and Council members at or before the public hearing on Monday the 16<sup>th</sup>.

City E-mail is: [mayorandcouncillors@richmond.ca](mailto:mayorandcouncillors@richmond.ca)

If you have any questions do not hesitate to call me 604-209-5831 or by my e-mail [les@leskiss.ca](mailto:les@leskiss.ca)

Thank you,

Les

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- **[Disclaimer concerning tax advice](http://taxdisclaimer.kpmg.ca)** (<http://taxdisclaimer.kpmg.ca>).

*If you are unable to access the links above, please cut and paste the URL that follows the link into your browser.*

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To: Richmond Mayor and Council Members

Date: March 24, 2018

From: Les Kiss  
5251 Hummingbird Drive

File: RZ 17-765557

**Re: Application by Anthem Properties Ltd. for Rezoning at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Town Housing Steveston Highway (Steveston) (ZT85)"**

**Issue:** Anthem Properties Development site vehicle access limited to one entrance/exit directly opposite Swallow Drive and Planning and Transportation Division Proposal for a new traffic signal at the intersection of Swallow Drive and the development site single vehicle access.

The key concern with the Anthem Properties development is the proposed traffic signal at Swallow Drive. Secondary concern is that a similar traffic signal is being proposed at Kingfisher Drive and Steveston Hwy for another proposed development.

To my knowledge there are no traffic signals along the entire length of Steveston Hwy from One Road to Five Road leading into a major residential area such as the Westwind area. That is, all traffic lights are at intersections of key arterial roads such as Two Road/Steveston Hwy, Railway Avenue/Steveston Hwy, etc. Swallow Drive is a short residential street with a T-junction that serves an elementary school catchment area with many young children. It was not meant to be an arterial route with major vehicle thru traffic. A traffic light at this location will encourage increased traffic down Swallow Drive from the new development as well as Steveston Hwy, an unsafe outcome for the residential area. Many drivers are already utilizing the residential streets to skirt around the traffic light at Railway by exiting on Bunting and Railway.

Majority of traffic accidents tend to occur at traffic signals with drivers running red lights. In the 30 years I have been exiting and entering Swallow Drive there have been minimal traffic accidents compared to the No. 2 Road and Railway intersections. Having a traffic signal at Swallow could trigger more accidents and direct more traffic into the Westwind residential area south of Steveston Hwy. If traffic signals at Swallow Drive and Kingfisher are installed as proposed, traffic flow along Steveston Hwy would be stop and go approximately every 200 metres between No. 2 Road and Railway Avenue frustrating drivers. Lights at 2 Road, new light at Kingfisher, pedestrian crosswalk light at Lassam, new light at Swallow and existing light at Railway would create five stops and an unsafe situation (impatient and frustrated drivers) that does not exist anywhere else along Steveston Hwy. (refer to google map Exhibit A).



Should the traffic signals at Swallow and Kingfisher go ahead it would create significant traffic disruption on a key east/west arterial route by having five stops approximately every 200 metres, a situation that does not exist anywhere else along Steveston Hwy from One Road to Six Road.

This increased traffic disruption conflicts with Richmond's Arterial Road Policy which specifically states that densification along major arterial roads should minimize traffic disruption. The Transportation Division website also notes the data for determining the need for traffic signals is gathered and analyzed through traffic flow and pedestrian activity studies, as well as public and police input on local traffic experience. In addition, it is noted that before a traffic signal is installed, the following criteria need to be evaluated:

- The amount of vehicular and pedestrian traffic;
- The need to interrupt the major street traffic for side street vehicles and pedestrians;
- The accident history of the intersection;
- The comparison of positive/negative effects of installing a traffic signal at the location.

**Requests:**

- **Instruct Staff to please provide me with the Engineering Department report/rationale that determined a traffic signal is required at Swallow Drive;**
- **If an Engineering report was not completed, please provide me all Staff reports that support the need for a traffic signal at Swallow Drive;**
- **Instruct Staff to please provide me with alternative access options that were considered for the development site and rationale why they were not appropriate.**

**I Suggest A Safe, Less Disruptive and Lower Cost Alternative Option Exists:**

If the Planning and Traffic Divisions are set on one access point for the development an alternative option exists at the east end of the development that would not require a traffic signal. An entrance at or near the current 5331 Steveston driveway location would be compliant with Richmond's Arterial Road Policy as it is located:

- Greater than 50 m from a local road (Lassam);
- Greater than 100 m from a major arterial road intersection (No. 2 Road);
- Greater than 100 m from another townhouse access point.

This access point could provide right hand turns as current driveways do, and left hand turns if the current Steveston Hwy. left-hand turn lane onto Lassam was extended approximately 50 m to the west as shown on the attached google map Exhibit B and photo Exhibit 1.

This option would also save the City and developer considerable dollars as the need for construction and installation of a new traffic signal at Swallow Drive would not be required.

**Request:**

- **Council please consider and instruct Staff to assess the above suggested alternative vehicle access option to the Anthem Properties Development site before moving forward with the development plan approval process.**

Thank you.

A handwritten signature in black ink, consisting of several overlapping, fluid strokes that form a stylized, abstract shape.




Les Kiss  
5251 Hummingbird Drive  
Phone: 604-271-1940  
Cell: 604-209-5831

E-mail: [Les@LesKiss.ca](mailto:Les@LesKiss.ca)

# Exhibit A

Google Maps Steveston Hwy






  
 Existing Traffic Signals - Railway & No. 2 Rd.  
 Proposed Traffic Signals - Swallow Dr. & Kingfisher Dr.  
 Crosswalk at Lassam Road





Imagery ©2018 Google, Map data ©2018 Google 50 m

No. 1 Rd to Railway Avenue  
 Many Roads accessing Steveston they with no traffic signals  
 except at No. 1 & Railway





Imagery ©2018 Google, Map data ©2018 Google 50 m

No. 2 Rd to Gilbert  
 has one pedestrian crosswalk, but again  
 no traffic signals except at No. 2 & Gilbert





Imagery ©2018 Google, Map data ©2018 Google 50 m

*Gilbert to No.3 Rd  
 Several developments accessing Steveston Hwy, but  
 again, no traffic signals except at Gilbert & No.3*



# Exhibit B

Google Maps Steveston Hwy

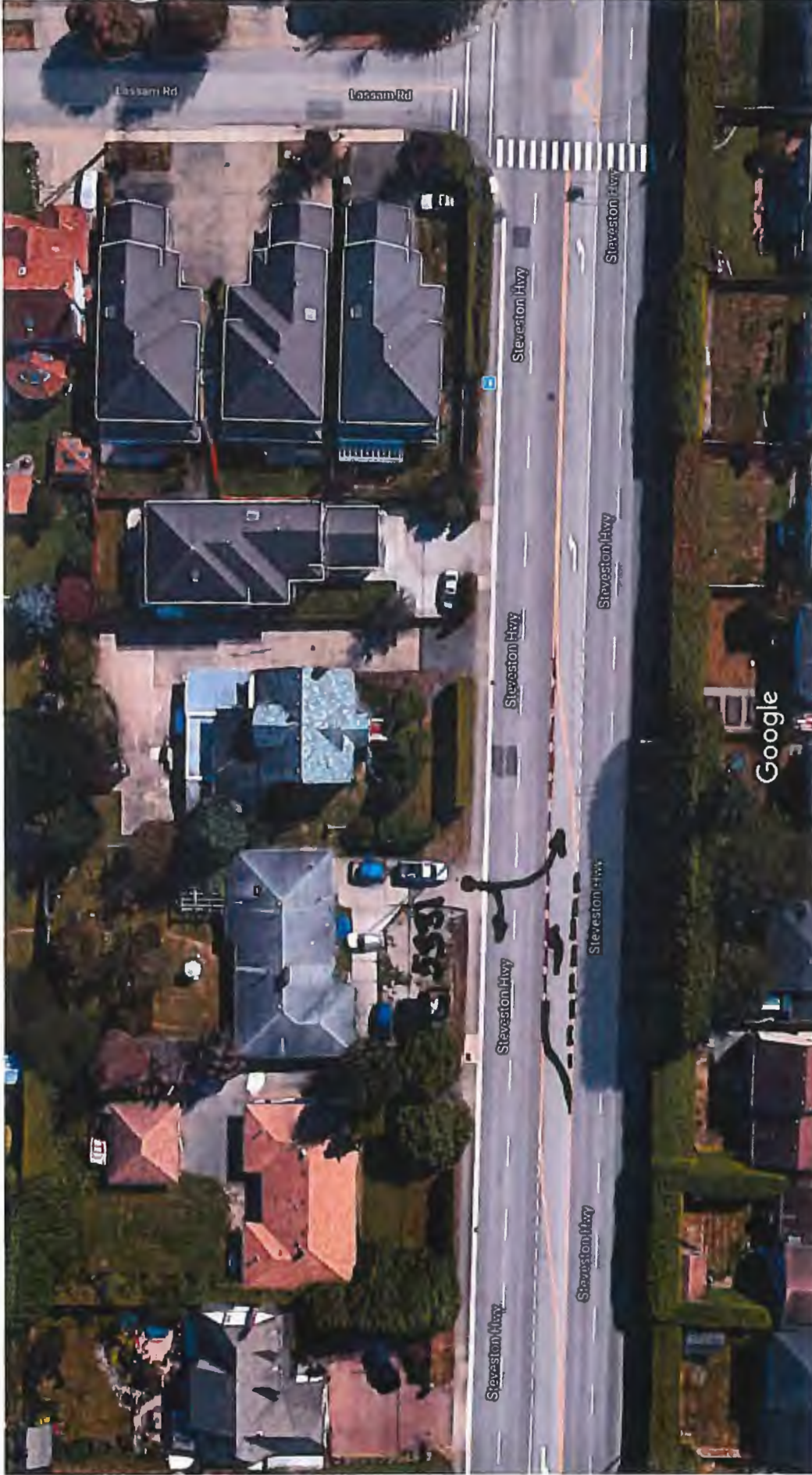


Imagery ©2018 Google, Map data ©2018 Google 20 m

*An access point from approximate location of 5331 Steveston Hwy could utilize existing left turn lane if it was extended approximately 50 m to the west*



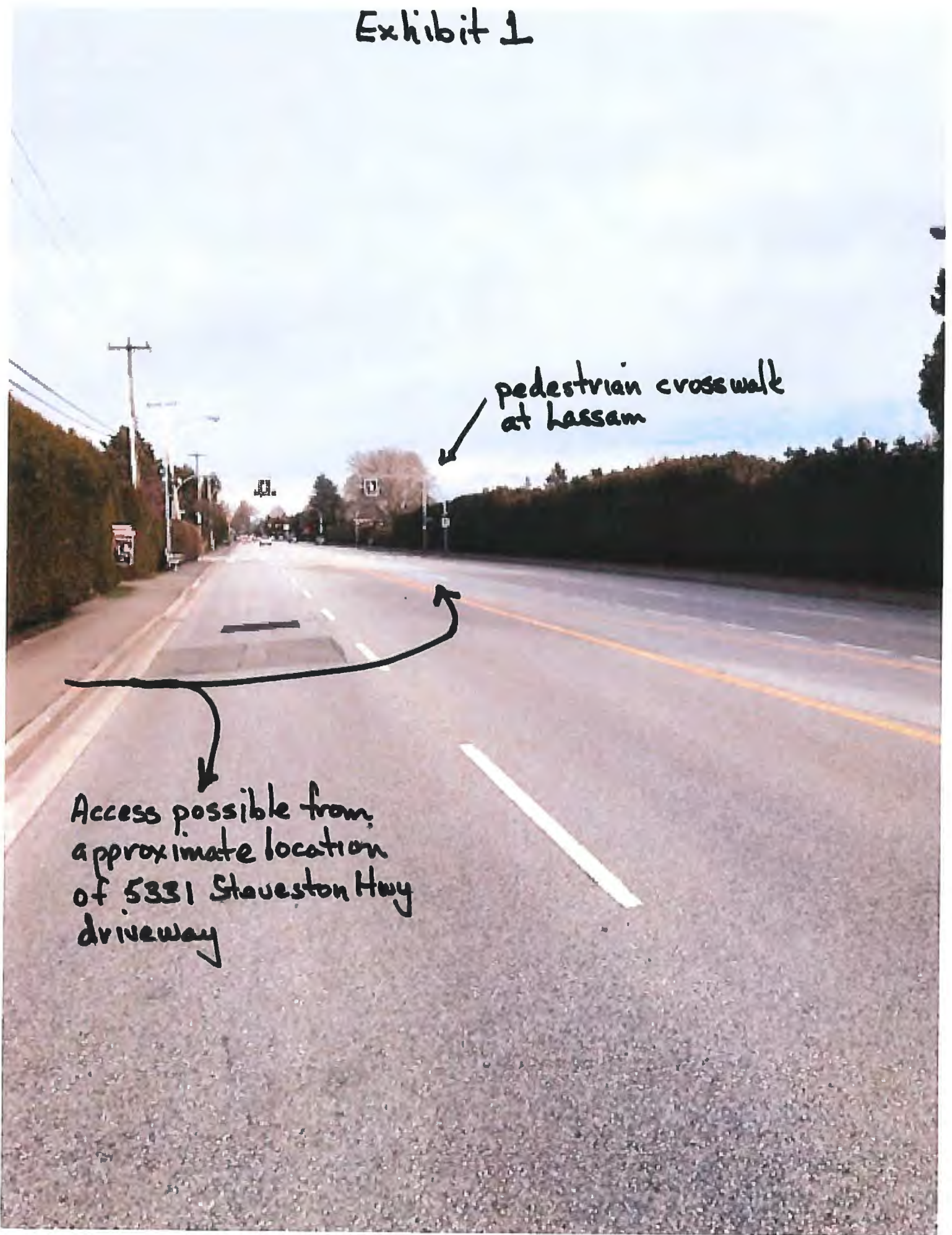
# Exhibit B - Larger Photo



Imagery ©2018 Google, Map data ©2018 Google 10 m



# Exhibit 1



pedestrian crosswalk  
at lassam

Access possible from  
approximate location  
of 5331 Staveston Hwy  
driveway

Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing
Date: April 16, 2018
Item # 1
Re: Bylaw 9841

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Wednesday, 11 April 2018 07:38  
**To:** 'rjking13@telus.net'  
**Subject:** RE: Traffic lights proposed for Swallow Drive and Steveston Highway

Good morning,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to contact Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services  
City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** [rjking13@telus.net](mailto:rjking13@telus.net) [mailto:rjking13@telus.net]  
**Sent:** Tuesday, 10 April 2018 16:26  
**To:** CityClerk; MayorandCouncillors  
**Subject:** Traffic lights proposed for Swallow Drive and Steveston Highway

I would like to register my opposition to these new proposed traffic lights. West Wind is a quiet residential neighborhood and these lights will end up diverting traffic through this family area. Taken with the proposed lights at Kingfisher Drive and the existing Crosswalk Light at Lassam this would give us 5 lights in basically a one block area. This is totally ridiculous and will ruin any traffic flow along Steveston Highway. PLEASE RECONSIDER THIS PROPOSAL AND THE ONE FOR THE KINGFISHER LIGHT. Thomas King.

