

Schedule 1 to the Minutes of the Regular meeting of Richmond City Council held on Monday, March 26, 2018.

ON TABLE ITEM

Date: March 26, 2018
Meeting: Regular Council
Item: 9

MayorandCouncillors

From: Les Kiss <Kiss@coastforest.org>
Sent: Monday, 26 March 2018 13:08
To: MayorandCouncillors
Subject: Application by Anthem Properties Ltd. for Rezoning at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway
Attachments: Anthem Properties Ltd Rezoning Application - File RZ 17-765557.pdf
Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Please find attached a submission relative to Item 9 (Anthem Properties Ltd. Rezoning Application) on tonight's Council agenda. I would appreciate if this attachment could be provided to all the Council members prior to tonight's Council meeting. I will be attending the meeting in person and if given the opportunity will speak to the key points in the submission.

Thank you.

Les Kiss
Vice President, Forestry
Coast Forest Products Association
604-891-1239



Legal notice: The information in this e-mail, including attachments, is confidential and may be legally privileged. If you receive this transmission in error, please destroy all copies and notify the sender by replying to this transmission.

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, appearing to be 'LK' or similar initials, written in a cursive style.

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

E-mail: Les@LesKiss.ca

Exhibit A

Google Maps Steveston Hwy



- Existing Traffic Signals - *Route 100 & No. 2 Rd.*
- Proposed Traffic Signals - *Swallow Dr. & Kingfisher Dr.*
- ✕ Crosswalk at *Lassam Road*

Google Maps Steveston Hwy



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*

Google Maps Steveston Hwy



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



Gilbert to No.3 Rd

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

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

Exhibit B

Google Maps Steveston Hwy



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

An access point from approximate location of 5531 Steveston Hwy could utilize existing left turn lane if it was extended approximately 50 m to the west

3/22/2018

Steveston Hwy - Google Maps

Exhibit B - Larger Photo

Google Maps Steveston Hwy



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