
Subject: Application by Anthem Properties Ltd. for Rezoning at 5191, 5195, 5211, 5231, 5251,
5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway

----- Original message -----

From: Les Kiss <Kiss@coastforest.org>

Date: 2018-03-19 12:49 PM (GMT-08:00)

To: "McPhail,Linda" <LMcPhail@richmond.ca>

Cc: lkiss@shaw.ca

Subject: Application by Anthem Properties Ltd. for Rezoning at 5191, 5195, 5211, 5231, 5251, 5271, 5273,
5291/5311, 5331 and 5351 Steveston Highway

Linda – I will try to attend the planning meeting tomorrow, but if I am unable, please table key concerns / questions I have outlined below relative to File RZ 17-765557.

The key concern with the Anthem Properties development is the proposed traffic signal at Swallow Drive. 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 residential street 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 will encourage increased traffic down Swallow and from the new development as well as Steveston Hwy, an unsafe outcome for the residential area.

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 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, Kingfisher, pedestrian light at Lassam, lights at Swallow and Railway would create five stops and an unsafe situation (impatient and frustrated drivers) that does not exist anywhere else along Steveston Hwy.

Under the Transportation and Site Access section it is noted that "One vehicular access from Steveston Highway, aligning with Swallow Drive, is proposed, which will be utilized by adjacent properties to the east if they apply to redevelop".

- Question – would it not make more sense to have this proposed development accessed at its East portion as it would eliminate future development traffic thru the Anthem Properties complex?
- Question – has the City considered other options for access for the proposed development and if not why not?
- Comment – having access at the Eastern section of the proposal would appear to a safer option and also enable the current residential entrance and exit traffic flow at Swallow Drive to be maintained.
- Comment – the option to have more than one access point to the complex should also be considered as it would reduce traffic congestion being funneled to one access point, another safer option which alleviates concerns from the fire department.
- Comment – regardless of where an access or several access point may be placed, the City could have a condition that access to the subject site will be restricted to right-in / right-out turns instead of a traffic signal, yet another much safer option.

- Comment – developer and City staff appear to be focused on the access options for the proposed development, but are not addressing safety hazards that will be imposed by increased traffic flow in a large residential area and Westwind Elementary School catchment area.

I have additional concerns that it appears that the proposed traffic signal at Swallow Drive has been downplayed by the developer and in part by the City:

- There has been no notification to date to the majority of Westwind residents utilizing Swallow Drive. While the proposed notification area in the plan includes homes fronting the south side of Steveston Hwy it is not clear whether in fact these residents were actually notified about the developer's open house. The majority of Westwind residents did not get any notification whatsoever.
- There is no indication of a traffic signal on any of the plan drawings (curiously proposed fire hydrants and bus stop improvements are indicated on the plans).
- Residents like myself have to read the proposal in great detail to find out about the proposed traffic signal and implications of same as it is referenced in non-traffic related topics, ie. "proposed locations of the public art pieces and interpretive heritage signage will not be in conflict with the placement of the new traffic signal at the intersection of Swallow Drive".

Public input should be elicited from the Westwind residential area that would be impacted by a proposed traffic signal at Swallow Drive.

- Recommendation – the developer be required to hold an open house at Westwind Elementary highlighting the proposed traffic signal at Swallow Drive before the proposal goes to first reading.
- Recommendation - one of the questions at this open house should be – Do you have any concerns about a proposal to have a traffic signal installed at Swallow Drive?
- Recommendation – the City should also make the public aware that there is yet another traffic signal being proposed at Steveston Hwy and Kingfisher.

Conclusion:

As there appear to be more viable and safer options other than a traffic signal at Swallow Drive it is respectfully requested that Richmond Zoning Bylaw 8500, Amendment Bylaw 9841, not be given first reading and not be forwarded to Council until the above questions and comments are appropriately addressed by the developer and City staff.

Thank you,

Les Kiss
5251 Hummingbird Drive
Richmond

Home phone: 604-271-1940
Cell: 604-209-5831

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