Schedule 8 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, April 16, 2018.

To Public Hearing
Date: <u>April 16, 2018</u>
Item # <u>1</u>
Re: <u>Bylaw 9841</u>

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Wednesday, 11 April 2018 07:39  
**To:** 'Bill Easton'  
**Subject:** RE: Bylaw8500,amendment bylaw9841(rz17-765557)

Good morning,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to contact Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services  
City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** Bill Easton [<mailto:chiefwahoooo@gmail.com>]  
**Sent:** Tuesday, 10 April 2018 18:34  
**To:** MayorandCouncillors  
**Subject:** Fwd: Bylaw8500,amendment bylaw9841(rz17-765557)

Begin forwarded message:

**From:** Bill Easton <[chiefwahoooo@gmail.com](mailto:chiefwahoooo@gmail.com)>  
**Date:** April 10, 2018 at 18:19:01 PDT

**Subject: Bylaw8500,amendment bylaw9841(rz17-765557)**

It has been brought to my attention that this plan includes a traffic light □ at Steveston and Swallow, as I reside at Warbler and Swallow I feel this light will only at to the current traffic problems in our neighborhood. Please have the traffic light cancelled or moved to another more appropriate location, as a person with a disability it is already difficult enough to walk the neighborhood with all the school traffic during the day and the speeding traffic cutting thru the neighborhood to avoid the light at Steveston and Railway, these problems will only increase with the additional traffic light. Our neighborhood suffers from a lack of safe accessible sidewalks, there are times when pedestrians have no choice but to walk on the road additional traffic will only degrade the safety and livability of our neighborhood.

Thank in advance for stopping this plan and I look forward to seeing you all at the polls in October

W Easton  
5431 Warbler Ave



Schedule 9 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, April 16, 2018.

**MayorandCouncillors**

To Public Hearing
Date: April 16, 2018
Item # 1
Re: Bylaw 9841

**From:** MayorandCouncillors  
**Sent:** Wednesday, 11 April 2018 11:37  
**To:** 'Singh, Arnold P'  
**Subject:** RE: Rezoning Application - RZ 17-765557

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to contact Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services  
City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** Singh, Arnold P [mailto:[apsingh@kpmg.ca](mailto:apsingh@kpmg.ca)]  
**Sent:** Wednesday, 11 April 2018 09:36  
**To:** MayorandCouncillors  
**Subject:** Rezoning Application - RZ 17-765557

We have received a Public Hearing notification scheduled for 7:00 pm, Monday, April 16<sup>th</sup> at City Hall regarding the proposed Anthem Properties townhouse development on the north side of Steveston Hwy across from Swallow Drive.

The City is proposing only one access driveway directly across from Swallow Drive for the proposed development and a full functioning traffic light at Swallow Drive and Steveston Hwy.

Although we support the overall townhome development, we strongly believe that the proposed traffic light at Steveston/Swallow will result in significant negative impacts to the residential neighbourhood accessed by Swallow Drive.

Swallow Drive is NOT an arterial route; it is a short residential street with a T-junction that serves the Westwind Elementary school catchment area with many young children. Children are regularly playing on this street, and we believe this proposal will put children in harm's way and could lead to serious injuries, or worse. This is something that should not be taken lightly. Our children's safety should always be seen as a top priority. Swallow was never meant to be an arterial route with major vehicle thru traffic. A traffic light at Swallow Drive will result in traffic congestion and encourage increased traffic down Swallow Drive from the proposed development as well as Steveston Hwy, an unsafe outcome for the residential area. We see no reason why a traffic light needs to be installed in order to facilitate the development.

Arnold and Gina Singh  
11080 Chickadee Court  
Richmond, BC  
V7E 5Z4

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**Mayor and Councillors**

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing
Date: April 16, 2018
Item # 1
No. _____
Bylaw 9841

**From:** CityClerk  
**Sent:** Wednesday, 11 April 2018 13:24  
**To:** Mayor and Councillors  
**Subject:** FW: 5191 - 5351 Steveston Highway

**From:** CityClerk  
**Sent:** Wednesday, 11 April 2018 13:24  
**To:** 'Sam Nakhleh'  
**Subject:** RE: 5191 - 5351 Steveston Highway

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services  
City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**From:** Sam Nakhleh [mailto:palmtreeral@gmail.com]  
**Sent:** Wednesday, 11 April 2018 11:43  
**To:** CityClerk  
**Subject:** 5191 - 5351 Steveston Highway

Dear Mayor and Council:

I would like to share my feedback on the proposed new townhome development at 5191-5351 Steveston Highway.

Steveston Highway is a suitable area for multi-family development, and I welcome the addition of 43 new townhomes to the neighbourhood. Townhome developments are a good alternative to single-family homes and will provide more options for families and downsizers who would like to stay in the community.

I have seen the architect's designs for the development and I think they are extremely well done and will complement the area nicely.

I encourage Council to support this application and I look forward to it being built.

Regards,

Sam Nakhleh

11471 Lapwing Crescent

Richmond, BC V7E 4E8

Schedule 11 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing
Date: April 16, 2018
Item #: 1
Re: BYLAW 9841

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Wednesday, 11 April 2018 13:32  
**To:** 'DOUG PORTER'  
**Subject:** RE: Proposed traffic light at Steveston Hwy. and Swallow Drive

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the April 16th Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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

From: DOUG PORTER [mailto:porterdr@shaw.ca]  
Sent: Wednesday, 11 April 2018 12:48  
To: MayorandCouncillors  
Subject: Proposed traffic light at Steveston Hwy. and Swallow Drive

Good Morning:

As you know Swallow Drive is not an arterial route. It is a short residential street with a T-junction that serves the Westwind Elementary school catchment area with many young children. It was never meant to be an arterial route with major vehicle thru traffic. A traffic light at Swallow Drive will result in traffic congestion and encourage increased traffic down Swallow Drive from the proposed development as well as Steveston Hwy, an unsafe outcome for the residential area. Many non-Westwind drivers are already utilizing Swallow and the connecting residential streets to skirt around the traffic light at Railway by exiting on Bunting and Railway.

What is also not mentioned is the proposed traffic light at Kingfisher and Steveston Hwy for another townhouse development. This number of traffic lights and traffic disruption does not exist anywhere else on Steveston Hwy from One Road to Six Road.

Also of serious concern is the lack of visitor parking at the new townhouse development, across Steveston Hwy from Swallow Drive. It is my opinion that the townhouse development should provide visitor parking. Otherwise visitors will park on Swallow Drive. Another way to address this concern would be to install signs on Swallow Drive stating "permit parking for residents only".

Sincerely  
Doug Porter  
11071 Swallow Drive  
Richmond, B.C.

Sent from my iPad

Schedule 12 to the Minutes of  
the Public Hearing meeting of  
Richmond City Council held on  
Monday, April 16, 2018.

To Public Hearing
Date: April 16, 2018
Item # 1
Re: Bylaw 9841

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Wednesday, 11 April 2018 15:17  
**To:** 'Deanna Talbott'  
**Subject:** RE: New traffic lights at Steveston hwy and swallow drive and Kingfisher

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the April 16th Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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

From: Deanna Talbott [<mailto:talbottstuff@gmail.com>]  
Sent: Wednesday, 11 April 2018 13:36  
To: MayorandCouncillors  
Cc: [les@leskiss.ca](mailto:les@leskiss.ca)  
Subject: New traffic lights at Steveston hwy and swallow drive and Kingfisher

I'm writing the Richmond mayor and councillors over my concern for the purposed traffic lights on Steveston hwy . As a Westwind resident we are against these new lights.

Steveston highway is a main artery for Richmond . By installing TWO traffic lights between #2 Rd and Railway will only slow down the traffic dramatically !!, There is no other area on Steveston highway from #1 Rd to. #6 Rd that this type of traffic disruption exist!

These two extra lights will also promote traffic onto Kingfisher dr and Swallow dr.

Westwind elementary is on Kingfisher dr . Extra traffic and young kids are not a good mix!!

Please reconsider the new traffic lights and the negative impacts this will have on my neighbourhood .

Westwind residents for 18 years

Mark and Deanna Talbott

11591 Kestrel dr

Richmond ,BC

V7e-4e3

Schedule 13 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing
Date: <u>April 16, 2018</u>
Item # <u>1</u>
Re: <u>Bylaw 9841</u>

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Thursday, 12 April 2018 07:47  
**To:** 'Deb Strub'  
**Subject:** RE: Proposed traffic lights at Kingfisher & Swallow Drive.

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the April 16th Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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

**From:** Deb Strub [<mailto:pdsstrub@telus.net>]  
**Sent:** Wednesday, 11 April 2018 17:05  
**To:** MayorandCouncillors  
**Subject:** Proposed traffic lights at Kingfisher & Swallow Drive.

To Mr Mayor & Councillors,

I am astonished and dismayed to learn of the proposed installation of traffic lights at both Kingfisher and Swallow Drive. This would mean 4 sets of lights, in a residential area, between Railway and Number Two Road on Steveston Highway. Such a short distance to have 4 sets of traffic lights.

A traffic light at Kingfisher will result in traffic congestion and encourage increased traffic down Kingfisher Drive. Westwind Elementary school is located Kingfisher Drive.

To ensure the following is a true statement I have driven Steveston Highway between Number One Road and Number Six Road. The only section of Steveston Highway that has as many traffic lights as you are proposing is the section between Shell Road and Number Five Road, the location of the bus depot, Coppersmith and Ironwood malls. This is logical.

Have any of you, Mr Mayor and Councillors driven Steveston Highway to see exactly what you are proposing.

It is a disgrace to see what you are doing to our beautiful city of Richmond.

Next developers will be buying up our townhouse properties to build high rises as they have bought farm land to build mega houses.

I have discussed this with a number of my friends and neighbours and they feel the same ways as I do.

A very disappointed Westwind / Richmond resident, Deborah Strub  
#46 11771 Kingfisher Drive.



Schedule 14 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing
Date: April 16, 2018
Item # 1
No. _____
Bylaw 9841

**CityClerk**

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**From:** CityClerk  
**Sent:** Thursday, 12 April 2018 07:53  
**To:** 'dtrueman@telus.net'  
**Subject:** RE: Anthem Properties Ltd Steveston Highway Development

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services  
City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** [dtrueman@telus.net](mailto:dtrueman@telus.net) [mailto:dtrueman@telus.net]  
**Sent:** Wednesday, 11 April 2018 17:05  
**To:** [mayorandcouncilors@richmond.ca](mailto:mayorandcouncilors@richmond.ca)  
**Cc:** CityClerk; [LTerborg@shaw.ca](mailto:LTerborg@shaw.ca); [editor@richmond.news.com](mailto:editor@richmond.news.com)  
**Subject:** Anthem Properties Ltd Steveston Highway Development

Mayor M. Brodie and Councillors,

It has come to my attention that Anthem Properties' development on Steveston Highway is requesting a traffic light be installed across from Swallow Drive, ostensibly to ease driver access from Anthem's proposed townhouse development. Making a left hand turn is difficult anywhere along Steveston Highway, excepting at traffic lights, but we can't help but think the new residents of the townhouses will be a privileged few after other drivers have had to suffer left hand turn inconvenience for upwards of 100 years.

A traffic light at that intersection would facilitate westbound traffic that wants avoid another light at Railway and Steveston to go their destinations in Steveston at the expense of Swallow, Hummingbird, Woodpecker, Lapwing and Bunting; the latter two of which serve as drag strips through the school and park areas. A southbound crossing on reaching Hummingbird and Woodpecker would be choked with traffic as those avenues barely facilitate 3 cars abreast and would lead to impatient and aggressive driving.

The ambiance of the Westwind area would be largely destroyed if Swallow, Hummingbird, Woodpecker, Lapwing, and Bunting became arterial roads. Children from the local school would be endangered as for some unexplained reason they seem to preferentially walk on the roads in issuing from the 3 major road exits from the school itself. The present traffic in the area also recognizes that street hockey is sacrosanct.

As Steveston Highway is a major artery for emergency vehicles of all types, more stopped cars at more traffic lights, including one at Kingfisher, can't help but further impede critical services.

Dr. D.L. Trueman, P.Geo

Schedule 15 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing
Date: <u>April 16, 2018</u>
Item # <u>1</u>
Re: <u>Bylaw 9841</u>

**CityClerk**

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**From:** CityClerk  
**Sent:** Thursday, 12 April 2018 07:40  
**To:** 'Sandra Trueman'  
**Subject:** RE: NEW TRAFFIC LIGHTS ON STEVESTON

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services  
City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**From:** Sandra Trueman [<mailto:sandra.trueman@gmail.com>]  
**Sent:** Wednesday, 11 April 2018 19:29  
**To:** CityClerk  
**Subject:** Fwd: NEW TRAFFIC LIGHTS ON STEVESTON

Mayor Brodie and Councillors,

Traffic lights at Swallow and Kingfisher.....ABSOLUTELY NOT!!! Both of those streets lead into a residential area and were never meant to be arterial roadways. Both lead passed Westwind Elementary School and the park behind the school. There are children, parents, older siblings, bikes and dogs everywhere. The residents of the new development will just have to tough out the left hand turns on to Steveston the same as the rest of us.

