



**Regular Council meeting for Public Hearings  
Monday, July 17, 2023**

Place: Council Chambers  
Richmond City Hall

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

Evangel Biason, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10075  
(RZ 18-817742)**

(Location: 3560 Moncton Street; Applicant: Inter Luck Trading Corp.)

*Applicant's Comments:*

Ken Chow, Architect, Interface Architecture and Hugh McLean, Heritage Consultant referred to their presentation (attached to and forming part of these minutes as Schedule 1) and noted:

- the proposed development is a two-storey mixed use building on the site of the former Steveston Marina hardware store. Four commercial units and 15 parking spaces are located on the ground floor and five apartment units are proposed for the 2<sup>nd</sup> floor, each with individual access to private outdoor amenity spaces;
- the proposed rezoning is consistent with Steveston Area Plan and the Sakamoto Guidelines and has been reviewed under the new Enhanced Rezoning Review Process;



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- the project's form, character and zoning issues have been resolved. Further staff design review of details will take place at the Development Permit Panel; and
- the subject site is surrounded by a number of formally listed heritage buildings that contribute to the cultural historical and aesthetic value of the Steveston Heritage Conservation Area.

In response to queries from Council, the applicant advised that there are multiple access points proposed along Moncton Street.

*Written Submissions:*

Sadru Ramji (Schedule 2)

PH23/7-1

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 be given second and third readings.***

The question on the motion was not called as discussion ensued with respect to (i) the form, character and heritage guidelines of the proposal, (ii) the proposal meeting the Sakamoto guidelines, (iii) the possibility of increasing the number of units on the 2<sup>nd</sup> floor, (iv) varying building heights throughout Steveston, (v) the possibility of recessing the storefront, (vi) how to maintain single-storey buildings in Steveston, and (vii) covered space awnings at storefront.

As a result of the discussion, the following **referral motion** was introduced:

PH23/7-2

It was moved and seconded

***That staff report "Application by Interface Architecture Inc. for Rezoning at 5800, 5840, 5860 Granville Avenue from the "Single Detached (RS1/E)" Zone to the "Low-Density Townhouses (RTL4)" Zone" dated May 24, 2023 be referred back to staff to review:***

- (1) *heritage features;*
- (2) *setback options for the second floor; and*
- (3) *placement of the Steveston Hardware logo mural on the side of the building;*

***and report back.***



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**DEFEATED:**

Opposed Mayor Brodie  
Cllrs: Au  
Heed  
Hobbs  
Loo  
McNulty

The question on the main motion was then called and it was **CARRIED** with Cllrs. Day, Gillanders, and Wolfe opposed.

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10464 (RZ20-919113)**

(Location: 8911, 8931, 8951, 8991 Patterson Road; Applicant: Dava Developments Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

Tina Luo (Schedule 3)

Mav Yu (Schedule 4)

Jack Chan (Schedule 5)

Kaitlyn Wang (Schedule 6)

Danni Hua (Schedule 7)

Claudia Niland (Schedule 8)

Shaun Jiang (Schedule 9)

Candice Yu (Schedule 10)

Frank Chang (Schedule 11)

Karen and Arthur (Schedule 12)

Shiyu Song (Schedule 13)

Jessica Lee (Schedule 14)



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Yixin Fan (Schedule 15)  
Dorothy Fu (Schedule 16)  
Shan Lu (Schedule 17)  
Ian Peng (Schedule 18)  
Haoran Cui (Schedule 19)  
KoeY Ye (Schedule 20)  
Ying Di Ji (Schedule 21)  
David Tong (Schedule 22)

*Submissions from the floor:*

Sharon Lu, 8988 Patterson Road, referred to her presentation (attached to and forming part of these minutes as Schedule 23) and expressed her strong opposition for the proposed rezoning application highlighting some of her concerns about (i) destruction of existing green landscape, (ii) noise, traffic and construction pollution, and (iii) strain on existing infrastructure.

Ying Di Ji, 8988 Patterson Road, expressed her concerns (attached to and forming part of these minutes as Schedule 24) about the (i) allowance of more visitor and ambulance parking, (ii) limiting the height of the development to six storeys or less, and (iii) expanding Patterson Road.

