

Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, April 16, 2018.

To Public Hearing
Date: April 16, 2018
Item # 1
Re: Bylaw 9841

Mayor and Councillors

From: GordPBird <GordPBird@shaw.ca>
Sent: Friday, 6 April 2018 15:34
To: CityClerk
Subject: Council Meeting - April 16, 2018 -Anthem Properties

Regarding: Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 (RZ 17-765557)

Unfortunately I am unable to attend the Council Chambers meeting April 16, 2018 and participate in any discussion regarding the Anthem Properties Ltd. Development on Steveston Highway north of Swallow Drive. I am therefore making a written submission to outline my single concern.

First, I fully support the development of a diversity of housing densities, styles and types of tenures as outlined in Richmond's official community plan and have no concerns about the type of development to be built by Anthem Properties Ltd. on this site.

My one concern is the increased parking space required when ten single-family properties are replaced with a multi-family development consisting of 43 townhouse units. Since the development is on a main arterial road where curbside parking is prohibited, Swallow Drive is the closest residential street and may become the "go to" parking spot for overflow and visitor parking. I am aware that a street light and cross walks are to be installed at the intersection of Swallow Drive and Steveston Highway. I can understand that this is required so residents of the new development can safely exit their complex but it will also suggest that Swallow Drive will become the first choice for townhouse resident overflow and visitor parking. Although the city requires townhouse developers to provide visitor parking, I am sure, with the current value of land, the development will build to the minimum allowable, which is likely often inadequate.

Section 3.2 Richmond's official community plan states as an objective 1: "Continue to protect single family neighbourhoods outside the city centre". It also states as a Policy "...to mitigate potential impacts on traffic, parking congestions, and noise in single family neighbourhoods"

I am therefore suggesting that the city should consider implementing resident only parking signage on Swallow Drive, Wagtail Avenue and Warbler Avenue. This will go a long way towards conforming to Section 3.2 of the official city plan and will help eliminate any potential conflict between current Westwind residents and residents of the new development.

Gordon Bird

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