S. W. Trueman

Schedule 16 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing
Date: April 16, 2018
Item: 1
Re: Bylaw 9841

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Thursday, 12 April 2018 10:55  
**To:** 'perry.victor@telus.net'  
**Subject:** RE: Proposed traffic lights on Steveston Highway

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the April 16th Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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

**From:** perry.victor@telus.net [mailto:perry.victor@telus.net]  
**Sent:** Thursday, 12 April 2018 10:28  
**To:** MayorandCouncillors  
**Subject:** Proposed traffic lights on Steveston Highway

Dear Councillors

I am writing to express my concern over the proposed new traffic lights on Steveston Highway at Swallow Drive and/or Kingfisher Drive.

Traffic lights at either locations would slow traffic on Steveston Highway and encourage traffic to use Swallow Drive and Kingfisher to avoid the traffic lights at Railway and Steveston Highway. By using Kingfisher, even more traffic would be travelling through our residential area and raise concerns for the children using crosswalks at Westwind School. We also do not need more traffic using Swallow Drive, Hummingbird, etc. where children often play hockey and other games on our quiet streets.

Thank you for considering my concerns.

Victor Perry  
5488 Hummingbird Drive  
Richmond.

604-271-0540

Schedule 17 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing
Date: <u>April 16, 2018</u>
Item # <u>1</u>
Re: <u>Bylaw 9841</u>

**CityClerk**

**From:** dtrueman@telus.net  
**Sent:** Thursday, 12 April 2018 12:48  
**To:** les@leskiss.ca  
**Cc:** CityClerk; LTerborg@shaw.ca  
**Subject:** Anthem Properties Ltd Steveston Highway Development

Further to my last, I see an unexplained symbol at Swallow and Steveston Highway on Page A10 of today's Richmond News' map showing the City's 2018 Capital Construction Projects.

It looks as though the City is considering a traffic light there, as a *fait accompli*.

Dave

**From:** [dtrueman@telus.net](mailto:dtrueman@telus.net) <[dtrueman@telus.net](mailto:dtrueman@telus.net)>  
**Sent:** April 11, 2018 4:13 PM  
**To:** 'les@leskiss.ca' <[les@leskiss.ca](mailto:les@leskiss.ca)>  
**Subject:** FW: Anthem Properties Ltd Steveston Highway Development

I'm sorry I didn't have your email address when I sent the following off to the Mayor Brodie, but here it is now.  
Dave

**From:** [dtrueman@telus.net](mailto:dtrueman@telus.net) <[dtrueman@telus.net](mailto:dtrueman@telus.net)>  
**Sent:** April 11, 2018 4:04 PM  
**To:** 'mayorandcouncillors@richmond.ca' <[mayorandcouncillors@richmond.ca](mailto:mayorandcouncillors@richmond.ca)>  
**Cc:** 'cityclerk@richmond.ca' <[cityclerk@richmond.ca](mailto:cityclerk@richmond.ca)>; 'LTerborg@shaw.ca' <[LTerborg@shaw.ca](mailto:LTerborg@shaw.ca)>; 'editor@richmond.news.com' <[editor@richmond.news.com](mailto:editor@richmond.news.com)>  
**Subject:** Anthem Properties Ltd Steveston Highway Development

Mayor M. Brodie and Councillors,

It has come to my attention that Anthem Properties' development on Steveston Highway is requesting a traffic light be installed across from Swallow Drive, ostensibly to ease driver access from Anthem's proposed townhouse development. Making a left hand turn is difficult anywhere along Steveston Highway, excepting at traffic lights, but we can't help but think the new residents of the townhouses will be a privileged few after other drivers have had to suffer left hand turn inconvenience for upwards of 100 years.

A traffic light at that intersection would facilitate westbound traffic that wants avoid another light at Railway and Steveston to go their destinations in Steveston at the expense of Swallow, Hummingbird, Woodpecker, Lapwing and Bunting; the latter two of which serve as drag strips through the school and park areas. A southbound crossing on reaching Hummingbird and Woodpecker would be choked with traffic as those avenues barely facilitate 3 cars abreast and would lead to impatient and aggressive driving.

The ambiance of the Westwind area would be largely destroyed if Swallow, Hummingbird, Woodpecker, Lapwing, and Bunting became arterial roads. Children from the local school would be endangered as for some unexplained reason they seem to preferentially walk on the roads in issuing from the 3 major road exits from the school itself. The present traffic in the area also recognizes that street hockey is sacrosanct.

As Steveston Highway is a major artery for emergency vehicles of all types, more stopped cars at more traffic lights, including one at Kingfisher, can't help but further impede critical services.

Dr. D.L. Trueman, P.Geo

Schedule 18 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing
Date: <u>April 16, 2018</u>
Item # <u>1</u>
Re: <u>Bylaw 9841</u>

**Mayor and Councillors**

**From:** Mayor and Councillors  
**Sent:** Friday, 13 April 2018 11:32  
**To:** 'Daken Ariel'  
**Subject:** RE: Proposed Traffic lights for Anthem Development at Swallow Drive and Steveston Highway

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** Daken Ariel [<mailto:daken@coastway.ca>]  
**Sent:** Thursday, 12 April 2018 15:34  
**To:** Mayor and Councillors  
**Subject:** Proposed Traffic lights for Anthem Development at Swallow Drive and Steveston Highway

Hello Richmond Mayor and Councillors:

I strongly oppose the need for traffic lights at Swallow Drive.

There is no need for the two sets of traffic lights proposed for Steveston Highway between No 2 Road and Railway. That amounts to 4 lights within a quarter of a mile. This will incite more drivers to bypass the lights by cutting through the Westwind area. With children playing and the grade school, this could lead to accidents.

There are many new developments of similar size and situation without traffic lights throughout Richmond.

Regards  
Daken Ariel  
11080 Swallow Drive

778-689-6060  
[daken@coastway.ca](mailto:daken@coastway.ca)

Schedule 19 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing
Date: <u>April 16, 2018</u>
Item # <u>1</u>
Re: <u>Bylaw 9841</u>
_____

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Friday, 13 April 2018 11:32  
**To:** 'James Strilesky'  
**Subject:** RE: Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 (RZ17-765557)

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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

From: James Strilesky [<mailto:jstrilesky@me.com>]  
Sent: Thursday, 12 April 2018 17:00  
To: MayorandCouncillors  
Cc: CityClerk  
Subject: Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 (RZ17-765557)

I am writing to express my concern regarding the full functioning traffic light proposed fro Swallow Drive and Steveston Highway to accommodate the proposed 43 unit townhouse development by Anthem Properties. The proposed new single access to this development will make this a four way intersection. So, instead of left hand turns in two directions (from Swallow west to Railway and from west on Steveston to south on Swallow) it will double that complexity with four options (from Swallow west to Railway, from west on Steveston to south on Swallow, from new access east to No.2 Road and from east on Steveston Highway to new access north) and if one adds crosswalk traffic for school children attending Westwind Elementary it increases the complexity, and hence the danger, significantly. And appreciably more so because it is not two busy arterial roads intersecting where drivers may be more attentive to potential danger as opposed to an unexpected turning complexity introduced into a single busy arterial road with two side access non-arterial intersections. I am not sure if making the left hand turns specifically light controlled will make an already bad situation worse or better. And if they are controlled in that fashion, or not, the fact that a similar configuration may very well exist 400 metres to the east at Kingfisher will not make this section of Steveston Highway between No. 2 Road and Railway safer than it is now.

I wish I had a solution to this problem other than denying development or funnelling traffic from the new developments to Lassam to be dealt with at a single full function traffic light at that intersection, but I do not. However, I do hope Richmond Council is able to ask the necessary questions of the expertise it has available to it to find a better solution than the one being offered.



Schedule 20 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing	
Date:	April 16, 2018
Item #	1
Re:	Bylaw 9841
_____	

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Friday, 13 April 2018 11:33  
**To:** 'Korianne Ariel'  
**Subject:** RE: proposed traffic light at Steveston Highway and Swallow Drive.

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

---

**From:** Korianne Ariel [<mailto:korianne@coastway.ca>]  
**Sent:** Thursday, 12 April 2018 17:14  
**To:** MayorandCouncillors  
**Subject:** proposed traffic light at Steveston Highway and Swallow Drive.

April 12, 2018

Korianne Ariel  
11080 Swallow Drive  
Richmond, B.C.  
V7E 5C2  
604-241-9065

Mayor Malcolm Brodie and Council members  
City of Richmond

Dear Mayor Brodie and Council members,

This letter is in regards to the proposed traffic light at Steveston Highway and Swallow Drive.

As a motorist and resident in the area, I am against having a traffic light at the corner of Swallow Drive and Steveston Highway.

Motorists, coming from No. 2 Road going to Railway (which is a very short distance), will have to cross 3 traffic lights, one pedestrian crossing light, and possibly a fourth proposed traffic light at Kingfisher. This is a dramatic increase of lights, where virtually no accidents happen.

Adding an extra traffic light at Swallow Drive will encourage motorists to skirt around the traffic lights at Railway and Swallow by entering Bunting and exiting at Swallow. When I moved here fifteen years ago, it was a quiet street. If a light is to be installed at Swallow Drive, my street will become a much busier street and it will be less desirable to live here.

We have many family with young children in this neighborhood, increase traffic will make our neighborhood less safe for those children which are often seen playing on the sides of the streets.

Since I have been made aware of this proposal I have noticed that many large townhouse development have their access driveway to major roads and yet there are no traffic lights involved.

I would like to suggest that the new townhouse development have their exit on Railway, not in front of Swallow Drive on Steveston Highway. Alternatively if the exit road has to come off Steveston, I would suggest that you synchronize the No. 2 Road traffic lights with the Railway traffic lights, it should give the new development an easier access to Steveston Highway and eliminate the need for an additional traffic light at Swallow.

Thank you for your consideration.

Korianne Ariel

Regards,  
Korianne

Korianne Ariel  
186-8120 No 2 Road  
Unit #249  
Richmond BC V7C 5J8  
[www.coastway.ca](http://www.coastway.ca)

Schedule 21 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing
Date: <u>April 16, 2018</u>
Item # <u>1</u>
Re: <u>Bylaw 9841</u>

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Friday, 13 April 2018 11:34  
**To:** 'Lindsay Murray'  
**Subject:** RE: Proposed Anthem Properties Townhouse Development - Steveston Hwy

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** Lindsay Murray [<mailto:LMurray@alterrapower.ca>]  
**Sent:** Friday, 13 April 2018 11:02  
**To:** MayorandCouncillors  
**Subject:** Proposed Anthem Properties Townhouse Development - Steveston Hwy

Hello,

I am writing to voice my concern about the additional stop lights which will be added at Swallow Drive and Kingfisher Drive due to a new townhouse developments on Steveston Hwy. Both Swallow and Kingfisher are residential streets which serve Westwind Elementary School. These proposed traffic lights will increase traffic congestion on Steveston Hwy causing vehicles to skirt through Westwind in order to avoid this congestion. Westwind is a family oriented community and these streets were not built to be main arterial routes. As a mother of two young children living in Westwind, I strongly oppose these new traffic lights. To have four traffic lights in one city block is excessive and unnecessary. I would encourage you to reconsider these proposed new lights.

Many thanks,  
Lindsay Murray

**Lindsay Murray**  
Director, Finance, Alterra Power Corp.

*Alterra Power Corp. is now a subsidiary of Innergex Renewable Energy Inc.*

**INNERGEX**

888 Dunsmuir Street, Suite 1100, Vancouver, BC V6C 3K4  
Tel. 604 235-6710 | Cell. 604 908-9155 | [www.innergex.com](http://www.innergex.com)

**MayorandCouncillors**

Schedule 22 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 16, 2018.

To Public Hearing
Date: April 16, 2018
Item # 1
Re: Bylaw 9891

**From:** MayorandCouncillors  
**Sent:** Friday, 13 April 2018 11:35  
**To:** 'Ken Battersby'  
**Subject:** RE: Proposed traffic lights at Kingfisher & Swallow Drive.

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the April 16<sup>th</sup> Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** Ken Battersby [mailto:keviby@gmail.com]  
**Sent:** Friday, 13 April 2018 11:28  
**To:** MayorandCouncillors  
**Subject:** Fwd: Proposed traffic lights at Kingfisher & Swallow Drive.

Mr Mayor and Councillors,

As 42 year residents of Richmond, all in the Westwind area, we completely support the comments by Deb Strub in the message below and rather than repeat them we attach the message with our full support.

However, we emphasise that the traffic congestion along Steveston Highway at several periods during the day will result in frustrated drivers finding alternative routes and congesting other already crowded roads at peak times. The proposal for lights at Kingfisher beggars belief. Have any of council spent an hour say, between 7.45 am and 8.45 am or between 4.30pm and 6.30pm at the junctions between Kingfisher and No.2 Road? If not, they surely should.

We strongly appeal to council and the developers to consider alternatives for the use of the subject properties north of Steveston Highway opposite Kingfisher Drive.

We also request that any council member with even the slightest relationship to the developers recuse themselves from discussion on this matter.

We are,  
Violet and Ken Battersby

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

**From:** Deb Strub [mailto:pdsstrub@telus.net]  
**Sent:** Wednesday, 11 April 2018 17:05  
**To:** MayorandCouncillors  
**Subject:** Proposed traffic lights at Kingfisher & Swallow Drive.

To Mr Mayor & Councillors,

I am astonished and dismayed to learn of the proposed installation of traffic lights at both

Kingfisher and Swallow Drive. This would mean 4 sets of lights, in a residential area, between Railway and Number Two Road on Steveston Highway. Such a short distance to have 4 sets of traffic lights.

A traffic light at Kingfisher will result in traffic congestion and encourage increased traffic down Kingfisher Drive. Westwind Elementary school is located Kingfisher Drive.

To ensure the following is a true statement I have driven Steveston Highway between Number One Road and Number Six Road. The only section of Steveston Highway that has as many traffic lights as you are proposing is the section between Shell Road and Number Five Road, the location of the bus depot, Coppersmith and Ironwood malls. This is logical.

Have any of you, Mr Mayor and Councillors driven Steveston Highway to see exactly what you are proposing.

It is a disgrace to see what you are doing to our beautiful city of Richmond.

Next developers will be buying up our townhouse properties to build high rises as they have bought farm land to build mega houses.

I have discussed this with a number of my friends and neighbours and they feel the same ways as I do.

A very disappointed Westwind / Richmond resident, Deborah Strub  
#46 11771 Kingfisher Drive.