Sharon MacGougan, President, Garden City Conservation Society, referred to her submission, (attached to and forming part of these minutes as Schedule 25) noting the Society's concerns about the permanent ecological loss of a highly-functioning ecosystem, with the loss of mature and significant trees and biodiversity.

Yvonne Bell, 10431 Mortfield Road, expressed her opposition to the proposed rezoning speaking on the loss of the mature urban forest and noting that trees are good for mental health, wildlife, cleaning the air, and provide shade.

PH23/7-3

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10464 be given second and third readings.***





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The question on the motion was not called as discussion ensued with respect to (i) the land use of the proposed development, (ii) the proposal’s compliance with the Centre Area Plan, (iii) tree retention and replacement, (iv) the proposed transfer of a portion of land to the City for the purpose of developing public open space, (v) widening of Patterson Road, (vi) the proposed height of the building being in compliance with aeronautical zoning regulations on the subject property, (vii) the approximately 750 trees being planted on City property by the Parks department this year, and (viii) expansion of Patterson park.

As a result of the discussion, the following **referral motion** was introduced:

PH23/7-4

It was moved and seconded

*That staff report “Application by Dava Developments Ltd. for Rezoning at 8911, 8931, 8951, 8991 Patterson Road from “Residential Single Family (RS1/F)” Zone to Residential/ Limited Commercial (ZMU54)” Zone and “School & Institutional Use (SI)” Zone” dated May 24, 2023, be referred back to staff to investigate retention of the 21 trees, and to review the plan for the linear park in order to incorporate the existing trees.*

**DEFEATED**

Opposed: Mayor Brodie  
Cllrs. Heed  
Hobbs  
Loo  
McNulty

The question was called on the main motion and it was **CARRIED** with Cllrs. Au, Gillanders, and Wolfe opposed.

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10470 (RZ 21-922202)**

(Location: 5800, 5840, 5860 Granville Avenue; Applicant: Interface Architecture Inc.)

*Applicant’s Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.



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*Submissions from the floor:*

Corisande Percival- Smith, 5760 Granville Avenue, inquired about potential redevelopment of her property.

Richmond Resident, 5880 Granville Street, expressed his concerns about the increase in traffic and spoke on driveway access.

Yvonne Bell, 10431 Mortfield Road, voiced her concerns about the demolition of a 12 year old house to facilitate this development and her concerns of increased traffic.

PH23/7-5

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10470 be given second and third readings.***

The question on the motion was not called as discussion ensued with respect to (i) the City’s House Moving and Salvage program, (ii) the possibility of driveway access off of Ledway Road, (iii) tree retention and replacement, and (iv) the applicant’s proposal to plant a new hedge and privacy fencing.

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

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10472 (RZ 21-945951)**

(Location: 7520 Ash Street; Applicant: Benito Kho and Verney Kho)

*Applicant’s Comments:*

The applicant was available to respond to queries.

*Written Submission:*

Winnie So (Schedule 26)

*Submissions from the floor:*

None.

PH23/7-6

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10472 be given second and third readings.***

**CARRIED**  
Opposed Cllr. Wolfe



# City of Richmond

Minutes

## Regular Council meeting for Public Hearings Monday, July 17, 2023

### ADJOURNMENT

PH23/7-7

It was moved and seconded  
*That the meeting adjourn (9:00 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 Monday, July 17, 2023.

