

October 25, 2005

Schedule 3 to the minutes of the  
Development Permit Panel held on  
Wednesday, October 26<sup>th</sup>, 2005.

Director,  
City Clerk's Office  
City of Richmond  
6911 No. 3 Road,  
Richmond,  
B.C. V6Y 2C1

Dear Sirs and Madams of the Development Permit Panel,

**Re: Notice of application For a Development Permit  
No. DP 05-297766  
Property Location: 8280 Lansdowne Road**

---

I am a resident of Richmond Towers, Strata Plan LMS-1798, which is located on 8248 Lansdowne Road. I received a Notice of Application For a Development Permit DP 05-297766. I hereby oppose the permit for TOYU Lansdowne Developments Ltd to construct a mixed-use commercial and residential complex on 8280 Lansdowne Road.

***Reasons***

The third clause in Conditions of Adjacency is ambiguous and does not seem to make sense regarding the "substantial separation" between TOYU's proposed buildings and Richmond Towers. To state that the separation "is considered adequate and in compliance with the intent of OCP" (p. 5) indeed fits the third objective of "achieve a compact metropolitan area" (p. 6, Official Community Plan, <http://www.gvrd.bc.ca/growth/lrsp/rcs/Richmond-RCS.pdf>). The original intention of OCP is good, but placing two more buildings in a relatively small lot and right next to Richmond Towers would only be overestimating the usage of land and the tolerance of our living standard. To maintain liveability, people also need space.

After reviewing the position and orientation of the TOYU's proposal with reference to Richmond Towers on A-1.01, A-1.03, A-1.05, A-2.01, A-2.02, A-3.01, A-3.02, A-3.03, those of who live at the Southeast and Northeast corners of the two towers will have their panoramic (including mine) completely blocked. This will contradict with the second clause in Conditions of Adjacency, especially with the proposed design of the "long, slim 12-storey building". Based on the

drawings, I can imagine the slim, long building acting like a wall blocking our view to the eastern side of Richmond and beyond.

The two buildings affect not only the view, but also the sunlight penetration to the lower floors of the two buildings. The same goes for TOYU's proposed buildings. Those of who live on the west side of the complex will get minimal sunlight because Richmond Towers will be blocking during most of the sunset period. It is an irony to claim a city as a garden city while only limited sunlight exposure is allowed.

Privacy will become a huge issue. The residents will most likely want to shut the blinds to prevent anyone on either side to take a look (even if it's an accidental one) at our private lives. This will surely lower the interest of those of who seek privacy in a home. If we can see through the windows of the used-to-be CompuCollege (now a business school) and Pacific Business Centre, the section of Architectural Form and Character (page 6) will only be viewed as having no considerations for a typical resident..

I do not know much about geology and architecture, but I understand the fact that whatever items inserted into Richmond's water-saturated sediments (also known as liquid sand), it will affect its surrounding soil to some extent. It will be our concern when the construction company begins to install foundations into the ground that is located right next to our residence.

With considerations of the current road conditions, unless remove all the trees in the middle of the road, otherwise, there is no way for Lansdowne Road to cope with the huge increase of traffic. Of course, taking down the trees between No. 3 Road and Cooney will prove to be beneficial as well as raising credibility that you are fulfilling the OCP's objectives. What will actually result afterwards, that is for you experts to find out.

### ***On other issues***

Aside from the above, I would like to take this chance in sharing my feelings towards the rapid development.

I find that the rapid development has gone too fast, to the point where everything seems to be saturated. Traffic jam becomes a lot worse during peak hours. I observed more accidents. Commune time took a lot longer than two years ago. The street got even more dangerous because of more people trying to do jaywalking.

First of all, after briefly reading the OCP, I strongly agree that Richmond should really develop. However, I am disappointed with the seemingly randomness of residential/commercial complex mid-rise buildings being put along the major routes without even considering the impact.

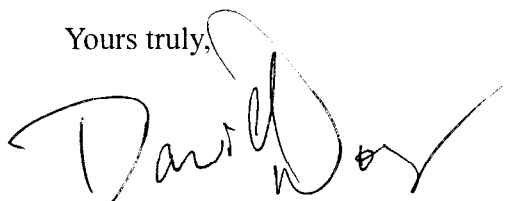
How much extra resource is Richmond willing to spend in educating the new immigrants on emergency preparedness? (Speaking of which, how come I was not aware of the tsunami siren back in July 2005?) How much extra resource is Richmond willing to put in improving and adding public services such as community centres, firefighters and police officers? Will the rapid transit line be able to solve the problem of No. 3 Road's traffic jam? Instead of adding portables, what are you planning to do as more children live in Richmond? How will you be able to lower the pollution and manage the increase of population at the same time?

*Lastly...*

I have lived in this neighbourhood for almost a decade and I love to be in such a peaceful and quiet neighbourhood while I am actually living in the midst of downtown. While Richmond continually works hard to strive for the OCP's objectives and prepares for the 2010 Olympics, please remember not just to put economic benefits and business opportunities as priorities. In the long run, there will still be people living in Richmond in years to come and even after 2010.

Please enter my letter into the meeting record and forward to the Development Permit Panel for their consideration. Thank you for taking the time to read this letter.

Yours truly,

A handwritten signature in black ink, appearing to read "David Wong". The signature is fluid and cursive, with a large initial "D" and a checkmark-like flourish at the end.

David Wong

Resident of Richmond Towers