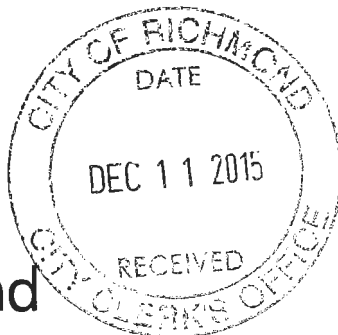




City of
Richmond



Schedule 13 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, December 15, 2015.

Memorandum

Planning and Development Division
Development Applications

To: Mayor and Councillors

Date: December 10, 2015

From: Wayne Craig
Director, Development

File: RZ 15-703150

Re: December 15th Public Hearing-9131 Steveston Hwy, Bylaw 9505

Purpose

This memorandum provides City Council with an update on staff discussions with the applicant and some of the affected residents to address the concerns raised regarding access and traffic associated with the subject rezoning application.

Background

Bylaw 9505 to rezone 9131 Steveston Highway from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone will be considered at the Public Hearing on Tuesday December 15th, 2015 (Item # 6). The application proposes vehicle access from an established City lane system to the west accessed through a statutory right-of-way (SRW) for utilities and public-rights-of-passage (connecting the lane to Steveston Hwy), which is registered on title for two (2) adjacent lots at 9093 and 9097 Steveston Highway.

At the Planning Committee and City Council meetings held on November 17th and 23rd, respectively, concerns were raised by neighbouring residents about the use of the SRW for vehicle access to the subject site.

As directed by the Planning Committee, staff met with the applicant and the neighbouring property owners at 9093 and 9097 Steveston Hwy to discuss the proposed access and to identify options to address the residents' concerns.

Staff note that the proposed use of the SRW access would be temporary until a permanent lane access becomes available from Mortfield Gate to the east. Once the permanent lane connection to Mortfield Gate is functional, the use of the SRW for the purpose of public-rights-of-passage would be discontinued and the property owners at 9093 and 9097 Steveston Hwy can make an application to the City to remove the allowance for public-rights-of-passage in the SRW area.

Meetings with the applicant and neighbouring residents

Staff met with the applicant and with some of the affected residents, both individually and collectively on multiple occasions to discuss specific concerns regarding the use of the statutory right-of-way and traffic.

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The applicant's proposal to address residents' concerns

In response to the discussions with staff, the applicant has outlined a construction management plan to address the concerns raised by the residents.

- The existing building will be demolished, with all equipment and clearing to occur from the two (2) existing driveways on Steveston Highway. The SRW/lane will not be used for access.
- The dedicated rear lane will be constructed prior to the construction of any single-family dwelling on the proposed lots, with all equipment and construction to be staged from the development site, with access from Steveston Highway. The SRW/lane will not be used for access.
- During the house construction phase, vehicle access to the proposed lots, and delivery of equipment and construction materials is to occur from the existing driveways on Steveston Highway. The SRW/lane will not be used for this purpose.
- As required during all phases of development, should the applicant need to have large construction vehicles parked on Steveston Hwy, the applicant will submit a request to the City for a temporary single westbound curb lane closure to occupy Steveston Highway along the front of the subject site, and engage a qualified traffic control company during the closure. Any lane closures would be subject to City approval and be restricted to non-peak traffic hours (i.e., 9:00 am-3:00pm).

The applicant's proposal for additional parking

The applicant has also identified a proposal to secure additional parking that may be required for construction crews and trades during the project. The applicant has acknowledged that parking in the SRW/lane is not permitted.

The applicant has obtained permission from the property owners at 10971 Mortfield Gate to park construction crews and trades vehicles in front of their property.

Construction hours

The applicant has advised staff that they wish to follow the standard hours for construction in accordance with the City's Noise Regulation bylaw No. 8856 (e.g. 7:30am-7:30pm non-holiday weekdays; and 10:00 am-7:30 pm on non-holiday Saturdays).

The applicant has advised that they may consider compressed work hours if neighbouring residents express concerns.

Sightline concerns at the intersection of the SRW and Steveston Hwy

In response to concerns raised about sightlines at the intersection of the SRW and Steveston Highway, Transportation Department staff have conducted a site inspection and note that the line of sight from a vehicle exiting the SRW is clear of the existing hedge to a sufficient distance to the east and west.

December 10, 2015

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If you have any questions about this memo, please contact me directly at 604-247-4625.

A handwritten signature in black ink, appearing to be 'Wayne Craig', with a long horizontal stroke extending to the right.

dr: Wayne Craig
Director, Development

WC:cl

pc: Joe Erceg, MCIP, General Manager, Planning and Development
Victor Wei, P. Eng., Director, Transportation