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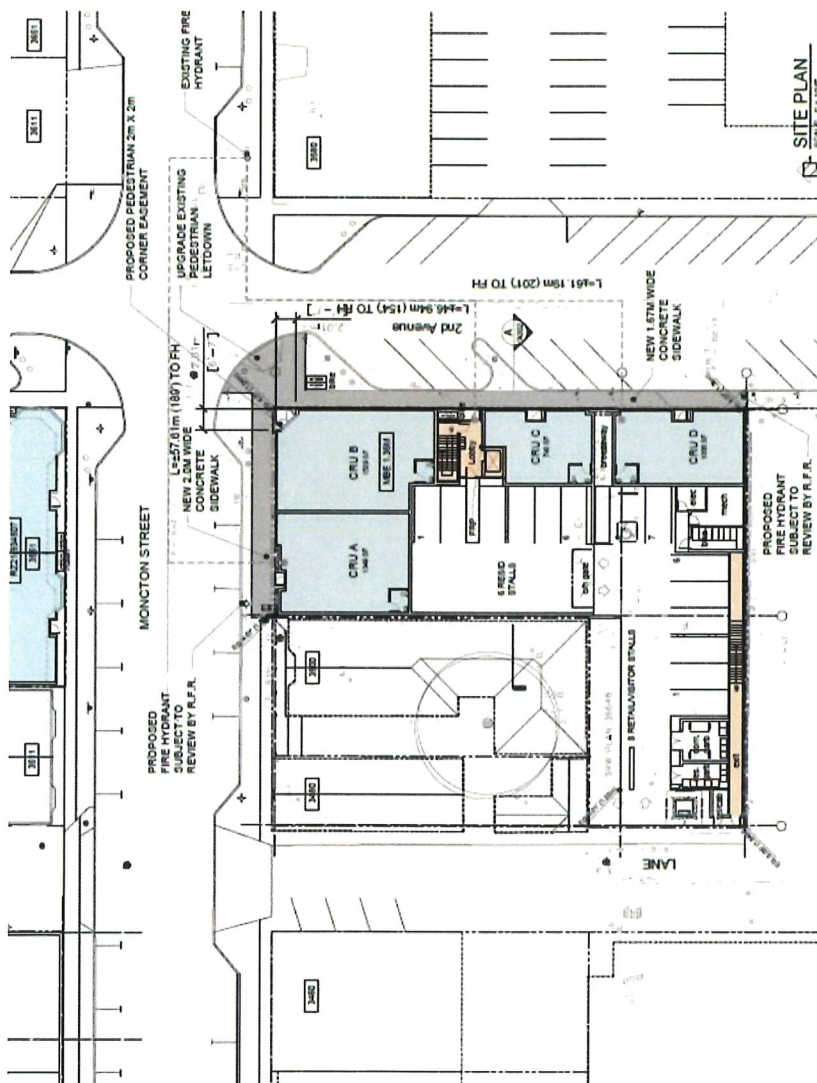
Mayor (Malcolm D. Brodie)

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Acting Corporate Officer (Evangel Biason)



Schedule 1 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, July 17, 2023.



LEGAL DESCRIPTIONS	PERMITTED / REQUIRED	PROPOSED (✓) VARIANCE
LOT 25 SECTION 19 BLOCK 3 NORTH RANGE 7 WEST NWD PLAN 25758	CS2 STEVESTON COMMERCIAL (EXIST)	SITE-SPECIFIC ZONE (TBD)
LOT AREA	MIXED USE (OCP)	MIXED USE
HERITAGE/ALRESA/NEF	1.2 FAR (MONCTON STREET) (OCP)	1225.9 M2 (13,165 SF)
AREA PLAN / OCP	100% MAXIMUM	1.2 (15,834 SF/13,165 SF)
	0.0 M NORTH MIN.	TBD
	0.0 M EAST MIN. (SECOND AVENUE)	0.15 M NORTH (MONCTON)
	0.0 M SOUTH MIN. (MONCTON STREET)	0.15 M EAST (SECOND AVENUE)
	0.0 M WEST MIN. (LANE)	0.15 M SOUTH (LANE)
	2 STOREY, 9M MAX	0.15 M WEST (LANE)
	1.4 M EXIST EL AT MONCTON ST.	9 M, 2-STOREY
	1.2 FAR MAX (SOUTH SECTION)	1.09 FAR (14,372 SF / 13,165 SF)
	MATCH SIDEWALK (FOL EXEMPT APPLIES)	N/A (SET MBE AT 1.30 M)
	AVG OF SITE BUILDING 4 CORNERS	1.30 M
	6 STALLS (8 SP LESS 10% REDUX, LESS 10% TDM)	6 STALLS
	1 STALLS (5 UNITS @ 0.2 UNITS) (CAN SHARE)	1 STALL (SHARED WITH RETAIL)
	8 STALLS (430 M2 @ 3/100 M2, 33% REDUX, 10% TDM)	8 STALLS
	14 STALLS (1 VISITOR STALL SHARED WITH RETAIL)	14 STALLS (VISITOR/RETAIL SHARE) (13 STANDARD, 1 ACCESSIBLE)
	7 (5 UNITS @ 1.25 SPACES/UNIT)	7 CLASS 1 (APT) (7 HOR)
	1 (5 UNITS @ 0.2 SPACES/UNIT)	1 CLASS 2 (APT)
	2 (424 M2 @ 0.27 SPACES/100 M2 > 100 M2)	2 CLASS 1 (RETAIL) (2 HOR)
	2 (424 M2 @ 0.4 SPACES/100 M2 > 100 M2)	2 CLASS 2 (RETAIL)
	LOADING	USE LANE AND DRIVE AISLE
	1 MEDIUM SIZE ONSITE (NON-DESIGNATED)	USE LANE AND DRIVE AISLE
	RETAIL (LANE, ST PKG)	USE LANE AND DRIVE AISLE
	APTS (LANE, ST PKG)	TBD
	OUTDOOR AMENITY AREA	

