

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 13, 2016.

CityClerk

From: Clive Mason <cmason@sd38.bc.ca>
Sent: Tuesday, 12 April 2016 10:07 AM
To: Craig,Wayne
Subject: Re: SD 38 Staff comments on 9800 to 9860 Granville Avenue Zoning Bylaw Variance
Attachments: Fax 201604021351_page2.pdf

To Development Permit Panel
Date: APRIL 13, 2016
Item # 1
Re: DP 14-671945
9800, 9820, 9840,
9860 Granville Avenue

Thanks so much for the reminder. It totally fell of my desk. I did a file conversion, so I hope this works. Please let me know if all is ok. Very much appreciate your dilligence Wayne. Cheer,

Clive Mason, Architect AIBC, LEED AP
Director of Facilities Planning

School District No. 38 (Richmond)
7811 Granville Avenue,
Richmond V6Y 3E3
Phone: 604.668.6127
Cell: 604.626.2087
Fax: 604.668.6687



<http://letstalksd38.ca/our-schools-our-students-our-future>

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"Craig,Wayne" <WCraig@richmond.ca> on April 12, 2016 at 9:59 AM -0700 wrote:
Hi Clive,

If you could please send me the information today it would be appreciated as I would like to get both pieces of correspondence to the City Clerk for inclusion in the public record prior to the DP Panel meeting tomorrow afternoon. Thanks

W

From: Clive Mason [mailto:cmason@sd38.bc.ca]
Sent: Friday, 8 April 2016 17:34
To: Craig,Wayne
Cc: wplante@sd38.bc.ca; mdemello@sd38.bc.ca; mtimmins@sd38.bc.ca
Subject: Re: SD 38 Staff comments on 9800 to 9860 Granville Avenue Zoning Bylaw Variance



Thanks Wayne
I'll Pdf the fax and resend it to you, if that'll work
Good thoughts

Clive Mason
Sent from FirstClass with my iPhone

"Craig.Wayne" <WCraig@richmond.ca> writes:
Hi Clive,

Thank-you for the information, however, I am unable to open the attachment. If you could please resend the attachment as a PDF file it would be appreciated. In terms of this application, the Development Permit application will be considered at the April 13 meeting of the Development Permit Panel. If you could please arrange to have the attached letter from the school principal resent, I will ensure your email and the letter are made part of the public record for that meeting. Thanks

Wayne
From: Clive Mason [mailto:cmason@sd38.bc.ca]
Sent: Friday, 8 April 2016 11:39
To: Craig.Wayne
Cc: Wanda Plante; Mark De Mello; Marcy Timmins
Subject: SD 38 Staff comments on 9800 to 9860 Granville Avenue Zoning Bylaw Variance

Hi Wayne

Thank you very much for providing the District with an opportunity to comment on the application to modify the zoning to the 18 Unit Townhouse proposal on Granville Avenue, directly opposite the MacNeill parking entry. In addition to the letter attached from the school principal, we have reviewed the proposal at a high level and have the additional comments that focus singularly on the application to increase the tandem parking available on the site from 18 to 22 cars.

Traffic congestion in this location causes significant safety concerns should the additional parking be permitted. Additionally, the location of the driveway access off Granville Avenue is directly aligned with the School's driveway, which is extremely busy during peak hours. Further, a note on the drawings indicates a plan to share this access driveway with the neighbours to the east upon their redevelopment, further increasing child safety concerns at the mouth of the project.

Crosswalks, traffic lights, speed bumps, turning lanes, relocating the driveway access are a few of the options that might be available to mitigate the anticipated additional congestion.

Respectfully,

Clive Mason, Architect AIBC, LEED AP
Director of Facilities Planning

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**A.R. MacNeill Secondary***Home of the Ravens*

6611 No. 4 Road, Richmond, B.C., V8Y 2T2
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E-mail: MacNeill@sd38.bc.ca

April 2, 2016

To Wayne Craig
Director of Development
City of Richmond

C/o Mr. Clive Mason
Director of Facilities Planning
Richmond School District

RE: Rezoning Amendment Application 6800 Et al Granville Ave

Hello Mr. Craig,

I am writing to you in response to the rezoning application noted above on behalf of A. R. MacNeill Secondary School. I would like request that consideration be given to the potential congestion at the end of the school driveway through which staff, students, parents, and long school busses enter and exit throughout the day. This driveway is directly across from the land of the proposed townhouses.

Currently this driveway entrance/exit is very busy at the start and the end of the day. It is not uncommon to see long lines of vehicles along Granville waiting to turn into the school driveway. My concern is around student safety (pedestrian and on bikes) as they negotiate the congestion of cars to and from our lot and the general traffic along Granville that is nearest the intersection of No 4 Road and Granville.

It would be important to consider this point of congestion when determining the entry/exit for this new development. Locating it so that the proposed townhouse traffic does not compete with the school driveway entrance/exit would, perhaps, alleviate our student safety concerns.

In addition to this new 4 lot development at the corner of No. 4 Road and Granville Ave there appears to be signage indicating that on the north west corner of this same intersection we will soon have a large daycare complex. Traffic for both the daycare site and the school site will be heavy during drop off and pick up times. This will also be the time that our students who walk or ride their bikes to school will be most vulnerable to increased traffic congestion.

Thank you for your consideration.

Sincerely,

Marcy Timmins
Principal
A.R. MacNeill Secondary School