

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Thursday, November 14, 2024

**From:** [Niall Duggan](#)  
**To:** [CityClerk](#)  
**Subject:** DP 22-013200 traffic & safety concerns  
**Date:** November 4, 2024 12:15:25 PM

<b>To Development Permit Panel</b>
Date: <u>NOV 14, 2024</u>
Item # <u>1</u>
Re: <u>DP 22-013200</u>

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Alex,

Regarding the Nov 14 agenda, I have no issue with the proposed changes on the agenda.

Given the limited parking & direct transit in the area, I would ask that Aspac assist with parking during the construction phase so that the pedestrian flow of workers on site have a safe access point.

As an owner-resident of 5177 Brighthouse Way, I do have concerns with regards to this new development and the impact on vehicle, bicycle and pedestrian traffic.

#### Vehicle & Bicycle Traffic Concerns

The current eastbound entrance to River Road from No 2 Road is one way. Given the close proximity of the entrance to this new development from the busy No 2 Road bridge approach, only 4-5 vehicles would be off No 2 road approaching the entrance. Vehicles beyond this would remain on No 2 road until the entrance is made. This may be a possible hazard as it would easily back up. This exit is used by many West Richmond residents to access River Parkway and the core of north west Richmond's busy retail and commercial area.

The extra vehicles in this area would also result in increased traffic along River Road and I would recommend a traffic control of some sort at the intersection of Brighthouse Way and River Road to preserve vehicle and pedestrian safety.

The path along the dyke is a highly used recreational route. While accommodations can be made for bicycles to access the No 2 road bridge, there will also be a large majority of bicycle and pedestrian traffic destined north to use the gravel path along the dyke. With the increase in vehicle traffic along River Road, it is important that clear, safe passage lanes are maintained for the increase in pedestrian/bicycle traffic.

Lastly, if public access bikes, scooters and vehicles will be available, it is important that we do not create a situation where pedestrian traffic wants to cross the No 2 Road bridge access/exit to access this equipment/vehicle. It would be appreciated if Council would support a higher and longer fence along the No 2 Road median to ensure pedestrian safety as they have done in other similar areas along No 3 Road.

Thank you for your consideration,

Niall Duggan  
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