



Regular Council meeting for Public Hearings  
Tuesday, May 20, 2025

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au (by teleconference)  
Councillor Carol Day  
Councillor Laura Gillanders  
Councillor Kash Heed  
Councillor Andy Hobbs  
Councillor Alexa Loo (by teleconference)  
Councillor Bill McNulty  
Councillor Michael Wolfe

Claudia Jesson, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 5:30 p.m.

- 1. **TEMPORARY USE PERMIT (TU 25-008196)**  
(Location: 8620 and 8660 Beckwith Road; Applicant: The City of Richmond)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH25/3-1 It was moved and seconded  
***To allow a Temporary Commercial Use Permit for the properties at 8620 and 8660 Beckwith Road, to permit a "Parking, non-accessory" use.***

**CARRIED**



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**2. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT  
BYLAWS 10655 AND 10663 AND RICHMOND ZONING BYLAW  
8500, AMENDMENT BYLAW 10656 (RZ 23-033712)**

(Location: 9000 No. 3 Road; Applicant: Panatch Group)

Staff provided a memorandum on table with a corrected version of Schedule 1 to Attachment 8 of the report titled “Application by Panatch Group for Rezoning at 9000 No. 3 Road from the “Gas & Service Stations (CG1)” Zone to the “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” Zone”, for Council’s consideration (attached to and forming part of these minutes as Schedule 1).

*Applicant’s Comments:*

In response to queries from Council, Kush Panatch, Panatch Group, noted (i) a Statutory Right of Way (SRW) was discovered along the eastern property line when the property was surveyed, and (ii) research found the developer of the neighbouring property to the east had planted trees within the SRW at the time of construction of their development, which was unknown by the property owners of that development until recently when they were informed the trees are required to be removed due to the SRW.

*Written Submissions:*

Andrey Gayday (Schedule 2)

Rigel Pascual (Schedule 3)

Chris Jensen (Schedule 4)

*Submissions from the floor:*

Chris Jensen spoke to his written submission (Schedule 4), as a homeowner at 8080 Francis Road and direct neighbour to the subject site, outlining his objection and concerns regarding the proposed development.

In response to queries from Council, Mr. Jensen noted (i) the SRW has been a surprise to everyone that lives along the area, not just the trees, but the stretch of yard as well, and (ii) Rideau Neighbourhood Park is the closest neighbourhood park, but not always reasonable to walk there due to health concerns; having a yard is preferred.



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Staff advised (i) a portion of the site noted as the greenspace is located on the subject property, (ii) the speaker also mentions the *BC Land Title Act, Section 36*, which refers to a city having received an application or a declaration from the Supreme Court to identify those areas as an encroachment, of which the City has not received any such request nor declaration from the Supreme Court, (iii) there are 11 bylaw size trees proposed for removal within the SRW area or adjacent to, as well as within the building envelope, and the required excavation for the parking structure that would also be required, (iv) the applicant had indicated at this time they can plant approximately 10 new trees on site, and through the Development Permit process staff can work with the applicant to examine if more trees can be planted on the property, (v) with respect to drainage, perimeter drainage will be addressed through the Building Permit application process where all properties are required to install perimeter drainage to ensure they are maintaining and managing their on-site storm water, (vi) shadowing on the east adjacent property is limited to the evening hours and late afternoon hours, (vii) with respect to the SRW itself, no encroachment is permitted into the SRW area, which is approximately three metres wide, however a fence can be installed within the SRW area, (viii) parking on the south side of Francis Road is located east of the subject property frontage, not within the frontage of this property and would not be excluded as part of the servicing works at this time, (ix) with respect to the consultation process, as part of the rezoning application, early notification is sent to area residents living within 100 metres of the subject property, as well as the signages installed on the property, (x) the applicant held a meeting with the strata of 8080 Francis Road and the strata of the nearby property to the south to make them aware of the development proposal and to discuss the application, and (xi) infrastructure capacity and the submitted traffic study has been reviewed by the City.

In response to queries from Council, staff advised (i) three trees are being retained in total, one is a City tree and two are considered neighbouring trees, (ii) the SRW area has a total width of six metres, divided equally between the subject property and the neighbouring property, (ii) a fence can be built within the SRW on the common property line, (iii) grass can be installed in the SRW area along with some small shrubs and other types of greenery that would be reviewed through the Development Permit process itself, and (iv) the proposed building massing has been pushed as far to the west and north towards the corner in order to reduce any shadowing impacts to the neighbouring properties.





