

To Richmond City Council

Dec 20th 2011

Re: RZ 11 585027 10020 Aquila road

This is technically not a property on an arterial road.

The applicant wished to subdivide the property on Aquila road into two lots which would allow for four homes where there currently is only one. Parking will be extremely difficult and will create unsafe walking conditions for students and limited visibility for motorists.

McNair High school is accessed from Aquila road by many of the students . Motorists line up on Aquila road to access the area. I am a McNair parent and have personally experienced the grid lock traffic and know that last thing the intersection needs is this residential development.

The arterial road policy allows for the properties "fronting" the arterial road to be subdivided. Council can use their discretion in this case to deny this rezoning application based on that .

In the application it states the set back on the sides is 1.2 m but 3.0 m on Aquila road . This confirms that the applicant is aware that this property is not a standard arterial road redevelopment application .The drawings for the house also documents the plan is to orientate one of the houses to face Aquila which will result in cars being parked on Aquila and limiting visibility and access for commuters .

Aquila road is a main feeder road to McNair High school and also allows for access to Thomas Kidd Elementary school and allows for access to Williams from the entire neighbourhood so the traffic at this intersection is very busy with cars having long waits to access Williams road .

The zoning requires 3 parking spaces on site for each of the skinny new lots ,six in total , these have not been clearly marked on the drawings which raises more concerns .

This redevelopment would cause unsafe road conditions and it could cause fatalities to students who need to access Williams road from Aquila so I wanted to take the time to present to council as I know that all of the councilors are concerned about student safety.

Please :

*Deny this application for subdivision OR * Table this application in order to

*Revise the Arterial road policy to deny redevelopment of properties that are located on feeder roads which allow access to existing neighbourhoods

*Order a traffic study to document the high traffic during peak hours on Aquila road.

Thanks for your help Carol Day

11631 Seahurst rd Richmond V7A 4K1 604 240 1986

McNair Senior Secondary

ASY

RDI

Student Access

Student Access

Student Access

RC1

CL

RS1/RC1

RC1

RC1

RC1

WILLIAMS RD

RC1

RC2

RC1

RC1

RC1

AQUILA RD

**PROPOSED
REZONING**

RS1/E

NO. 4 RD

RS1/E