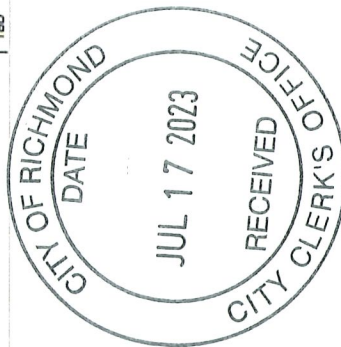






Figure 2: Steveston Heritage Conservation Area Map. City of Richmond, Planning Bulletin #3. 3560 Moncton Street outlined.

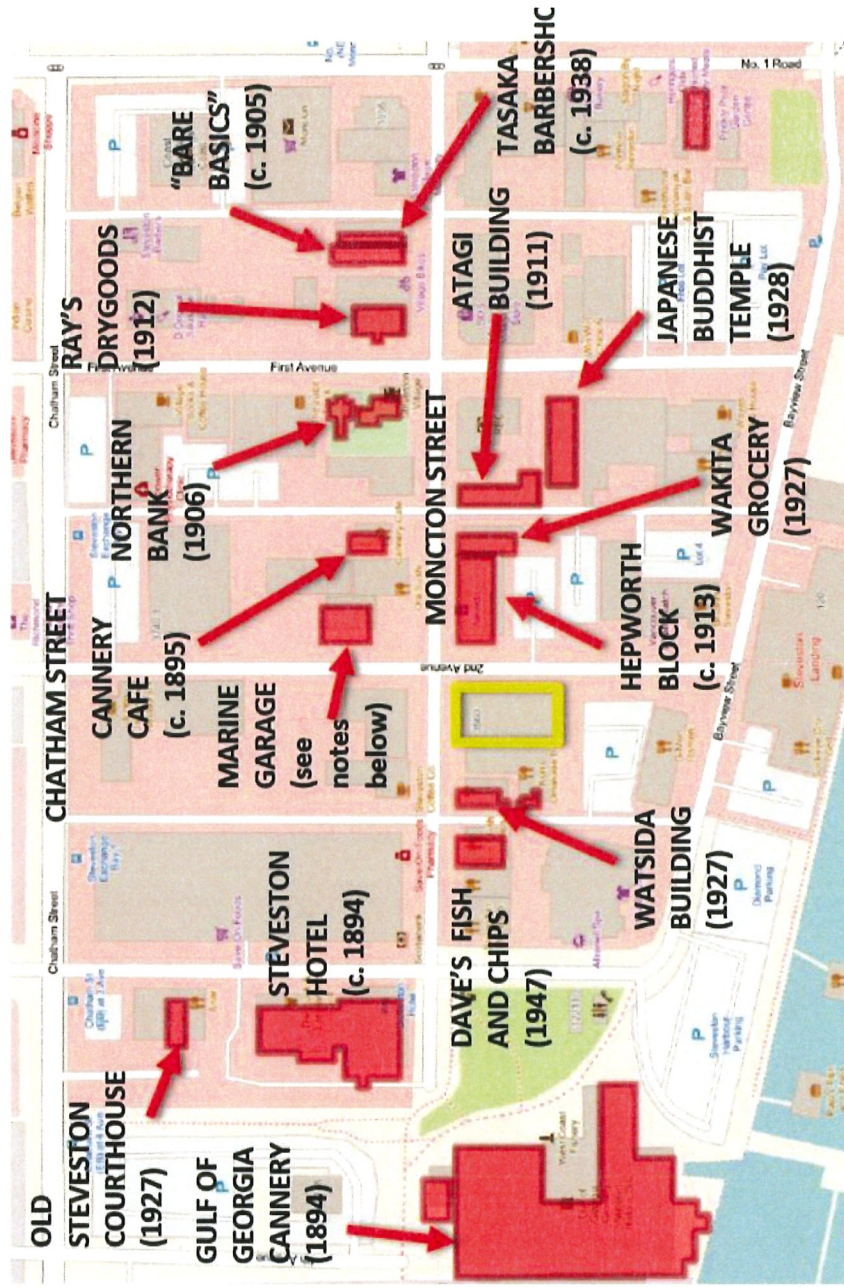


Figure 15: Historic context map outlining listed or protected historic sites along and adjacent to Moncton Street