**CityClerk**

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**From:** wangtingyu <wangtingyu@gmail.com>  
**Sent:** Sunday, 15 April 2018 22:29  
**To:** MayorandCouncillors; CityClerk  
**Subject:** Concerns about Richmond Zoning Bylaw 8500, Amendment bylaw 9841, RZ 17-765557 - Proposed traffic lights at Swallow Drive and Kingfisher Drive

Dear Mayor and City Councillors,

As residences living on Chickadee Court, we are very concerned about the proposed fully functioning traffic lights access to the proposed Anthem Properties townhouse development (Richmond Zoning Bylaw 8500, Amendment bylaw 9841, RZ 17-765557) at Swallow Drive and Kingfisher Drive for the following reasons:

- Swallow Drive is a short residential street with a T-junction that serves the Westwind Elementary school catchment area. As part of the Westwind community, we residences, from children to elderly, enjoy the safe and quiet neighborhood. As you may or may not know, there are lots of children in our neighborhood play on the streets, riding bicycles, playing road hockey on Hummingbird Drive and Woodpecker Drive. Adding fully functioning traffic lights will significantly increase the traffic going through the neighborhood from and to Steveston Hwy and negatively impact the safety of our children and the elderly in the neighborhood. Adding traffic lights at Swallow and Kingfisher Drive is an inviting signal to non-neighborhood traffic.
- As a major arterial route, Steveston Highway currently is a faster commute for people who live in the Steveston and surrounding area to get to other parts of Richmond and to the highways. The distance between Railway Ave and No.2 Rd is only about 800m. The plan of adding two additional traffic lights at Swallow Drive and Kingfisher Drive is troublesome as this will cause significant amount of stop-and-go traffic, which frustrates drivers, wastes gas and creates more pollution. We cannot yet find another townhouse development between No.5 and No1 Road along Steveston Hwy with this type of setup.

We trust that the city Engineering department can come up with a better traffic solution for the proposed Anthem Properties than adding two fully functioning traffic lights at Swallow Drive and Kingfisher Drive, which negatively impacts the safety and convenience of the Westwind community.

Sincerely,

Collins Family  
11107 Chickadee Court, Richmond



**CityClerk**

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**From:** Brian Jalmarson <bjalmarson@shaw.ca>  
**Sent:** Sunday, 15 April 2018 21:34  
**To:** CityClerk  
**Subject:** April 16th. Zoning bylaw 8500

April 15, 2018

City of Richmond Planning and Engineering Department.

Richmond Zoning Bylaw 8500 ---5191 to 5351 Steveston Highway – Anthem Properties Ltd

Please accept for presentation the following concerns and comments for the Public Hearing on Monday April 16<sup>th</sup>, 2018 – 7pm.

-Should the development application get approved it is very important that our privacy and adequate allowable distance from our present property line be respected. Ensure adequate drainage, high good neighbour fencing with extensive foliage buffer enhancement between the properties to achieve maximum privacy for all concerned. Should it be necessary to raise the property to meet currant city by-law standard, adequate (concrete preferred) under fence risers with good drainage integrity. This we would hopefully prevent a chance of future potential flooding on either side of the properties.

-Of considerable concern is that a project of this magnitude will cause a fairly long construction period causing noise, dust and vibration from heavy equipment, with the potential of causing damage to nearby properties. We would expect that Anthem Properties fully respect our issues and concerns throughout the start to completion of the project and take every precaution to avoid any foreseeable issues, should they arise.

-Of concern which may not immediately be known but for how long or to what degree will our property values and taxes be affected by this Townhouse development.

-We like many of our neighbours have lived and maintained our properties on Hollymount Drive for over 35 years and proud to have raised our families in this neighbourhood. Not to be shellfish and realize the need and trend in housing development, just the same we would hope the City of Richmond respectively support the value we have on our present standard of living in this wonderful neighbourhood. .

It would appreciated if you would review and raise the above comments and concerns for the Monday April 16<sup>th</sup>, 2018 Hearing Presentation. Thank You.

Yours truly,

Brian and Joan Jalmarson

10761 Hollymount Dr.,

Richmond, BC v7e4z3

604-271-4491





**CityClerk**

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**From:** Maureen & Richard Landahl <landahl@telus.net>  
**Sent:** Sunday, 15 April 2018 11:01  
**To:** CityClerk  
**Subject:** RZ 17-765557 / 5191 Steveston Hwy / Anthem development

As your survey is currently not available, please convey my following remarks to those involved in the April 16 discussion.

1. From an emergency service access perspective it would be preferable to have road access from both the east and west perimeters of the development. The proposed single mid site entry creates a choke point. This would eliminate any traffic light and the associated costs.
2. It is not apparent to the provision of green space, particularly with regard for younger children to play with minimal parental supervision. There are no nearby playgrounds.
3. There is also the matter of ground rain absorption. In a housing project there are guidelines as to maximum square footage, etc. These types of developments tend to fill the inner lane with concrete from unit to unit; this should be given consideration given our limited storm drain capacity.
4. Many neighbors are strongly opposed to the proposed addition of two new traffic lights. We currently have a lighted crosswalk at the corner of Lassam street which is access to an elementary school to the north. May I suggest that this be upgraded to a traffic light location instead of the two proposed. The future Anthem residents will then be able to pull out with traffic breaks.
5. Very contentious is the issue of parking both during construction and by subsequent visitors and/or residents with multi vehicles. There is no street parking on Steveston. Swallow, Wagtail and other streets within Westwind which will become overwhelmed and literally choked with contractor/ tradesmen vehicles. The builder needs to make alternate parking provisions elsewhere. This cannot be negotiated otherwise. It will become a twelve month war zone of vehicles being towed, etc.

Having resided on Wagtail for 38 years, we are very cognizant of both the increase in traffic volume but more so to the speeds driven, often exceeding 70 kph in a residential area. Some believe that two additional lights will only cause drivers to further increase their speed so as to catch the next light.

Thank you for presenting our opinions. Richard and Maureen Landahl. 604.271.8413./ ~

Sent from my iPad



**CityClerk**

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**From:** ramzi jaafar <ramzijaafar@hotmail.com>  
**Sent:** Sunday, 15 April 2018 08:56  
**To:** CityClerk  
**Subject:** 5191-5351 Steveston Highway Public Hearing

Dear Mayor and City Council,

My name is Ramzi Jaafar and I live at 22086 Wilson Avenue.

I am writing to show support for the town-home development that has been proposed for 5191-5351 Steveston Highway, just east of Railway.

I am familiar with the area and know that more town homes in the area will be beneficial for the community. I attended the public information meeting last year and I think the design of the project is beautiful with good layouts for families.

The application now includes a traffic light and crosswalk to Swallow Drive. I am happy to hear that this will be a part of the changes to this stretch of Steveston Highway since there have been so many instances of cars speeding past pedestrian walkways.

Please approve of this new project.

Yours truly,  
Ramzi Jaafar

Sent from my iPad



**CityClerk**

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**From:** marian lozada <marianlozada@hotmail.com>  
**Sent:** Sunday, 15 April 2018 08:37  
**To:** CityClerk  
**Subject:** Anthem Steveston Highway Townhomes

Dear Mayor and City Council,

My name is Maria Anastacia Lozada-Jaafar and I live at 22086 Wilson Avenue.

I am writing to show support for the townhome development that has been proposed for 5191 – 5351 Steveston Highway, just east of Railway.

I am familiar with the area and know that more townhomes in the area will be beneficial for the community. I attended the public information meeting last year and I think the design of the project is beautiful with good layouts for families.

The application now includes a traffic light and crosswalk at Swallow Drive. I am happy to hear that this will be part of the changes coming to this stretch of Steveston Highway since there have been so many instances of cars speeding past pedestrian walkways.

Please approve of this new project.

Sincerely,  
Maria Anastacia Lozada-Jaafar

Sent from Mail for Windows 10



CityClerk

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**From:** Lyn Peters <lyn@luke.ca>  
**Sent:** Saturday, 14 April 2018 21:01  
**To:** MayorandCouncillors; CityClerk  
**Subject:** Proposed rezoning Public Hearing: RZ 17-765557



**Subject: RZ 17-765557**

We are concerned about the potential of increased traffic into our subdivision from this rezoning and proposed 43 new town house units.

We understand that a traffic signal is proposed at the access driveway to the proposed rezoned property, directly across from the access to our subdivision.

We oppose the installation of a traffic signal at Steveston Highway and Swallow.  
We also oppose the installation of a traffic signal at Steveston Highway and Kingfisher.

We are concerned that roads existing to serve the residents of our subdivision may be turned into traffic short cuts by drivers. There will be too many cars speeding through the subdivision's residential streets.

We cannot understand the need for a traffic signal at the proposed rezoned property driveway. The individuals living in our subdivision have managed safely for years without a traffic signal as they exit onto Steveston Highway.

We note that the communication from the City of Richmond did not mention the possibility of new traffic signals nor the potential negative impacts to our residential neighbourhood. We are concerned about the lack of full disclosure in the notice.

Please review the following information from the Arizona Department of Transportation (ADOT) website, [www.azdot.gov/business/engineering-and-construction/traffic/faq/pros-and-cons-of-traffic-signals](http://www.azdot.gov/business/engineering-and-construction/traffic/faq/pros-and-cons-of-traffic-signals)  
*While many people realize that traffic signals can reduce the number of angle collisions at an intersection, few realize that **signals can also cause an increase in other types of accidents. For example, it has been well documented that other types of accidents, notably rear-end collisions, usually increase when a signal is installed.***

*Normally, traffic engineers are willing to trade off an increase in rear-end collisions for a decrease in the more severe angle accidents; however, when there is no angle accident problem at an intersection, there is nothing to trade off, and the installation of traffic signals can actually cause a deterioration in the overall safety at the intersection. Traffic signals should not be considered a "cure-all" for traffic congestion, and the primary goal of all traffic engineers is to attain the safest and most efficient traffic flow feasible.*

***In addition to an increase in accident frequency, unjustified traffic signals can also cause excessive delays, disobedience of signals and diversion of traffic to inadequate alternate routes.***

*Traffic signals are much more costly than is commonly realized, even though they represent a sound public investment when justified. A modern signal can cost taxpayers between \$80,000 and \$100,000 to install, depending on the complexity of the intersection and the characteristics of the traffic using it. On top*

*of this, there is the perpetual cost of the electrical power consumed in operating a signalized intersection 24 hours a day. This cost now averages about \$1,400 per year.*

*Because of the widespread belief that traffic signals offer the solution to all intersection traffic-control and accident problems, a number of signals have been installed nationwide where no legitimate operational warrant exists. Traffic records clearly show that the attitudes and misunderstandings that sometimes lead to unjustified installations should be resisted. **It is important that the selection and use of this traffic control device be preceded by a thorough study of traffic and roadway conditions and that the determination of the type of control and method of operation be based on the study data.***

*Traffic signals should be used only where lesser forms of control have proven ineffective because signals almost always create more "overall intersection delay." In fact, minor movements may experience excessive delay, particularly if the signal is improperly timed. **As a result, many drivers switch to less desirable alternate routes or to residential streets to avoid the added delay.***

Marilyn Peters  
Terence Peters  
5500 Woodpecker Drive  
Richmond BC

**CityClerk**

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**From:** Pamela Lin <pamela821216@gmail.com>  
**Sent:** Saturday, 14 April 2018 18:58  
**To:** CityClerk  
**Subject:** Anthem- Steveston Highway Townhomes

Dear Mayor and Council,

I'm writing in support of Anthem's proposed residential development at 5191-5351 Steveston Highway.

Townhomes are under-supplied in Richmond, I believe they are an important housing type for the people who can't afford single-family home. From this, the project will benefit our community.

I also see the following benefits it has:

- Going from ten driveways to one entrance controlled by a traffic light will improve the safety of Steveston Highway.
- The widened sidewalk / boulevard will improve the pedestrian experience on Steveston.
- Provision of public art.
- Provision of green space.

Thank you for your consideration,

Pamela



**CityClerk**

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**From:** hojinsue@gmail.com on behalf of Susanna Cheung <hojinsue@shaw.ca>  
**Sent:** Saturday, 14 April 2018 18:17  
**To:** CityClerk  
**Subject:** Steveston Highway Townhomes (5191 - 5351 Steveston Highway)

Dear Mayor and Council,

My name is Susanna Cheung and I live at #75 - 3088 Airey Drive, Richmond.

I support the townhome development that has been proposed for 5191 – 5351 Steveston Highway, just east of Railway. I know the area well and it is a good location for new townhomes. I went to the public information meeting last year and I think the design of the project is beautiful with good layouts for families.

Since the information meeting I learned that the application now includes a new traffic light and crosswalk at Swallow Drive. This is a good idea – there is so much speeding along Steveston. It's good to get cars going more slowly and to have a safe place for pedestrians to cross.

Please approve this new project.

Thank you.

Sincerely,

Susanna Cheung  
604-278-1872





**CityClerk**

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**From:** samuel yeung <c2yeung@hotmail.com>  
**Sent:** Saturday, 14 April 2018 15:09  
**To:** MayorandCouncillors; CityClerk  
**Subject:** Richmond Zoning Bylaw 8500, MENDMENT bylaw 9841 (RZ 17-765557)

Dear Sirs/Madam:

I am very concerned about the traffic lights proposed in subject line. there will simply be too many (5 in total) traffic lights too close together on Steveston Hwy between No. 2 and Railway, not to mention there is already a pedestrian crossing on Lassam. I am sure you have all experienced driving along Granville Street between Broadway and 16<sup>th</sup> Avenue in Vancouver, these traffic lights will likely create a bottleneck, interrupt the smooth flow of traffic and create a lot of pollution from stop and go along this strip of Steveston. I hope you would take these into consideration. Thank you for your attention.

Sent from Mail for Windows 10



**CityClerk**

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**From:** Debbie Kim <debbie\_kwon@yahoo.ca>  
**Sent:** Saturday, 14 April 2018 14:43  
**To:** CityClerk  
**Subject:** Anthem Steveston Highway Townhomes

Dear Mayor and Council,

My name is Debbie Kim and I live at 8040 Railway Ave.

I support the townhome development that has been proposed for 5191 – 5351 Steveston Highway, just east of Railway. I know the area well and it is a good location for new townhomes. I went to the public information meeting last year and I think the design of the project is beautiful with good layouts for families.

Since the information meeting I learned that the application now includes a new traffic light and crosswalk at Swallow Drive. This is a good idea – there is so much speeding along Steveston it's good to get cars going more slowly and to have a safe place for pedestrians to cross.