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PH25/3-2 It was moved and seconded  
*That Official Community Plan Bylaw 9000, Amendment Bylaw 10655 be given second and third readings.*

The question on the motion was not called as a brief discussion ensued noting (i) the proposed development will provide rental units and retail space, (iii) a loss of trees as a result of the SRW, and (iv) encouragement of the applicant to work with the residents of the 8080 Francis Road townhouse complex, to consider potential landscaping options for the SRW green space.

The question on the motion was then called and it was **CARRIED**.

PH25/3-3 It was moved and seconded  
*That Official Community Plan Bylaw 9000, Amendment Bylaw 10663 be given second and third readings.*

**CARRIED**

PH25/3-4 It was moved and seconded  
*That Official Community Plan Bylaw 9000, Amendment Bylaw 10663 be adopted.*

**CARRIED**

PH25/3-5 It was moved and seconded  
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10656 be given second and third readings.*

**CARRIED**

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10665**  
(Location: City Wide; Applicant: City of Richmond)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.



Regular Council meeting for Public Hearings  
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PH25/3-6 It was moved and seconded  
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10665 be amended to correct the reference to section 5.2.1 to a reference to section 5.20.1.*  
**CARRIED**

PH25/3-7 It was moved and seconded  
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10665 be given second and third readings.*  
**CARRIED**

ADJOURNMENT

PH25/3-8 It was moved and seconded  
*That the meeting adjourn (6:17 p.m.).*  
**CARRIED**

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Tuesday, May 20, 2025.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)

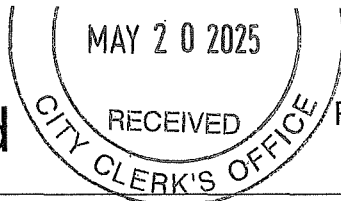
Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 20, 2025.

**ON TABLE ITEM**

Date: May 20, 2025  
Meeting: Public Hearing  
Item: Item #2



**City of Richmond**



**Memorandum**  
Planning and Development Division  
Development Applications

**To:** Mayor and Councillors

**Date:** May 20, 2025

**From:** Joshua Reis  
Director, Development

**File:** RZ 23-033712

**Re: Public Hearing Item 2 – 9000 No. 3 Road  
Revised Schedule 1 to Attachment 8**

It has been noted that Schedule 1 to Attachment 8 of the Report entitled "Application by Panatch Group for Rezoning at 9000 No. 3 Road from the "Gas & Service Stations (CG1)" Zone to the "Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor) Zone" identified as Item 2 on the May 20<sup>th</sup> Public Hearing agenda is missing 2 pages.

Please find attached the corrected version of Schedule 1 for your reference. City Council should consider second and third readings of the proposed bylaws with the corrected version of Schedule 1.

  
Joshua Reis  
Director, Development

JR:cl  
Att. 1

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*Sanitary Sewer Works:*

7. At the applicant's cost, the applicant is required to:
  - a) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - b) Not install any permanent structures or trees within the existing SRW for the sanitary sewer.
8. At the applicant's cost, the City will:
  - a) Complete all tie-ins for the proposed works to existing City infrastructure.
  - b) Remove existing sanitary connection and cap at MH.
  - c) Install new connection c/w chamber within the existing SRW at furthest SE corner of the East property line and tie into main.

*Street Lighting*

9. At the applicant's cost, the applicant is required to review street lighting levels along all road frontages, and upgrade as required.

*General Items Including Transportation Infrastructure:*

10. At the applicant's cost, the applicant is required to complete the following frontage improvements:
  - a) Construct the following along the site's Francis Road frontage:
    - i. From north to south along the subject site's full frontage along Francis Road:
      - New curb and gutter to be aligned with existing curb and gutter line;
      - 2.0 m wide grassed boulevard;
      - 2.85 m wide sidewalk.
    - ii. Transition sidewalk to meet existing conditions east of the subject site. Transitions shall include reverse curve designs.
    - iii. Remove and dispose all existing driveways. Construct one new driveway close to the subject site's east property line. Driveway shall be constructed with a center dividing median to enforce right-in/right-out movement.
    - iv. Above-grade utilities, including power poles, street lights, hydrants and above-grade kiosks shall be relocated to be clear of the new sidewalk and future roadway as designed through the ultimate road functional plan, unless specifically permitted by the Director of Transportation.
    - v. Signage and pavement modifications to reflect changes to on-street parking and lane merging resulting from the proposed driveway installation.
  - b) Construct the following along the subject site's No. 3 Road frontage:
    - i. From west to east along the site's full No. 3 Road frontage:
      - New curb and gutter to be aligned with existing curb and gutter line;
      - 1.1 m grassed or treed boulevard / utility strip;
      - 2.85 m wide sidewalk.
    - ii. Transition sidewalk to meet existing conditions south of the subject site.
    - iii. Remove and dispose all existing driveways. Construct one new driveway close to the subject site's south property line. Driveway shall be constructed with a centre dividing median to enforce right-in/right-out movement.
    - iv. Above-grade utilities, including power poles, street lights, hydrants and above-grade kiosks shall be relocated to be clear of the new sidewalk and roadway, unless specifically permitted by the Director of Transportation.
  - c) Construct intersection upgrades at the southeast corner of Francis Road and No. 3 Road, including:
    - i. Provision of a new traffic signal cabinet located on the subject property along the No. 3 Road frontage within a new minimum 1.8 m by 1.6 m SRW to be registered on title. The location and design of infrastructure within the SRWs shall be included within the SA design review process.
    - ii. Provision of a new UPS battery backup system cabinet located on the subject property along the Francis Road frontage within a new minimum 2.0 m by 1.6 m SRW to be registered on title. The location and design of infrastructure within the SRWs shall be included within the SA design review process.