Figure 13: Marine Garage, 3611 Moncton Street



Figure 14: Watsida Building, 3480 Moncton Street (right)



Figure 12: Hepworth Block, 3580 Moncton Street

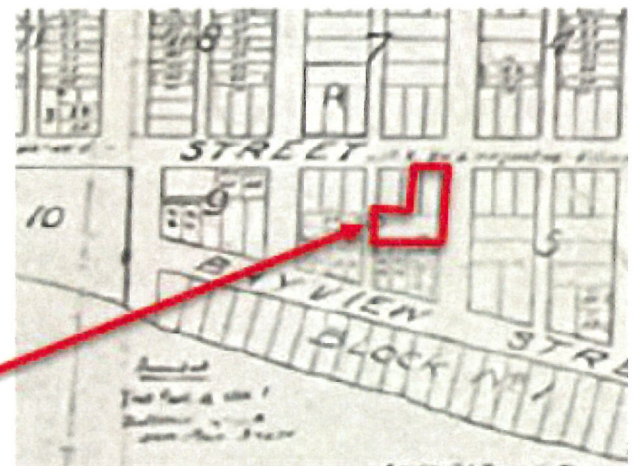


Figure 23: Steveston Marine and Hardware, 1980  
 Source: Community Stories - Steveston Recollections, The History of a Village  
 Steveston Museum





The original layout of the village, as illustrated by the 1892 survey plan, had a commercial core focused between Chatham Street and the Fraser River and a large area to the north comprising urban-sized lots, reflecting the optimism of that time, when it was expected to develop into a town to compete with Vancouver (Figure 3). The subject site on Moncton Street is outlined, magnified below.



**Figure 3: Original 1892 Survey Plan, subject site outlined**  
**Source: City of Richmond Archives Map 1990 14 6.**



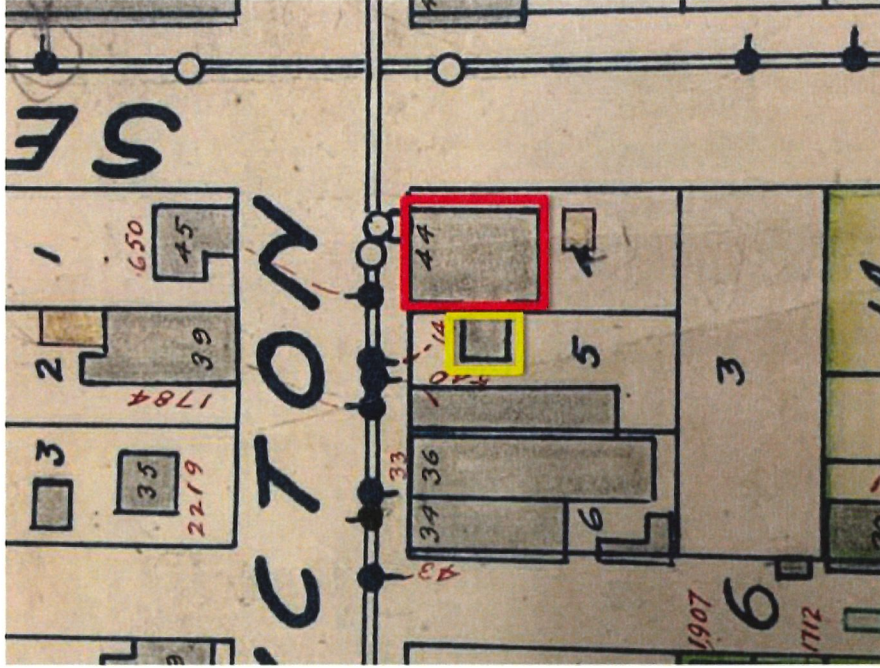


Figure 20: 1936 Waterworks Atlas, updated to 1939. Store outlined in red, living quarters outlined in yellow.