Please approve this new project.

Thank you.

Sincerely,  
Debbie Kim



**CityClerk**

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**From:** Michael Bishop <m-bishop@shaw.ca>  
**Sent:** Saturday, 14 April 2018 14:27  
**To:** CityClerk  
**Cc:** Michael Bishop  
**Subject:** 5191-5351 Steveston Highway Public Hearing

April 12, 2018

Dear Mayor Brodie and Council,

I have been a Richmond resident since 1986 and would like to share my comments on the application submitted by Anthem Properties for a new townhouse development located at 5191-5351 Steveston Highway.

I am in support of the proposed development and think it will enhance this section of Steveston Highway. As new multi-family developments become more common, townhomes such as this development, are a good way to add low impact density to an established neighbourhood.

Many families in Richmond are looking for affordable options, instead of a detached home or a condominium. Typical townhome developments provide a lower density, family-oriented alternative to condos. The inclusion of four secondary suites provide for extended family accommodation or additional rental inventory. I have reviewed the proposal for the development and appreciate the outdoor communal space as well as the indoor amenity room which provides for a greater community feel.

I look forward to Council approving this project.

Thank you.

Sincerely,



Michael Bishop  
7320 Woolridge Ct.  
Richmond, BC V7C 4H1



**CityClerk**

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**From:** Kenny Ho <kennyho06@gmail.com>  
**Sent:** Saturday, 14 April 2018 08:44  
**To:** CityClerk  
**Subject:** 5191-5351 Steveston Highway Public Hearing

To: Mayor and Council  
Re: 5191-5351 Steveston Highway Public Hearing

Dear Council,

Please accept my letter in support of the new townhouses being proposed along 5191-5351 Steveston Highway. I'm glad to see more family friendly housing in the neighbourhood and these townhouses will be a good alternative to the typical detached houses in the community.

I'm particularly happy that the development will include a new intersection at Steveston and Swallow complete with new traffic lights and a crosswalk.

Currently, there are very few safe ways for people to cross the street. The blocks are so long that usually people will just jaywalk. Cars are always speeding along Steveston and it's very dangerous.

New traffic lights and a crosswalk are especially important as there will likely be many new families moving into this development and we don't want to see kids trying to cross without a crosswalk.

Anything to help slow the traffic down sounds like a good idea to me.

Thanks for reading my comments and I hope this project is approved by Council.

Best Regards,

Kenny Ho  
6-4791 Steveston Hwy,  
Richmond, BC, V7E 2K4

Kenny Ho  
[kennyho06@gmail.com](mailto:kennyho06@gmail.com)



**MayorandCouncillors**

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**From:** MUFFETANDJAY CHAMBERS <bridgham@shaw.ca>  
**Sent:** Monday, 16 April 2018 07:57  
**To:** MayorandCouncillors  
**Subject:** Anthem Properties Townhouse Development

Good morning - I am writing to you in regards to the Public Hearing today at City Hall in regards to the Anthem Properties townhouse development on the north side of Steveston Highway across from Swallow Drive.

My wife and I live at 5491 Hummingbird Drive in the Westwind area of Richmond. We are unable to attend the hearing tonight and I am writing to you to express our concerns. Our concerns are not with the development as such. Anthem Properties is a reputable developer. Our concern is with the proposed full functioning traffic light at Swallow Drive and Steveston Highway.

Our concern is with the fact that this was not presented in the notification of the Public Hearing. We just heard about this. Our concern is that this light will result in traffic congestion and encourage increased traffic down Swallow Drive from the proposed development as well as Steveston Highway. This will be very disruptive to our neighbourhood and the increased traffic will present a significant safety issue with respect to the residents as well as the many young children who attend Westwind Elementary school.

By way of this email to you I am asking that the City of Richmond postpone today's Public Hearing and that a new notice go out with a full disclosure of all of the ramifications of the proposed Anthem Properties townhouse development. With all due respect the notification that was sent out lacked full transparency.

Thank you

Jay Chambers  
5491 Hummingbird Drive  
Richmond, BC  
V7E 5N7  
604-241-9957





**MayorandCouncillors**

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**From:** Allison Lee <allisonjlee@shaw.ca>  
**Sent:** Sunday, 15 April 2018 19:42  
**To:** MayorandCouncillors  
**Subject:** Proposed traffic lights for Swallow and Steveston Hwy

Dear Mayor and Councillors,

We have lived in the Westwind community for the last 3 years and have been residents of Richmond since 2004. I do not believe a traffic light is necessary at the corner of Swallow and Steveston Hwy. Every morning I come out of our subdivision and need to make a left hand turn during rush hour traffic and make it easily each day. I have young children who play in the neighbourhood and do not want people using my residential neighbourhood as a bypass to Railway because there are too many lights in the Westwind stretch of Steveston Hwy. I do believe it would be a waste of tax payers money when there are so many other problem areas in the city of Richmond. I would much prefer something be done about the Steveston Hwy and 5 Road intersection. I am a regular user of this area, often to get out of Richmond to Surrey to see my family or headed to the rink. There are times during the week where the traffic is backed up at 1 or 2 in the afternoon. These are the types of projects our elected officials are expected to solve and will be thinking about this come time to vote in the next municipal election.

Yours truly,  
Allison Lee  
11311 Lapwing Cres,



**MayorandCouncillors**

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**From:** Chris Couzelis <chris.couzelis@gmail.com>  
**Sent:** Sunday, 15 April 2018 19:02  
**To:** MayorandCouncillors  
**Cc:** Denise Couzelis; Chris Couzelis  
**Subject:** Public Hearing 7:00pm April 16th

Attention: Mayor and Councillors,  
Email submission

We are 28 year residents of 5931 Goldeneye Place Richmond, and we are against additional traffic lights installation in our neighborhood. (At Swallow and Kingfisher)

**The purpose of traffic lights;**

In order to manage the increasing volume of traffic, traffic lights play an important role in traffic management. Traffic lights can also be important installed properly thereby improving air quality and safety on the streets. Traffic lights when installed, should better the traffic pattern for the majority of vehicles, on the routes they are installed.

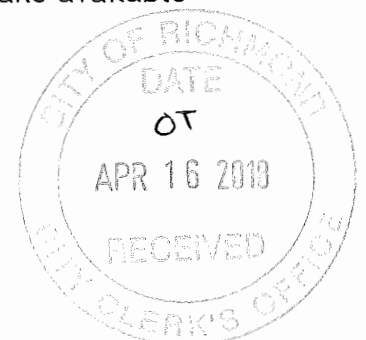
**Why it does not work in conjunction with the proposed Anthem Properties townhouse development?**

1. Richmond should resist allowing traffic signals in places where the benefit is only for a small amount of residents. In the current case, the traffic lights installed will significantly benefit the market value/marketability of the real estate development. Community benefit of the new traffic light installations, is minimal at best.
2. The traffic light is designed to assist the Anthem Property developments residents with turning left on to Steveston Hwy. **Stopping** 30 to 50 vehicles so one or two vehicles can turn left onto Steveston Hwy, is not a reasonable solution for the Westwind community to benefit/satisfy a developer's problem.
3. While the volume of traffic has increased on Steveston Hwy, it has not increased to a level where turning left from either exit on Swallow or Kingfisher, is a problem or concern.
4. The proposed traffic signals will be detrimental to the operational efficiency of Steveston Highway and will increase some types of traffic collisions, and create additional traffic congestion.
5. In a short 1.6 Kilometer distance, having two more traffic lights will be creating a short length of roadway with **5 traffic lights**. This is a traffic light on average, for every .3 km. How insane is this?
6. One can look to the pedestrian controlled light at the Buddhist temple and see how congestion is affected on Steveston Hwy between the main intersections (3<sup>rd</sup> & 4<sup>rd</sup>) that currently exist.

Our disapproval is not exhaustive and we would request the City provide or make available information to the reasons this proposal is before council.

Regards,

Chris & Denise Couzelis, Richmond BC



**MayorandCouncillors**

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**From:** Brian Snellings <brian\_snellings@telus.net>  
**Sent:** Sunday, 15 April 2018 16:52  
**To:** MayorandCouncillors  
**Subject:** FW: re: Anthem Properties Townhouse Proposal - April 16th Public Hearing - Revision#1

**Importance:** High

I am a Westwind resident living on Wagtail Avenue.

In principle, I do not have any objection to the rezoning to permit the construction of townhouses on the north side of Steveston Highway.

However, it is my understanding that the proposal is suggesting only one access driveway directly across from Swallow Drive, and a full functioning traffic light at that location.

I do **NOT** support the installation of a traffic light at that location. There has been no traffic light there for the 39 years that I have lived here, and that has never been a problem.

Installing a traffic light at that location may encourage additional unnecessary traffic into Westwind and I definitely do not want to see that.

If positioning the Anthem access driveway opposite Swallow Drive is perceived as reason for a traffic light, then move the access driveway elsewhere on the Anthem property.

There is no reason why the access driveway should necessitate spending the money on a traffic light.

Moreover, I understand that another traffic light is being proposed at Kingfisher and Steveston Highway due to an additional townhouse development being considered.

This is getting ridiculous.

A total of four traffic lights from Railway to No. 2 road?

That's four traffic lights within less than one kilometre! (probably .6 kilometre)

Compare that:

How many traffic lights between No. 2 Road and Gilbert? (only those 2 in that stretch of road)

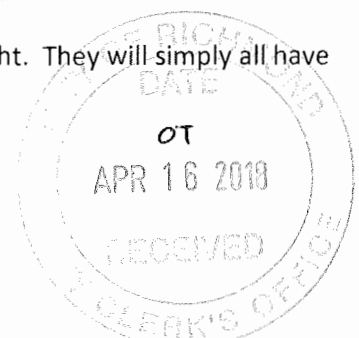
How many traffic lights between Railway and No. 1 Road? (only 3 – and that's probably about one full kilometre) And I believe one of those is not a full-time functional traffic light.

I think you should consider configuring Steveston as 5 lanes with the centre lane being a 2-way "turn only" lane.

Thank you for your consideration,  
Brian Snellings

P.S. – to date, there have been houses with occupants on the north side of Steveston Highway, and they have had access to Steveston highway without the need for a traffic light.

Residents of the Anthem properties can all have access to Steveston also, without a traffic light. They will simply all have their access from one driveway! They won't all be entering and exiting at the same time!



**MayorandCouncillors**

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**From:** Don Jury <dgjury@telus.net>  
**Sent:** Sunday, 15 April 2018 15:53  
**To:** MayorandCouncillors  
**Subject:** Proposed Traffic Lights

Re: Proposed traffic lights on Steveston Highway.

It would be crazy to install 2 additional sets of traffic lights between No.2 Rd and Railway on Steveston Highway. It is a 100 yd dash from No.2 Rd to Kingfisher. A traffic light there could result in a line of traffic backing up on to No. 2 Road when heading west. We have lived in the Westwind subdivision since 1988 and never have had a problem getting into or out of Westwind using Steveston Highway. Please do not put these lights in because you think Westwind residences want them, or need them.

Don Jury  
11940 Flamingo Court



**MayorandCouncillors**

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**From:** Les Kiss <les@leskiss.ca>  
**Sent:** Sunday, 15 April 2018 14:54  
**To:** MayorandCouncillors  
**Cc:** lkiss@shaw.ca  
**Subject:** Monday April 16th Public Hearing on Anthem Development and Swallow Traffic Concerns  
**Attachments:** Townhouse 5191 Steveston hwy.pdf; Swallow comments on Staff April 11 Response to Neighbour Concerns to Mayor and Council Final Copy.pdf

Dear Mayor and Council - I have attached the Transportation Department April 11<sup>th</sup> report to Council for their justification of a traffic light at Swallow Drive to provide access to the Anthem Development on the North side of Steveston Highway. The staff reasons cited are very defensive and in many cases out right wrong. It would appear Transportation Department staff have unilaterally concluded that the development access takes precedence over the safety and traffic concerns of the residential area accessed by Swallow Drive.

I have also attached a condensed cut and paste version of the report which highlights in red neighbour comments challenging the reasons provided by City staff for the limited one access point and why a traffic signal at Swallow is their only choice when other viable safer options exist. If you have any questions prior to the Public Hearing please e-mail me at [les@leskiss.ca](mailto:les@leskiss.ca) or call me at 604-209-5831.

Thank you,

Les  
5251 Hummingbird Drive

Les Kiss





April 15, 2018

To: Mayor and Council

**Re: April 16, 2018 Public Hearing for Anthem Properties Ltd. for Rezoning at 5191-5351 Steveston Highway - Traffic-Related Concerns**

This is a condensed cut and paste version of a City Transportation staff report prepared for you April 11<sup>th</sup>. For your convenience, highlighted in red in this attachment are neighbour comments challenging the reasons provided by City staff for one access point for the development and why a traffic signal at Swallow Drive is staff's only choice when other viable safer options exist.

The staff reasons cited in the Transportation Report are very defensive and in many cases out right wrong. It appears Transportation Department staff have concluded that the development access takes precedence over the safety and traffic concerns of the residential area accessed by Swallow Drive.

Transportation Staff comments and reasons provided in the report are in Black and neighbour responses to the Staff comments are highlighted in **Red**.