submission confirming that they have coordinated with civil engineer(s) of any adjacent project(s) and that the SA designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:

- Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
  - Pipe sizes, material and slopes.
  - Location of manholes and fire hydrants.
  - Road grades, high points and low points.
  - Alignment of ultimate and interim curbs.
  - Proposed street lights design.
- k) Enter into, if required, additional legal agreements, as determined through the subject development's SA(s) and/or Development Permit(s), and/or BP(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.



# ON TABLE ITEM

Date: May 20, 2025  
Meeting: Public Hearing  
Item: 2

Schedule 2 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Tuesday, May 20, 2025.

**From:** agayday1 <agayday1@yandex.ru>  
**Sent:** May 17, 2025 8:38 AM  
**To:** CityClerk  
**Subject:** Re : Questions for Public Hearing held on May 20, 2025(Tue) at 5:30pm at Council Chambers 1/F, Richmond City Hall

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Waiting for Response

You don't often get email from agayday1@yandex.ru. [Learn why this is important](#)

**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 Director,

I am a resident of 14-7871 Francis Road, Richmond, BC. I received a Notice of Public Hearing letter from the City of Richmond regarding the proposed development of a new 5-storey mixed-use building with 64 rental housing units at 9000 No. 3 Road.

Unfortunately, I am unable to attend the Public Hearing either in person or remotely via teleconference. Nonetheless, I would like to express my concerns regarding the scale of the project and the potential impact on local traffic and road safety.

In particular, I would like to inquire whether the City plans to install a dedicated left-turn traffic signal (green arrow) at the intersection of Francis Road and No. 3 Road. Given the anticipated increase in traffic due to the development, such a measure seems essential to ensure safe and efficient traffic flow at this already busy intersection.

Thank you for your attention to this matter. I would appreciate receiving a response or update regarding traffic signal improvements at this location.

Sincerely,  
Andrey Gayday  
14-7871 Francis Road  
Richmond, BC

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Sent from Yandex Mail for mobile

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# ON TABLE ITEM

Date: May 20, 2025  
Meeting: Public Hearing  
Item: 2

Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 20, 2025.

041219C  
361744

**From:** Rigel Pascual <rigelpascual@gmail.com>  
**Sent:** May 16, 2025 2:11 PM  
**To:** CityClerk  
**Subject:** Support for Proposed Rental Building at 9000 No. 3 Rd  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



You don't often get email from rigelpascual@gmail.com. [Learn why this is important](#)

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Dear Mayor and Council,

My name is Rigel, and I'm a native of Richmond. I'm writing to express my support for the proposed rental housing development at 9000 No. 3 Road.

As someone who has grown up in Steveston, Richmond has always been home. But in recent years, I've been forced to leave and rent elsewhere. Rising housing costs and a lack of affordable rental options have made it incredibly difficult for young adults like me—who want to build a future here—to stay. The proposed development at 9000 No. 3 Road offers a glimmer of hope for people in my position.

Adding more rental housing is essential to help people like me remain in the community where we've built our lives. With home ownership becoming more and more out of reach, purpose-built rental buildings provide critical alternatives for young professionals, newcomers, and families who still want to live and work in Richmond. Without more rental stock, people like me are being pushed out—and that's not the future I want for our city.

I'm also excited about the inclusion of small-scale retail space in this development. Supporting local businesses and integrating services into residential areas helps make neighborhoods more livable, walkable, and connected. Having shops and amenities within walking distance is not only more convenient—it also helps reduce dependence on cars, something I and many of my peers value greatly.