Source: City of Richmond Archives 1991 40 133

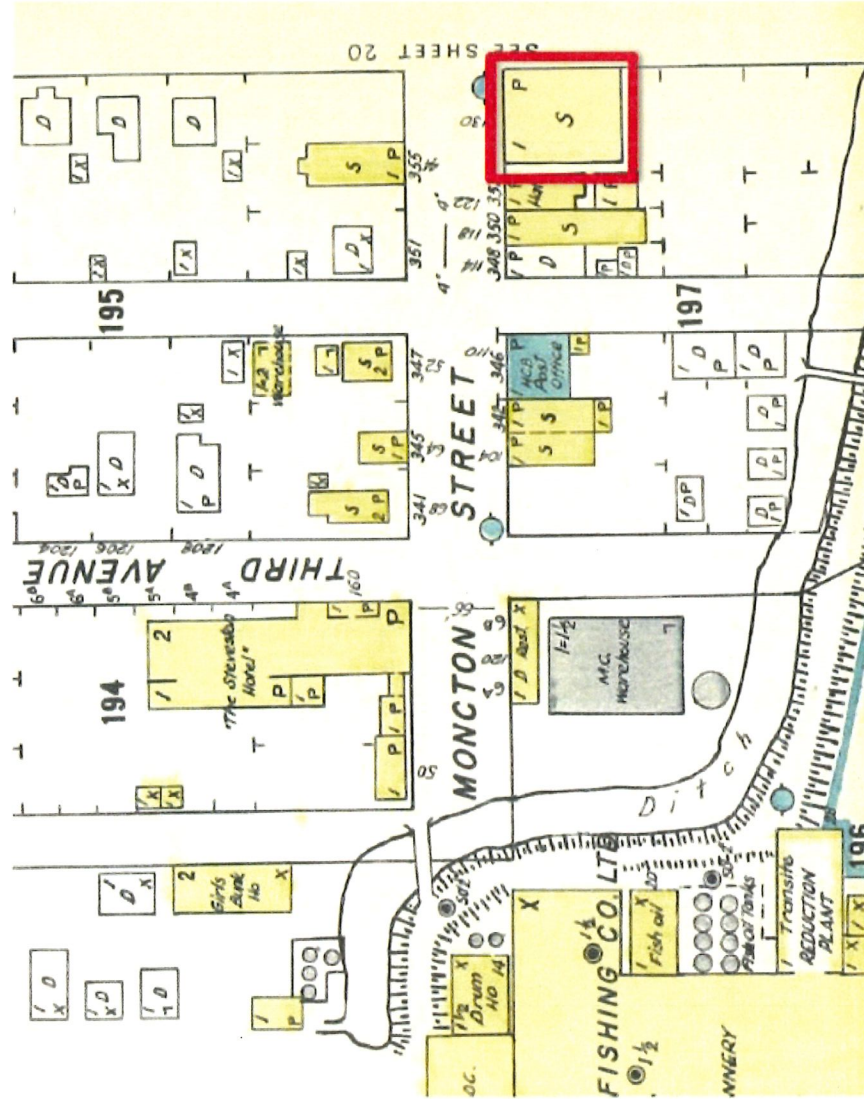


Figure 22: 1960 Fire Insurance Plan

Source: City of Richmond Archives 1985 146 19



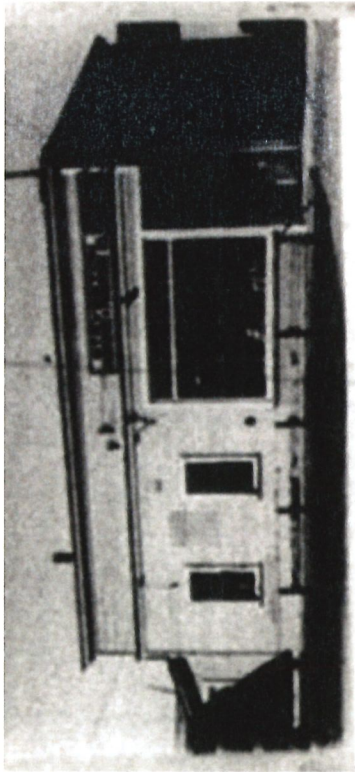


Figure 18: Tanaka Building, 3560 Moncton Street, April 1943.  
 Source: Landscapes of Injustice, Collection of Official Files and Correspondence pertaining to Matsu Tanaka.