**1. Rationale for Signalization of Steveston Highway-Swallow Drive Intersection**

Upon staff's review of the application, the proposed alignment and signalization of the new driveway access with Swallow Drive was identified as the best access option to:

- minimize conflict points on a major arterial;

**Relocating driveway to the east would not add additional conflict points.**

- provide a pedestrian crosswalk, which would also protect pedestrian movements to/from public bus stops;

**Crosswalk already exists at Lassam with bus stops on north and south side of Steveston Hwy (plans are to upgrade bus stop at Lassam). Crosswalk already exists at Railway with bus stop on south side of Steveston Hwy.**

- provide safe full-turning traffic movements at Swallow Drive and the development access to ensure efficient traffic operations for all users;  
**Relocating driveway to the east and/or having right-in/right-out access for development would retain safe turning in and out of Swallow.**

- reduce the cost of signalization to the City by cost-sharing with the developer.  
**Relocating driveway to the east and/or having right-in/right-out would negate need for traffic light and save City and developer money. Understand initially there was no requirement for a traffic light and the developer later “voluntarily” agreed to contribute \$150,000.**

## 2. Right-in/right-out access (not preferred but acceptable)

- Unnecessary circuitous traffic movements within the larger area road network.  
**Not really an issue as traffic volume not increased and would end up travelling on main roads.**
- Increased conflict points along Steveston Hwy with no signal protection.  
**This is somewhat disingenuous as we were told existing 11 driveways are reduced to one, regardless of where the access point is positioned.**
- Loss of opportunity to provide left turn movements from Swallow Drive.....  
**Opportunity is maintained with the right-in/right-out access or relocating development driveway to the east.**
- Loss of opportunity for developer’s \$150,000 contribution to towards the new signal  
**If this option was enabled the developer could contribute to more useful amenities or more importantly the City and we as taxpayers could save some dollars. Further this seems to be a cost-sharing approach opportunity rather than effective traffic flow.**

### 3. Additional Traffic-Related Items Identified by Neighbours

No other traffic signals on Steveston Highway at side Streets

**Staff did not address question and ignored question of the many new developments along Steveston Hwy that do not have traffic signals.**

Traffic signal at Steveston Highway-Swallow Drive will negatively impact traffic flow on Steveston Highway

**Staff comments add more concern for increased traffic disruption and driver frustration as traffic light would be activated by side-street traffic and/or pedestrian traffic on demand. It is unclear how traffic lights could be synchronized if activated by random events at crosswalks.**

Traffic signal at Steveston Highway-Swallow Drive will encourage short-cutting through Westwind neighbourhood and more traffic at Swallow Drive. Increased traffic, speed and increased traffic volume.

**It is apparent staff have not visited on site concluding "that there is little opportunity to attract additional traffic upon signalization or that this location is not conducive to short-cutting".**

**Non-resident traffic is already on the increase with drivers circumventing left turn at Railway. Staff focus on distance is misleading as differences are minimal, but time saved is the issue. Further, if a light is installed drivers will attempt to beat a yellow by turning left onto Swallow.**



Request for alternative  
development access at or near  
5331 Steveston Highway

**Staff appear to be unaware of the local area. By relocating driveway East, it does not introduce a new traffic conflict point it just relocates it from Swallow.**

**Staff comment “that a further East access point would not provide a preferred location for a pedestrian crossing” is misleading as neither would one at Swallow. There is a safe established pedestrian crosswalk at Lassam with adjacent bus stops as well as at Railway. The City proposal also notes upgrades to be paid by the developer would be made to the existing Lassam bus stop.**

**A much safer approach for residents of the proposed development would be to establish pedestrian access at both the East and West ends of the development. Its residents could then walk to these access points within the complex.**

Request for reports  
supporting the need for a  
traffic signal at Swallow Drive

**An internal technical assessment is not transparent nor does it provide residents as to what considerations went into the Transportation decision. If cost sharing is the only objective, it really does not address traffic safety and traffic flow issues. The staff comment “that a need for another pedestrian crossing is needed” is questionable and incorrect as it does not acknowledge existing pedestrian crosswalks at Lassam, Railway and No. 2 Road.**

No notification to the majority  
of Westwind residents  
utilizing Swallow Drive

**While it is acknowledged expanded notification did occur, it was late in the process, was not transparent, nor did it provide full disclosure of the traffic signal being proposed at Swallow Drive and the one access point to the development. The Transportation Department map that was provided only showed the development area, with no representation of the proposed traffic signal.**

Sufficient visitors parking on site.

**It would appear staff have ignored this concern and will deal with the off-site parking concern by putting the onus on Swallow residents to complain to the City to enforce compliance. This would be an unnecessary waste of City enforcement resources.**

Concern with Swallow Drive becoming the "go to" parking spot for overflow and visitor parking from the development. Implement resident only parking signage on Swallow Drive, Wagtail Avenue and Warbler Avenue

**Staff have not provided an acceptable response and have avoided the concern raised. While Swallow is a public street, parking is intended for its residents and their visitors, not for a development across Steveston Hwy.**

Parking on Swallow Drive during construction

**Staff have evaded an acceptable response, by stating problems will be minimized but not eliminated.**

Potential impact on the hedge at the southeast corner of Steveston Hwy & Swallow Drive

**Staff have evaded an acceptable response by only noting attempts will be made to minimize any impact to the existing hedge.**

Traffic signal at Steveston  
Highway-Swallow Drive will  
impact safety of those  
residents who live on Swallow  
Drive

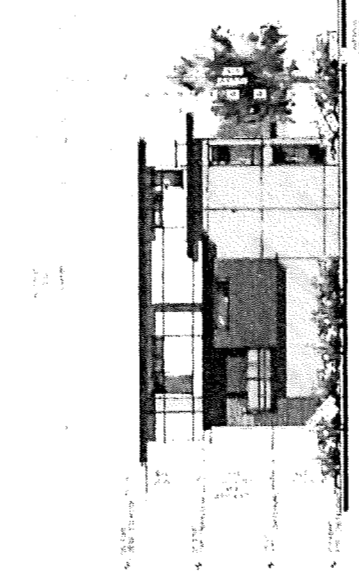
**Safe turning movements already exist at Swallow Drive and would be retained if an alternate access point is provided to the new development or right-in/right-out option is enabled.**

Use the centre merge lane  
system for ingress/egress from  
the proposed development

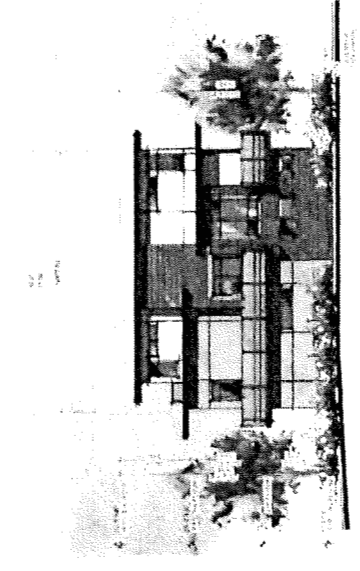
**Staff conclusion that the existing refuge lane would need to be converted is focused on a traffic light at Swallow. It could be retained if staff considered alternative access options that are safer and would not require a traffic light.**

**Staff continue to discount previous recommendations for access point(s) East of Swallow without any real rationale or how their assessment was made.**

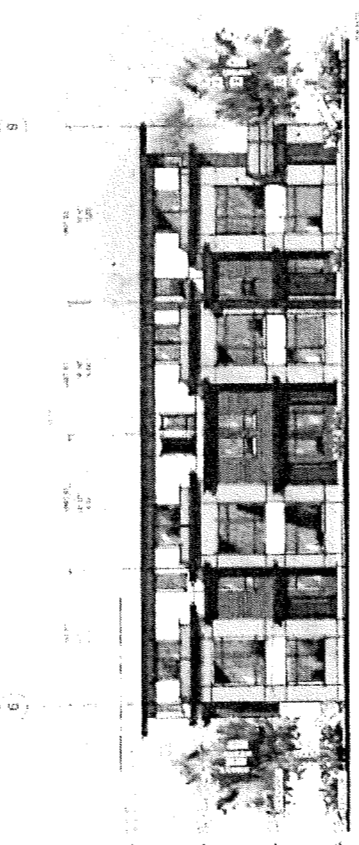




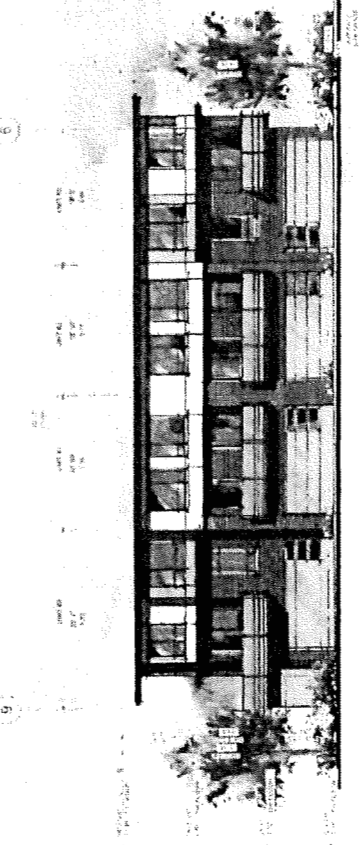
BUILDING 4 - WEST ELEVATION



BUILDING 4 - EAST ELEVATION



BUILDING 4 - SOUTH ELEVATION



BUILDING 4 - NORTH ELEVATION

MATERIAL & COLOUR LEGEND

Code	Material	Finish	Colour	Notes
1	Concrete	Smooth	White	Structural concrete
2	Brick	Smooth	Red	Face brick
3	Stone	Smooth	Grey	Natural stone
4	Wood	Smooth	Dark	Timber cladding
5	Window	Smooth	Black	Window frames
6	Roof	Smooth	Grey	Roof tiles
7	Paint	Smooth	White	Interior walls
8	Paint	Smooth	Black	Interior trim
9	Paint	Smooth	White	Exterior walls
10	Paint	Smooth	Black	Exterior trim



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**To:** Mayor and Councillors **Date:** April 11, 2018  
**From:** Victor Wei, P. Eng. **File:** 12-8060-20-009841/Vol 01  
Director, Transportation  
**Re:** **Application by Anthem Properties Ltd. for Rezoning at 5191-5351 Steveston Highway – Traffic-Related Concerns**

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With reference to the application by Anthem Properties Ltd. for rezoning at 5191-5351 Steveston Highway, at the March 26, 2018 Council meeting, a delegation expressed concern regarding the proposed new traffic signal at the intersection of Steveston Highway and Swallow Drive. The same delegation had previously raised similar concerns at the March 20, 2018 Planning Committee meeting to which staff responded at the same meeting and via a telephone conversation with the delegation. Other neighbours have subsequently raised several transportation-related issues in written submissions regarding the development and the intersection. This memorandum provides staff's rationale for the recommended signalization and comments on each of the additional traffic-related concerns/suggestions identified by the delegation and neighbours.

1. Rationale for Signalization of Steveston Highway-Swallow Drive Intersection

Upon staff's review of the application, the proposed alignment and signalization of the new driveway access with Swallow Drive was identified as the best access option to:

- minimize conflict points on a major arterial;
- provide a pedestrian crosswalk, which would also protect pedestrian movements to/from public bus stops;
- provide safe full-turning traffic movements at Swallow Drive and the development access to ensure efficient traffic operations for all users; and
- reduce the cost of signalization to the City by cost-sharing with the developer.

Furthermore, there is an existing centre "refuge" lane in the centre of Steveston Highway at this location (Attachment 1), which currently allows motorists turning northbound from Swallow Drive to westbound Steveston Highway to make, in effect, a two-stage left turn - first across the eastbound lanes of Steveston Highway and then merge into the westbound lanes. As this refuge lane would need to be converted to an eastbound left-turn to the development access, signalization would be required to ensure safety of the existing northbound left-turn movement unless the new development access is restricted to right-in/right-out only.




Issue Identified by Delegation/Neighbours	Staff Comments
<b>Traffic signal at Steveston Highway-Swallow Drive will negatively impact traffic flow on Steveston Highway</b>	Any new traffic signals on Steveston Highway (including Steveston Highway-Mortfield Gate and the potential future signalization at Steveston Highway-Kingfisher Drive) would remain green for traffic on Steveston Highway and only be activated by side-street traffic and/or pedestrians on demand. Similarly, all special crosswalks (e.g., at Lassam Road) also operate on demand only. Synchronization would be provided at the new signals at Swallow Drive in the rush hour direction to minimize delays and unnecessary stoppages.
<b>Traffic signal at Steveston Highway-Swallow Drive will encourage short-cutting through Westwind neighbourhood and more traffic at Swallow Drive. Increased traffic, speed and increased traffic volume.</b>	The new signal is not expected to attract more traffic to Swallow Drive as the catchment area is well established with little opportunity to attract additional traffic upon signalization. Moreover, the road network of the neighbourhood south of Steveston Highway at this location is relatively circuitous and thus not conducive to short-cutting due to the longer length and travel time relative to remaining on the arterial roadways as illustrated in Attachment 3. For westbound traffic on Steveston Highway intending to go southbound, making a left turn at No. 2 Road, Railway Avenue or No. 1 Road is a more direct and thus faster route.
<b>Request for alternative development access at or near 5331 Steveston Highway</b>	The suggested alternative access would introduce a new traffic conflict point and, as it is located mid-block, would not provide a preferred location for a pedestrian crossing. Moving the development access to the suggested location would also create conflicts between westbound left turning traffic at Swallow Drive and eastbound left turning vehicles to the subject development.
<b>Request for reports supporting the need for a traffic signal at Swallow Drive</b>	Staff conducted analysis through internal technical assessment of the elements and factors identified in this memo: development site location, location of nearby cross streets (i.e., Swallow Drive), the need for a future pedestrian crossing, residential traffic to and from Swallow Drive, existing refuge area for northbound to westbound traffic, traffic safety and operations. These factors had been relayed by staff through a telephone conversation to the delegation.
<b>No notification to the majority of Westwind residents utilizing Swallow Drive</b>	Notification of the Public Hearing on April 16, 2018 has been expanded to include these residents.
<b>Sufficient visitors parking on site.</b>	The City's Zoning Bylaw governs the on-site parking requirements for residential units and visitors and the proposed development is in compliance with the Zoning Bylaw. However, if residents or visitors prefer to park on the street, they are permitted to do so within the parameters of any potential parking restrictions.

April 11, 2018

- 5 -

Transportation staff will attend the Public Hearing on April 16, 2018 to answer any questions related to transportation matters.



