

Schedule 21 to the Minutes of the
Council Meeting for Public
Hearings held on
Tuesday, April 22, 2014.

7171 Lindsay Rd.
Richmond, BC
V7C 2P5

~~RAILWAY AVE~~
RZ 12-619835

April 16, 2014

City of Richmond
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

Re: RZ-12-619835

Dear Planning Committee members:

A concerned citizen brought RZ-12-619835 to my attention today. This is the first I have heard of it. Accordingly, I reviewed the March 6, 2014 memo from Mr. Wayne Craig to the Planning Committee (85 pg. document posted on the City's website).

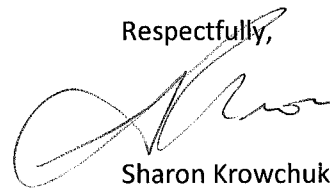
I have two concerns with the proposed development:

1. **Densification:** Will approval of townhomes on the proposed section of Railway Ave. spark townhome application(s) for the section of properties between Linfield Gate and the Railway/Granville junction? Will the trend toward replacing single family homes with townhomes in this area be reinforced if the City approves this application?
2. **Parking:** I believe parking will spill over from the proposed development onto nearby streets; my neighbourhood is an example. I have lived on Lindsay Rd. since 1986. Street parking was significantly impacted as townhomes replaced single family residences at the north end of Lindsay. At times, there is no available street parking. Where did all these vehicles come from if the complexes had provided sufficient parking space? I suspect some garages are either being used for storage in such space limited housing, or are too small to accommodate larger vehicles. So, residents resort to parking on nearby streets. They can do so for up to 4 days according to Bylaw 5870 s12.4: "*No person shall park a vehicle:...at any one place on any street for a period longer than 48 consecutive hours*".

There is a safety concern if the overflow parking occurs on McCallan Rd. and people jaywalk across Railway Ave.

I believe single family housing is a better option for developing this section of Railway.

Respectfully,



Sharon Krowchuk