Finally, the fact that this is a mixed-use development makes it even more important. Projects like this help create vibrant, complete communities by bringing homes, businesses, and services together in one place. They encourage interaction, support street-level activity and safety, and make more efficient use of land—all things Richmond needs as it continues to grow.

I urge you to support this proposal. Approving developments like 9000 No. 3 Road is an important step toward building a more inclusive, accessible, and sustainable Richmond—one where people like me can afford to stay and contribute to the community we care about.

Sincerely,  
Rigel Pascual

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# ON TABLE ITEM

Date: May 20, 2025  
Meeting: Public Hearing  
Item: 2

Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 20, 2025.

Chris Jensen  
7-8080 Francis Rd  
Richmond, BC, V6Y1A4  
[JensenCD@gmail.com](mailto:JensenCD@gmail.com)  
778-989-9206

May 20, 2025

**Re: City of Richmond - Public Hearing 9000 No 3 Rd Development**

To Whom It May Concern,

I am writing to formally object to the proposed five-storey mixed-use development at 9000 No. 3 Road, which is directly adjacent to my home. As a resident and parent of young children, I am deeply concerned about the significant negative impacts this development will have on our family and our neighbours within the BCS2125 strata at 8080 Francis Road. I have listed our main concerns below:

1. Loss of Greenspace and Common Property
  - a. This area of greenspace plays a vital role in our community, providing not only a natural habitat for local wildlife but also a valuable recreational and environmental resource for residents. The removal of this green area could have serious consequences for biodiversity, stormwater management, and air quality, as well as for the physical and mental well-being of those who live nearby.
    - I. The common greenspace at Units 8-11 will be reduced by approximately 10 ft x10 ft at each unit
    - II. The common greenspace at Unit 7 will be reduced in half, a removal of 10 ft x 57 ft of greenspace
    - III. 8080 Francis has maintained this greenspace since 2006, almost 20 years
2. Encroachment on adjoining land
  - a. Has Section 36 of the British Columbia Property Law Act been reviewed?
    - i. If yes, do the residents of 8080 Francis Rd have rights to the property or financial compensation?
    - ii. If no, I would like to formally request that this be reviewed



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## **Section 36 of the British Columbia Property Law Act:**

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96377\\_01#section36](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96377_01#section36)

### **Encroachment on adjoining land**

*36 (1) For the purposes of this section, "owner" includes a person with an interest in, or right to possession of land.*

*(2) If, on the survey of land, it is found that a building on it encroaches on adjoining land, or a fence has been improperly located so as to enclose adjoining land, the Supreme Court may on application*

*(a) declare that the owner of the land has for the period the court determines and on making the compensation to the owner of the adjoining land that the court determines, an easement on the land encroached on or enclosed,*

*(b) vest title to the land encroached on or enclosed in the owner of the land encroaching or enclosing, on making the compensation that the court determines, or*

*(c) order the owner to remove the encroachment or the fence so that it no longer encroaches on or encloses any part of the adjoining land.*

### **3. Removal of Trees**

- a. The mature trees currently on the site provide essential environmental, aesthetic, and social value to our neighborhood. Their removal would represent a significant loss to the local ecosystem and to the character of the area. These trees contribute to air purification, noise reduction, carbon absorption, and stormwater management, while also offering shade, privacy, and beauty
  - i. Trees of more than approximately 50' in height will be cut down.
  - ii. Birds and other animals live and nest in these trees
- b. Removal of trees may cause drainage issues.
  - i. Has a study or hydrological review been completed regarding the drainage once the trees are removed?
- c. Has the Tree Protection Bylaw 8057 been followed?
  - i. Including but not limited to
    1. Tree Removal on Sites Involved in the Rezoning Process (TREE-06)
    2. Replacement Tree Guideline (TREE-10)
- d. The Tree Protection Bylaw 8057 Section 4.3 (d) states that replacement trees do not need to be planted on the site of proposed development and that the developer can pay for the replacement trees

which will be planted at a location to be determined by the City of Richmond.

- i. We are concerned that this is an affordable loophole for a developer to not have to replace trees on a proposed building site.
- ii. Due to the density of this project and according to the plans, it seems clear that the East property line of 9000 No 3 Rd will lose 6 trees with none being put in to replace them.

#### 4. Building Design

- a. There are no existing five-storey buildings in the immediate vicinity, making this development an outlier in terms of scale and density.
- b. The proposed project is inconsistent with the character of the neighborhood and sets a concerning precedent for future developments.

