

<b>To Public Hearing</b>	
Date:	March 20/06
Item #	7
Re:	Bylaw 8033

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Monday, 20 March 2006 1:48 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #67)

Schedule 4 to the minutes of the Public Hearing Meeting held on Monday, March 20<sup>th</sup>, 2006

Send a Submission Online (response #67)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid</a>
Submission Time/Date:	3/20/2006 1:47:56 PM

Survey Response

Your Name:	Juan Miguez
Your Address:	7108 Number 2 Road
Subject Property Address OR Bylaw Number:	8033 (RZ 05-298878)
Comments:	<p>I believe this project will affect the area in several ways: 1.- It will increase the flow of traffic to an already up to capacity Number 2 Road; there are 4 dwelling units at the present time and to 26 will be an increase of more than 600%. How could the City consider an access to Number 2 Road when they are making others build rear lanes when subdividing to avoid access to this already congested road? 2.- It will affect the value of my property as most of the units which are small will be facing Number 2 Road and 3 storeys high; again, the city puts special emphasis on single family dwellings in regards to height and step down projections onto the streetscape and it doesn't when it comes to big developments; as I see this project will be a three storey high wall right onto Number 2 Road which will look bad and does not fit with the rest of the neighbourhood in regards to height and looks. 3.-It will make this road subject to more accidents, since people living in the development will have to negotiate accessing Number 2 Road and</p>

during rush hours this could prove to be very difficult, as it is already happening on Lancing Road and Comstock Road, where there is no traffic lights or pedestrian crossings. 4.- There is no center lane for turning along this road and provisions should be made for widening the Road and allowing for that as Number 2 Road is getting busier and busier, one suggestion I have is to make the developer dedicate 20 feet in front of the project to allow for future improvements to Number 2 Road; also positioning of the townhouses should be turned 90 degrees (as it is on the Number 2 Road and Lancing townhouse project) to avoid view protrusions onto the neighbours' backyards along Langton Road and for a better streetscape on Number 2 Road. This 20 feet dedication would serve as an internal Road for this project, a transition to Number 2 Road for people accessing or exiting this project, it would make the density go down to 24 units instead of 26 (4