Victor Wei, P. Eng.  
Director, Transportation  
604-276-4131

VW:jc  
Att. 3  
pc: SMT  
Wayne Craig, Director, Development

Right-in Right-out Option (acceptable but not preferred)



Figure 1: Example of left-turn restrictions on No. 2 Road, north of Blundell Road

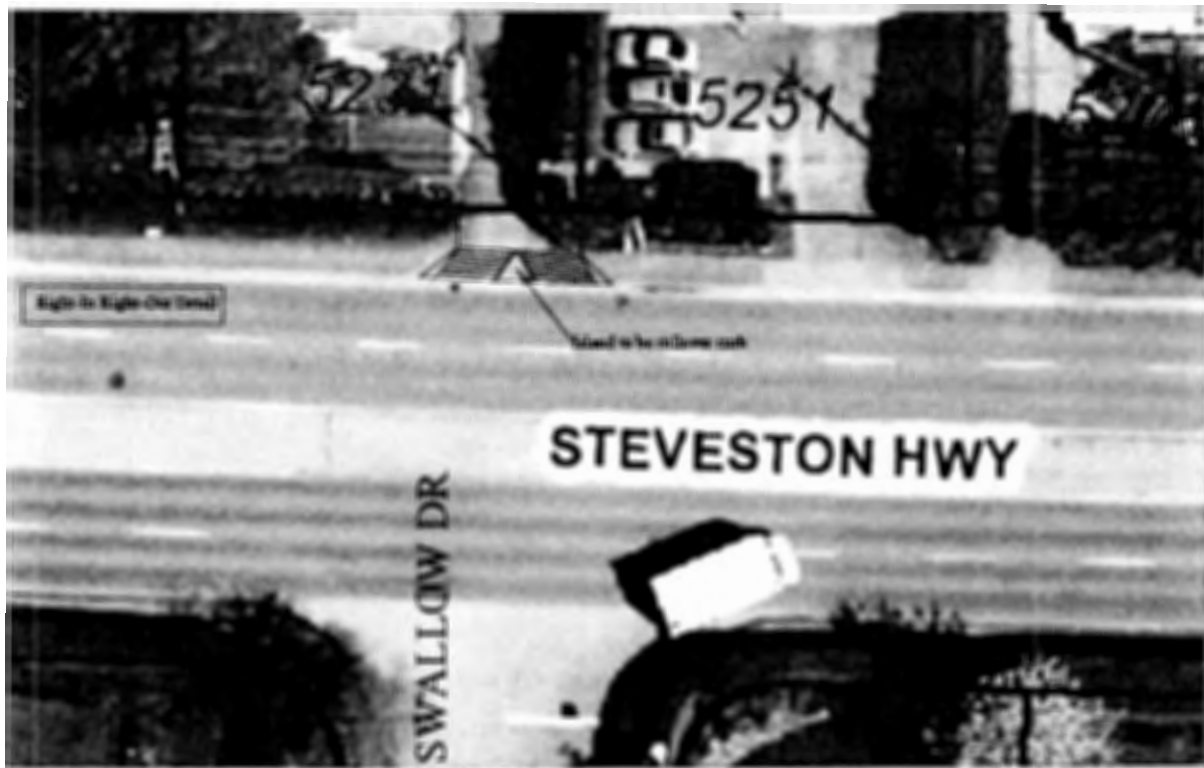


Figure 2: Concept drawing of left-turn restrictions at development driveway on Steveston Highway

Existing Refuge Lane on Steveston Highway at Swallow Drive





<b>Issue Identified by Delegation/Neighbours</b>	<b>Staff Comments</b>
<p><b>Concern with Swallow Drive becoming the “go to” parking spot for overflow and visitor parking from the development. Implement resident only parking signage on Swallow Drive, Wagtail Avenue and Warbler Avenue</b></p>	<p>Swallow Drive is a public street where residents and visitors to the area are permitted to park. This is typical of local streets in Richmond, where the road is designed to accommodate parking.</p> <p>The City does not have a resident parking only program as the City’s Traffic Control and Regulation Bylaw 5870 - 12.4 (I) already has a provision that restricts vehicle parking on local streets between the hours of 8:00 am – 6:00 pm to a 3-hour time limit, excluding vehicles related to the adjacent residence. Any bylaw violations such as illegal parking or traffic safety violations can be reported by e-mailing <a href="mailto:bylawrequest@richmond.ca">bylawrequest@richmond.ca</a> or calling the Bylaw Complaint line directly at 604-276-4345; this will ensure that concerns are dealt with in a prompt and efficient manner.</p>
<p><b>Parking on Swallow Drive during construction</b></p>	<p>The Developer is required to submit a Construction Parking and Traffic Management Plan to the City for approval prior to the issuance of Building Permit. Among other requirements, the Developer must satisfy the City that parking provisions are made for construction workers, deliveries of construction material, etc. to minimize disruptions to existing surrounding residential neighbourhoods.</p>
<p><b>Potential impact on the hedge at the southeast corner of Steveston Hwy &amp; Swallow Drive</b></p>	<p>It is anticipated that all of the traffic signal equipment will be contained within the existing road right-of-way which will be confirmed when the design drawings are prepared. The existing hedge appears to be encroaching into the road right-of-way including the sidewalk area. All attempts will be made to minimize any impact to the existing hedge.</p>
<p><b>Traffic signal at Steveston Highway-Swallow Drive will impact safety of those residents who live on Swallow Drive</b></p>	<p>The new signal would provide safe full-turning movements at Swallow Drive and the development access to ensure efficient traffic operations for all users in the long term. As mentioned above, the existing centre “refuge” lane in the centre of Steveston Highway at this location would be converted to an eastbound left-turn to the development access; signalization would be required to ensure the safety of the existing northbound left-turn movement.</p>
<p><b>Use the centre merge lane system for ingress/egress from the proposed development</b></p>	<p>As noted earlier, the existing centre refuge lane at Swallow Drive would need to be converted to an eastbound left-turn lane into the proposed development access with signalization.</p> <p>If the development access is shifted further to the east such as at 5331 Steveston Hwy, there would be insufficient length between the existing left-turn lanes at Swallow Drive and Lassam Road on Steveston Highway to accommodate the necessary centre refuge space for both left-in and left-out traffic at the relocated new development access.</p>

2. Right-in/right-out access (not preferred but acceptable)

Restricting the development access to right-in/right-out only is acceptable but not preferred as it would result in:

- unnecessary circuitous traffic movements within the larger area road network;
- increased conflict points along Steveston Highway with no signal protection;
- loss of opportunity to provide protected left-turn movements from Swallow Drive to Steveston Highway and a signalized crosswalk for pedestrians; and
- loss of opportunity for developer’s contribution towards the new signal (i.e., \$150,000).

With such an option, in order to restrict motorists from making left-turn movements, a triangular island could be installed at the throat of the driveway with appropriate signage restricting left-turn movements to and from Steveston Highway. The island should be designed such that fire, garbage, recycling and loading trucks can manoeuvre (i.e., with rollover curbs) and the sidewalk be continuous across the driveway to facilitate pedestrian movements.

There are few locations in Richmond where such treatment has been installed; Attachment 2 shows such treatment on No. 2 Road north of Blundell Road to a residential townhouse site (Figure 1). Attachment 2 also shows an overlay on an aerial map to show what it would look like at the subject development’s access (Figure 2). It should be noted that such traffic islands would impose an inconvenience on drivers and could be ineffective in eliminating left-turn movements as some drivers may violate the restriction by making unsafe left turn movements around them.

Should Council decide on this option, staff recommend having the current development pre-duct for future traffic signals at an estimated cost of \$50,000 to be borne by the applicant, should signals be deemed necessary or warranted later.

3. Additional Traffic-Related Items Identified by Delegation and Neighbours

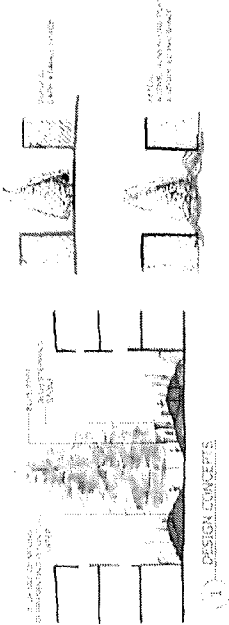
The following comments are provided with respect to the additional traffic-related items identified by the delegation and some neighbours who resides adjacent to the intersection and/or live in the Westwind neighbourhood.

Issue Identified by Delegation/Neighbours	Staff Comments
No other traffic signals on Steveston Highway at side streets	Staff anticipate that with the growing traffic volumes along Steveston Highway, signalization of side streets will be required over time to provide for the safe crossing of pedestrians and side street traffic (e.g., recent activation of the new traffic signal at Steveston Highway-Mortfield Gate). Similarly, new traffic signals to accommodate nearby development have been installed at No. 2 Road & Wallace Road, No. 2 Road & Maple Road, Minoru Boulevard & Gollner Avenue and No. 5 Road & 10700 Block (Gardens development).

Local Road Network of Westwind Neighbourhood



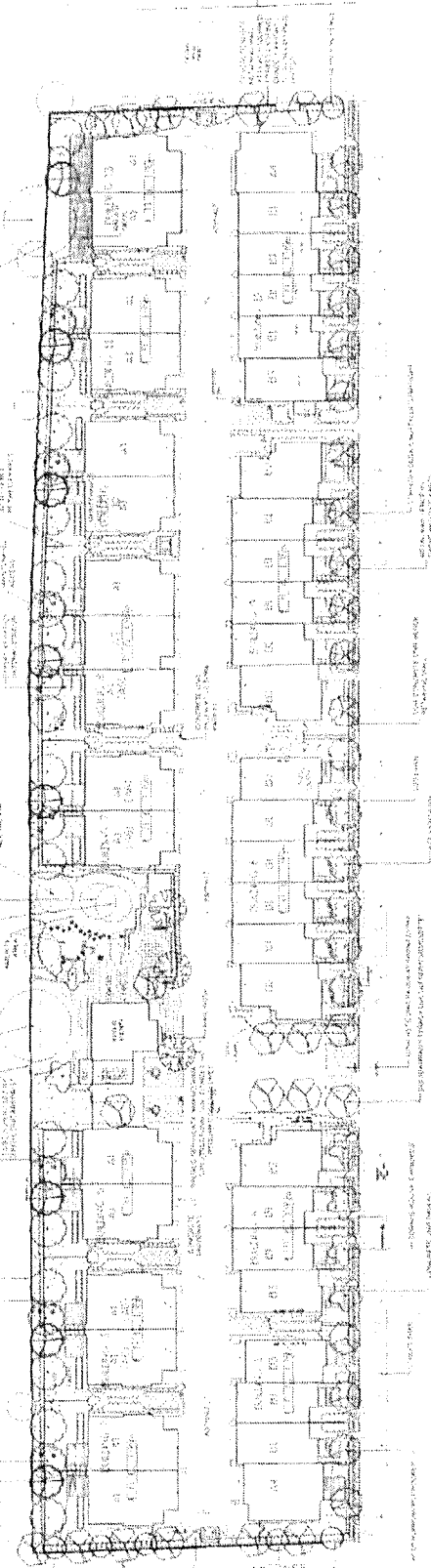
- Travel Distance via Arterials: 0.63 km
- ..... Travel Distance via Local Streets: 0.85 km
  
- Travel Distance via Arterials: 1.0 km
- ..... Travel Distance via Local Streets: 1.4 km



1 DESIGN CONCEPT

PLANT SCHEDULE		JOB PROJECT NUMBER: 10-11	
NO.	PLANT	QUANTITY	NOTES
1	PLANT SCHEDULE		
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PH - 32



STEVESTON HIGHWAY

ALLOW RIVER



LANDSCAPE PLAN

DATE	11/11/11	PROJECT NUMBER	10-11
SCALE	1/8" = 1'-0"		
DESIGNED BY	PMG		
DRAWN BY	PMG		
CHECKED BY	PMG		
DATE	11/11/11		

L1

TOWN HOUSE DEV.  
3221-5161 STEVESTON HWY  
RICHMOND, VA

AMPHEN PROPERTIES

**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  
11031 Swallow Drive

File: RZ 17-765557

**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.

Joan Johnson

[John277@telus.net](mailto:John277@telus.net)

604 277-3483

11031 Swallow Drive,  
Richmond, BC V7E 5A6

Sent from Mail for Windows 10



**Mayor and Councillors**

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**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  
Martin Woolford  
([martin\\_woolford@telus.net](mailto:martin_woolford@telus.net))  
604 274 6165  
5951 Egret Court  
Richmond, B. C. V7E 3W2

**MayorandCouncillors**

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**From:** Marilyn <trufflew@telus.net>  
**Sent:** Sunday, 15 April 2018 12:39  
**To:** MayorandCouncillors  
**Subject:** proposed Anthem Properties townhouse development north side of Steveston Hwy

Dear Sirs:

As I am unable to attend the Public Hearing scheduled for 7pm on Monday, April 16th at City Hall, I would like to voice my concerns by this e-mail.

I am not opposed to the proposed development of the townhouse development **but** am opposed to your plans which you neglect to disclose as to a full functioning traffic light at Swallow Drive and Steveston Hwy. You have not been transparent as to the installation of a traffic signal! I live in Westwind and have been a resident for the past 35 years. I have seen increased car traffic coming through this neighbourhood over recent years which to some extent is expected, but people in cars going at high speeds is on the rise and this is just an accident waiting to happen as there are many families with children who consistently play street hockey and basketball in the neighbourhood.

I have also heard that in addition, you are proposing yet another traffic light at Kingfisher and Steveston Hwy for another townhouse development! This is not even a block away!!! This is obsessive in my opinion. Throughout the whole of Steveston Hwy. from Number one road to Number six road there are no other places with this many traffic lights and traffic disruption in existence. I urge you to reconsider your plans for this many traffic lights in this area.

I would also like to add that some of the increased traffic that we are seeing in this neighbourhood is caused by people who are trying to avoid the traffic light at Railway and Steveston Hwy, so they race through our neighbourhood in order to exit from Bunting to Railway. Therefore, to add 2 more traffic lights between Number two Road and Railroad is totally absurd!!!!!!!!!!!!

I hope that you will take my concerns into consideration and not install 2 more traffic lights on Steveston Hwy between Number two Road and Railway Avenue!!!!!

Sincerely,  
Marilyn Lew  
resident in Westwind



**MayorandCouncillors**

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**From:** KJ Wheeler <karenalive@hotmail.com>  
**Sent:** Sunday, 15 April 2018 12:29  
**To:** MayorandCouncillors  
**Subject:** Sparrow lights.

... we need more encouragement for walking, biking, ride sharing.

The proposed lights will bring nothing but anxiety to our seniors, cyclists, and walkers!

Why can't we be a new generation who can learn the benefits of walking and alternatives to the car!

It starts at home but can be and should be supported by a shift in our council. Please be proactive, forward thinking, community focussed ....

Please rethink this.