#### 5. Natural Light Impacted

- a. The loss of natural sunlight will directly affect our family's quality of life, increase our heating needs during the colder months, and potentially reduce our property value.
- b. Sunlight is not only essential for the health and well-being of my family but also plays a vital role in the usability and enjoyment of our outdoor space. Reduced access to daylight would significantly alter how we live in and experience our home
- c. Have any sunlight/shadow assessments been completed?

#### 6. SRW 46820

- a. If this development is permitted to proceed as currently proposed, it may violate the terms of the SRW, compromise access for essential services, and potentially expose the city and the developers to legal liabilities or challenges. It also raises significant fairness concerns for surrounding property owners who have respected these legal designations on their own land.
- b. I respectfully urge the planning authority to conduct a thorough legal and technical review of this aspect of the proposal and ensure that no development is permitted on SRW land.

#### 7. Privacy and Security

- a. The increased density and the presence of commercial spaces will lead to more foot traffic and activity near our home, further compromising our family's sense of security and comfort.



- b. I have already raised concerns with the City of Richmond about the initially proposed height of the fence between the development and our complex as it was initially planned at under 4 ft high. That poses significant security concerns for my family. This was addressed by the City in a timely manner, but I am concerned other similar issues may be missed by myself or other residents in the area.

#### 8. Parking on Francis Rd

- a. Currently, there is room to park only five cars along the south side of Francis Road immediately east of the proposed development. According to page 3 of the architectural plans, version 2.0, a total of 77 parking spots are required. However, the developers have only proposed to provide 52 spots—almost one third less than what is mandated. This shortfall will inevitably lead to substantial parking congestion.
- b. Many existing residents on Francis Road already rely on parking along Rideau Gate, and with the proposed development adding further demand, the situation will only worsen. To make matters more complicated, one resident of Rideau Gate is known to regularly call the city to request ticketing of vehicles parked near the front of their property. This is already a source of tension and is likely to increase when more vehicles are forced onto Rideau Gate

#### 9. Traffic

- a. Traffic along No 3 Rd is well known to be a problem. Adding significant traffic to this area is dangerous.
- b. Traffic heading East out of 8988 No 3 Rd is often in danger of being hit by east bound traffic on Francis. Adding an entrance point on the South side of Francis directly across from the entrance on 8988 may cause an increased risk for accidents
- c. Have traffic studies been completed?
- d. Will the traffic or light patterns change?

#### 10. Land Value

- a. The construction of a five-storey building in a predominantly single-family residential area will likely decrease the value of nearby homes. The visual impact of such a large structure, coupled with the associated noise and traffic, will make the neighborhood less desirable for potential buyers.

## 11. Lack of Community Engagement

- a. Residents in our complex and nearby homes were not adequately informed or consulted about the scope and impact of this development.
- b. Such a significant project, especially one that directly affects our shared environments and daily lives, should involve transparent dialogue with affected communities

## 12. Public Process Accountability

- a. Was a formal community consultation or town hall conducted?
  - i. If so, were concerns raised by residents taken into account in the current design?
  - ii. If not, why was a formal consultation process bypassed?

## 13. Overburdened Local Services

- a. The influx of new residents will place additional pressure on local schools, parks, garbage collection, emergency services, and public infrastructure. Our neighborhood schools are already nearing or at capacity, and increased density will exacerbate this issue.
- b. Has the city performed an infrastructure capacity assessment to ensure the area can support this level of increased density without compromising quality of life for existing residents?

When my wife and I purchased our home, one of the main reasons we chose this property was the adjacent greenspace. We saw it as the perfect setting to raise a family, and since moving in, we have been blessed with two children.

Over the years, this space has become an essential part of our lives. It is where our children first crawled, learned to walk, and now spend countless hours playing, exploring, and growing—physically, emotionally, and socially.

The proposed development, which would take away half of this space, is deeply distressing to us as a family. Beyond the obvious loss of greenspace, we are concerned about the profound impact this will have on our mental health and emotional well-being.

Access to greenspace is a well-documented factor in promoting psychological health. It reduces stress, encourages physical activity, and fosters stronger family bonds. For our children, this space is not just a yard—it is a vital outlet for creativity, play, and development.

For us as parents, it offers a sense of peace and stability in an increasingly demanding world. The potential loss of this space introduces not just logistical

challenges but emotional strain—disrupting routines, limiting outdoor activity, and eroding a core source of comfort and connection.

We respectfully urge you to reconsider or seek alternative options to this development. This development proposal, as it stands, disregards the principles of balanced urban planning. It compromises livability, safety, and fairness for those of us who have built our lives here. We ask that the city fulfill its duty to protect community well-being, ensure equitable development practices, and prioritize long-term sustainability over short-term expansion.

Thank you for your consideration.

Chris Jensen