

To Public Hearing
Date: <u>June 18, 2012</u>
Item # <u>2</u>
Re: <u>Bylaw 8169</u>

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]

Sent: June 18, 2012 2:37 PM

To: MayorandCouncillors

Subject: Send a Submission Online (response #705)

Categories: 12-8060-20-8769 - 9160 No 2 Rd RZ 10-516267 - Western Maple Lane Holdings

Schedule 37 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 18, 2012.

Send a Submission Online (response #705)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/18/2012 2:41:09 PM

Survey Response

Your Name:	Richard Fernyhough
Your Address:	9211 Romaniuk Drive
Subject Property Address OR Bylaw Number:	9160 No. 2 Road
Comments:	<p>I wish to state for the record my objection to the proposed re-zoning of the subject property to allow for the development of 18 townhouses on a property that, prior to the re-zoning application, had one single family dwelling situated thereon. When this matter was before the planning committee, both city staff and the developer made submissions. City staff supported the application to rezone because the application was not inconsistent with a city policy that re-zoning ought to be allowed on arterial roads to allow for multi family developments. While that policy may have been laudable when it was initially formulated, the realities of present day Richmond suggest that that policy is outmoded and ought to be brought in line with the expectations of the current residents of Richmond. Neither the city staff nor the developer suggested that the building of 18 townhouses on the proposed site would not negatively affect the traffic situation in Richmond generally and at that particular intersection specifically. Both suggest that the</p>



increased traffic would be manageable if traffic lights were erected at the intersection of #2 Road and Maple Road. With all due respect, given the close proximity of Maple to Francis where an existing traffic light is located, that suggestion is ill thought out and unworkable. I have seen traffic back up past Maple Road when the north bound traffic on #2 Road faces a red light at Francis. I can only imagine the traffic chaos resulting from another set of lights at Maple. What I did not hear from either city staff or the developer is how the development of 18 townhouses on the subject site would benefit anyone other than the developer. And if the developer is the only one to benefit from this development, shouldn't the fact that close to 100% of the current residents already living in the neighborhood oppose the development carry the day?