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**From:** Dana Graf  
**Sent:** December 18, 2022 2:29 PM  
**To:** CityClerk  
**Subject:** Hearing - Richmond by,as 8500, amendment bylaw 10423 (RZ 17-782750) 6851 and 6871 Elmbridge Way

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Hi,

I wanted to write to express some concerns regarding the development proposed at 6851 and 6871 Elmbridge, the lots directly next to Ora, where I live. I am concerned about increased traffic on the existing roadways. In particular, I have two traffic concerns:

- 1) it looks like the development will be using the existing lane between river road and Elmbridge that is used to access the Ora public and residential parking, as well as the commercial loading for Ora. It appears the lane will be used as an access point to the new building parkade. The existing lane is very narrow, a large commercial vehicle can take up its width and prevent smaller vehicles from passing. If there is increased traffic in the lane I am concerned there will be issues getting in and out of the Ora residential parkade as well as turning from the lane onto river road or Elmbridge. I believe the lane should be widened for proper two way flow of large vehicles if the intent is to use it to access the new parkade.
- 2) river road eastbound tends to back up quite a lot due to the number of lights between the Oval and Gilbert road and the fact that the right lane is for right turn traffic only at two of the intersections. With increased traffic from a large development, I am concerned that there will be even longer backups. Perhaps the city could reconsider the right turn only lanes and the duration of the lights along river road.

Thank you,

dana

Sent from my iPad