Mrs. Karen J Wheeler  
35, 11551 Kingfisher Drive  
Richmond, BC. V7E 3N5

Sent from my iPhone

Sent from my iPhone



**MayorandCouncillors**

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**From:** lsteblin <lsteblin@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  
5271 Woodpecker Drive  
Richmond, B.C.  
V7E 5P4

13 April 2018

City of Richmond  
6911 No. 3 Road  
Richmond, British Columbia  
V6Y 2C1

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

**CityClerk**

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**From:** Martin Yeung <mrmartinyeung@gmail.com>  
**Sent:** Monday, 16 April 2018 09:46  
**To:** CityClerk  
**Subject:** '5191-5351 Steveston Highway Public Hearing'

Martin Yeung  
3-7733 Heather Street  
Richmond BC, V6Y 4J1

April 16<sup>th</sup> 2018

Dear Richmond Council,

I'm writing to support the townhome project at 5191-5351 Steveston Hwy which is going to public hearing on April 16. This will be great development for the neighbourhood and lots of families in Richmond are looking for townhomes these days.

I particularly like that the intersection at Steveston Highway and Swallow drive will be improved and will now include a new traffic light and crosswalk. This is great news. Steveston Highway can be very dangerous with motorists always going over the speed limit. A new traffic light will help slow drivers down. The crosswalk is much needed too as currently there is a lot of jaywalking.

All around this is a great development and I hope that it will be supported by Council and built soon.

Yours Truly,

Martin Yeung

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MARTIN YEUNG 楊維矩

VP Associate 副總裁

**RA Realty Alliance Inc. 聯合地產**

209-3103 Kingsway  
Vancouver BC V5R 5J9  
Mobile: 604-817-1288

[mrmartinyeung@gmail.com](mailto:mrmartinyeung@gmail.com) | BROKERING | REAL PROPERTIES | BUSINESSES |



**MayorandCouncillors**

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**From:** Anuj Sharma <mickeysharmauk@yahoo.co.uk>  
**Sent:** Monday, 16 April 2018 12:20  
**To:** MayorandCouncillors  
**Subject:** Ref: Proposed Traffic Lights on Swallow Drive and Steveston Hwy

Dear Mayor/Councillors,

As a current resident of Westwind / Swallow Drive I am concerned about the proposed implementation of traffic lights and the results traffic volume due to the increased townhome development. What is being proposed will not only increase the amount of cars using Swallow as rat run but also potentially increase the number of cars jumping the lights and causing further accidents.

My other concern is that the development of the town homes will also result in residents of the complex parking cars on Swallow. With the average number of cars per household being 1.5 - 2 and most new townhomes being built to hold 1 car. I believe 43 town homes are being proposed - as Steveston Hwy is a no parking zone, the additional cars will then be parked on the side streets including Swallow.

Regards,

Anuj Sharma



**CityClerk**

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**From:** Mackenzie Biggar <mackenziebiggar@gmail.com>  
**Sent:** Monday, 16 April 2018 13:44  
**To:** CityClerk  
**Subject:** Public Hearing - 5191 - 5351 Steveston Hwy

Dear Council,

My name is Mackenzie Biggar and I am a Richmond resident living at #203 - 3900 Moncton St. in Steveston.

Having lived in Richmond for 38 years, I have seen the city change in a number of ways. I am writing in support of this project as I believe it brings responsible density, housing options, and good design to our neighbourhood. This is not something I can say for all projects (or single family homes) that have been approved in the past few years. My family has been fortunate enough to remain close together and within the community we grew up in. This area of Richmond is a special place and continuing to build the existing community that exists here is important. Providing more affordable housing options such as townhouses will allow young families, older generations and newcomers to experience this great place.

Also of note, the proposed additional signalization along Steveston Highway should be supported. As a frequent user of this arterial, I experience high volumes of speeding vehicles and insufficient pedestrian crossing points. This added measure of traffic control will be a welcome addition/solution for these issues.

Thank you,

Mackenzie Biggar



**CityClerk**

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**From:** Chris Pughe <cpughe@shaw.ca>  
**Sent:** Monday, 16 April 2018 14:22  
**To:** CityClerk  
**Subject:** Email of Support for the Steveston Town House Project - 5191 5351 Steveston Highway

Dear Council,

Thank you for all you do.

My name is Chris Pughe and I am a long-standing Richmond resident living at 3 4791 Steveston Highway in Richmond, a few blocks away from this project.

I am writing in support of the new townhouse project proposed at 5191-5351 Steveston Highway.

I have lived in Richmond for 23 years and have raised my family here - it's a great place to live. I live down the street from this project and am happy to see more family-friendly alternatives to single family homes coming to the area. This is a great community and people want to stay.

I would also like to note that, as a frequent traveler along Steveston Hwy. I am aware of cars speeding along this route and a lack of pedestrian crossings. I am hoping that the proposed new traffic lights and crosswalk will help solve these problems and provide safer streets for everyone.

I look forward to seeing this project approved.

Warm regards,

Chris Pughe

e:mail [cpughe@shaw.ca](mailto:cpughe@shaw.ca) Phone 604 760 1446

Chris Pughe

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{font-family:"Univers LT 45 Light";  
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p.MsoNormal, li.MsoNormal, div.MsoNormal  
{margin:0in;



**CityClerk**

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**From:** Sean O'Brien <sean.gerald.obrien@gmail.com>  
**Sent:** Monday, 16 April 2018 14:57  
**To:** CityClerk  
**Subject:** Townhouse Project 5191-5351 Steveston Hwy

Dear Council,

My name is Sean O'Brien and I am a Richmond resident living at 44-3151 Springfield Dr, a few blocks away from this project.

I am writing in support of the new townhouse project proposed at 5191-5351 Steveston Highway.

My wife and I have three young children and are happy to be raising a family in the community we both grew up in – it's a great place to live. I would like to see more family friendly alternatives to single family homes so that younger people who grew up here, or those who would like to put down roots in this great community have more options to do so.

I would also like to note that, as a frequent traveler along Steveston Hwy. I am cognizant of cars speeding along this route and a lack of pedestrian crossings. The proposed new traffic lights and crosswalk will help solve these problems and provide safer streets for everyone.

I would also like to note that the architects have done a nice job designing this project and it will be a great addition to the neighborhood.

Thank you for the opportunity to share my comments. I look forward to seeing this project approved.

Thanks,

Sean O'Brien





**CityClerk**

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**From:** Richard & Suzy Lin <linsr@telus.net>  
**Sent:** Monday, 16 April 2018 14:58  
**To:** CityClerk  
**Cc:** les@leskiss.ca  
**Subject:** Public Hearing, Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 (RZ17-765557)

We are submitting this written comment in the event we cannot personally attend the Public Hearing set for today, Monday, April 16, 2018 (7 pm).

We are troubled over the proposed traffic light at Swallow Drive and Steveston Highway. We feel it is unnecessary for a townhouse complex (Anthem Properties) to have its own traffic light as it sets a precedence for other major complexes on Steveston Highway. At most, the city could change the pedestrian controlled light at Lassam and Steveston Hwy to a fully functional traffic light, as Lassam is a true arterial road linking Steveston Hwy to Williams Road. Swallow Drive only serves local residents of Westwind and does not require a traffic light. In addition, both proposed traffic lights at Swallow and Kingfisher are too close to the existing lights at Railway and No.2 Road respectively and would only create traffic chaos.

We have lived in Westwind for 17 years and are long time Richmond residents. This proposed traffic light does not serve a quiet tree lined neighbourhood.

Thank you for the opportunity to comment.

Sincerely,  
Suzy and Richard Lin  
(604)241-1334



## CityClerk

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**From:** Michael & Laura Brawn <mlgceb@gmail.com>  
**Sent:** Monday, 16 April 2018 15:12  
**To:** CityClerk  
**Subject:** April 16 2018 City Council Meeting - Hearing re Anthem Properties proposed rezoning - Steveston Highway

Dear Mayor Brodie and Councillors

We are writing to provide comments related to the proposed traffic signal in connection with this rezoning application.

We believe that it is unnecessary to install an additional traffic light at Swallow Drive. This light, and the proposed signal at Kingfisher, appear to present some significant issues in connection with the safety of residents as well as the smooth and safe flow of traffic on Steveston Highway. We have read the memorandum dated April 11, 2018 from the Director of Transportation to the Mayor and Councillors (the "Transportation Memo"). Although the Transportation Memo provides comments on some of the concerns raised by residents, it does not provide a clear description of any studies or facts relied upon to support the City staff's rationale for their approach.

### Westwind Resident and Student Safety

The Westwind neighbourhood currently experiences traffic that use the neighborhood as a throughway to avoid the lights at Railway Avenue. We regularly see cars traveling through the neighbourhood at speed on their way to some other destination. This is a significant safety concern as there are many children in the area walking to and from Westwind School and park. We are very concerned that the number of cars taking this route will greatly increase if a signal light is installed at Swallow. These will include cars making quick left turns into the neighbourhood on amber lights to avoid the delay of a red light. This is a significant risk to the safety of Westwind residents and students at Westwind School.

The Transportation Memo does not provide an indication that current traffic patterns in the neighbourhood or the impact on future traffic flows have been studied in detail. Residents have observed short-cutting and expect that the installation of a new signal light will increase this behavior.

### Traffic Disruption on Steveston Highway

Clearly, additional traffic signals will impede the flow of traffic on Steveston Highway. The proposal for five traffic signals between Railway Avenue and No. 2 Road (signals at Railway, Swallow, Lassam, Kingfisher, and No. 2 Road) appears to be excessive. It is surprising that City staff would view the potential convenience of the few residents of the proposed developments worthy of the disruption of the many users of Steveston Highway.

Even if the new signals are only to be triggered by North – South traffic or pedestrians, their operation will be disruptive to many drivers. Also, the inability to synchronize all five of these signals will result in additional delays. Furthermore, as noted above, it is expected that delays and frustration caused by additional traffic signals will increase the amount of short-cutting through the Westwind streets.

### Consideration of Alternatives



City Staff do not appear to have fully considered alternatives to the installation of new signals and the use of the existing pedestrian signal at Lassam. Relocating the development's access point to the East may be a reasonable approach to avoid the adverse consequences of an additional traffic signal. Pedestrians can continue to use the existing signal to the East of Swallow at Lassam and traffic to the development could use a "right-in / right-out" access. It appears that the relocation of the access point to the east would allow for the continued use of the existing refuge lane areas on Steveston Highway. Many similar situations in Richmond involving residential and commercial developments are subject to right-in/ right-out access. It is not clear why this development should be given different treatment, particularly in light of the safety and other issues apparent in this proposal.

As residents of the Westwind area, we are very concerned about the impact of the proposed traffic changes on our community. We are also troubled that the City would consider such changes after what appears to be only a limited amount of engineering review and without notification to the residents. The Notice of Public Hearing that was circulated only described the rezoning application and did not provide any information on the impact to local traffic or that a new signal was proposed.

Thank you for considering our comments on this matter.

Sincerely,

Michael and Laura Brawn

5217 Hummingbird Drive

**CityClerk**

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**From:** Tracy Wu <tracycswu@gmail.com>  
**Sent:** Monday, 16 April 2018 15:15  
**To:** CityClerk  
**Subject:** Anthem Steveston Hwy Townhomes

Dear Mayor and Council,

My name is Tracy Wu and I live at 1108-8851 Lansdowne Rd.  
I support the townhome development that has been proposed for 5191-5351 Steveston Highway, just east of Railway. I know the area well and it is a good location for new townhomes. I went to the public information meeting last year and I think the design of the project is beautiful with good layouts for families. Since the information meeting I learned that the application now includes a new traffic light and crosswalk at Swallow Drive. This is a good idea- there is so much speeding along Steveston it's good to get cars going more slowly and to have a safe place for pedestrians to cross.

Please approve this new project.

Thank you.

Kind regards,

Tracy Wu



**CityClerk**

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**From:** Melvin Dear <dmdear1943@gmail.com>  
**Sent:** Monday, 16 April 2018 17:18  
**To:** CityClerk; mayorandcouncilors@richmond.ca  
**Subject:** Opposition to Proposed Traffic Lights on Steveston Hwy

We would like to register our opposition to the proposed traffic lights on Steveston Hwy at Kingfisher and Swallow for the following reasons:

- The proposed traffic light at Kingfisher will only result in increased traffic congestion as more traffic will use Kingfisher as an arterial route to access Railway via Merganser Drive, thus bypassing the traffic light at Steveston and Railway. The Merganser “shortcut “ is already used by a considerable amount of traffic and more traffic is undesirable, especially considering that a school is located on Kingfisher.
- The same point applies to the proposed light at Swallow, with traffic using Swallow as a shorter access route to Railway.
- The city would be setting a dangerous precedent by granting the proposed new townhouse developments on Steveston Hwy north side opposite both Swallow and Kingfisher dedicated traffic lights to accommodate private property, where none other dedicated lights exist along the entirety of Steveston Hwy from 1 Rd to 6 Rd despite the fact that many townhouse complexes have been built in recent years.

Denise and Mel Dear  
8-11771 Kingfisher Drive



**CityClerk**

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**From:** niti sharma <niti.tana@gmail.com>  
**Sent:** Monday, 16 April 2018 17:32  
**To:** MayorandCouncillors; CityClerk  
**Subject:** Proposed traffic lights at Kingfisher drive and Swallow drive.

Honorable Mayor and Council,

I live on Kingfisher drive in the Westwind neighborhood. I am writing to express my concern and dis-agreement with the plan to install a traffic light at Swallow drive and possibly one at Kingfisher Drive where it intersects Steveston highway. The installation of these traffic signals will make it 4 traffic lights between Railway and Number 2 road on Steveston highway. This will certainly create a bottleneck for traffic and create more traffic problems and congestion on an already busy route (Steveston highway).

Kingfisher drive is a curved street with limited visibility and already sees a lot vehicular traffic on school days and since it is not an arterial road, routing more traffic through it can create additional safety concerns for children and families who walk to school. Other people in the neighborhood also use Kingfisher drive and the neighborhood and school park behind it so there is a lot of foot traffic on Kingfisher drive.

In addition, I want to let the city know that as a resident of this neighborhood (and a resident on Kingfisher drive) I have received no notification from the city about this change and was informed of this proposed change by people in the neighborhood.

Your decisions regarding this issue will have direct impact on the livability in this neighborhood and I feel that the city should have informed the residents of the neighborhood so that citizen feedback could be collected before you make this decision.

Sincerely ,

Niti Sharma,

11380 Kingfisher drive.