AGE OF CHILDREN: 28

**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

Property 1  
 1. LOCATION AND DESCRIPTION: Canton, A 7th, Steveston, B.C.  
 Lots 2A & 2B Block 15 of Section 10 Block 3 North Range 7 West Map 249 in the district of New Westminster. (Municipality of Richmond)

Property 2  
 Title No. 121055 E. // // // // // 448 Moncton St., Steveston, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Municipality of Richmond.  
 Lot 4 and the East half of lot 5 of Block 6 of part of Section 10, Block 3, North Range 7, West Map 249 in the District of New Westminster. Title No. 00156 B

Property 1 - Home. Property 2 - 1 Storey 6 roomed wooden frame dwelling house and store in front of premises, 3 1/2 wood shed.

Figure 19: Part of Real Estate Summary of Matsu Tanaka, Office of the Custodian.  
 Source: Landscapes of Injustice, Collection of Official Files and Correspondence pertaining to Matsu Tanaka.

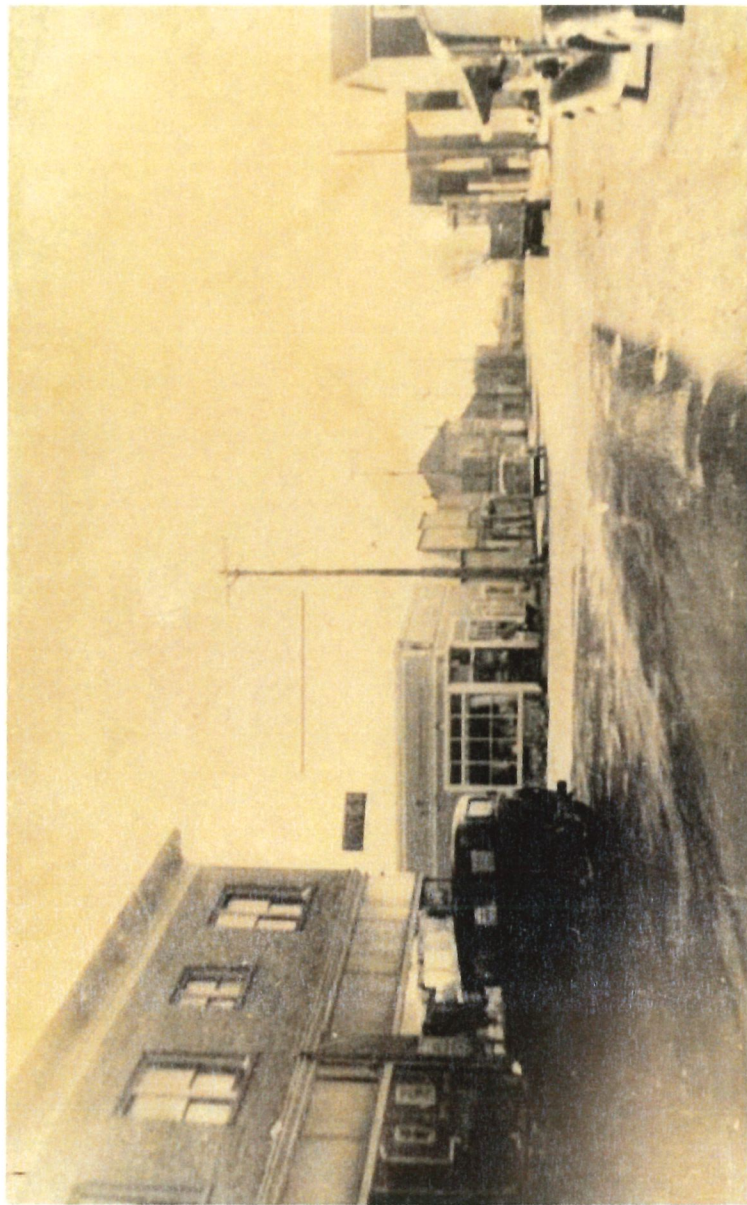
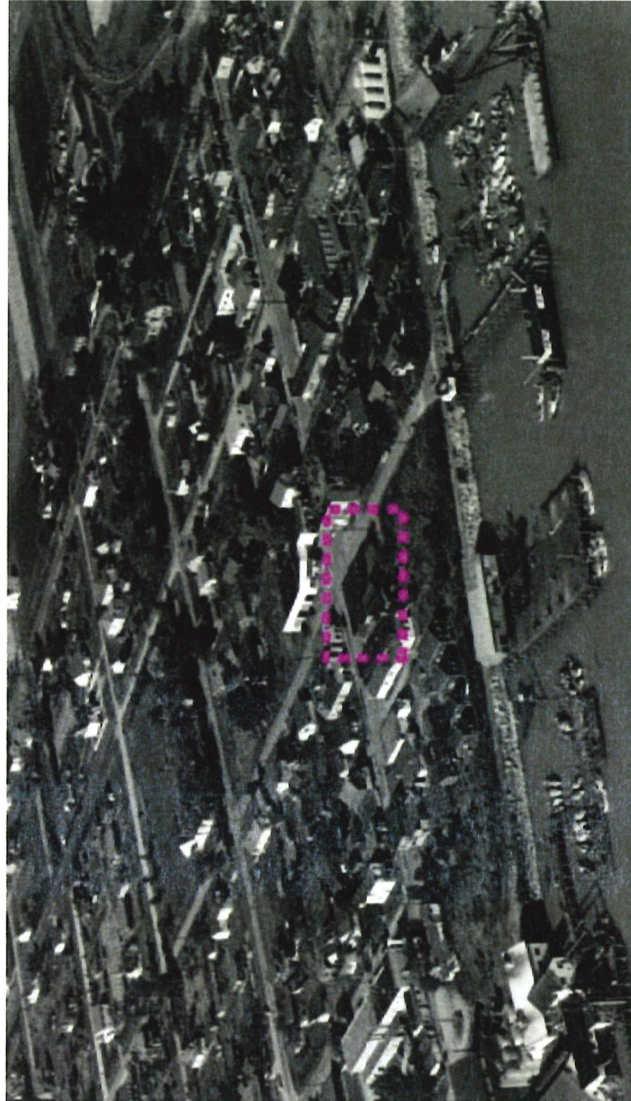
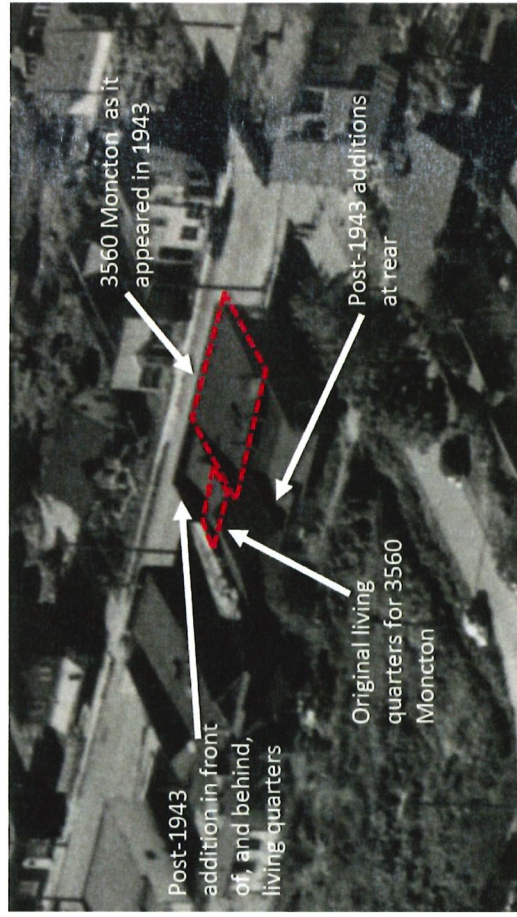


Figure 17: Moncton Street as seen from slightly east of Second Avenue, 1939.  
 Tanaka Building, centre left.  
 Source: City of Richmond Archives 1977 2 13





*Steveston Village (Moncton/2<sup>nd</sup>), looking northeast (1952 photo)*



**Figure 21: Air Photo of Steveston, magnified to show subject site, 1952. Original building and living quarters outlined in red.  
Source: City of Richmond Archives 1997 16 90**





Hepworth Building

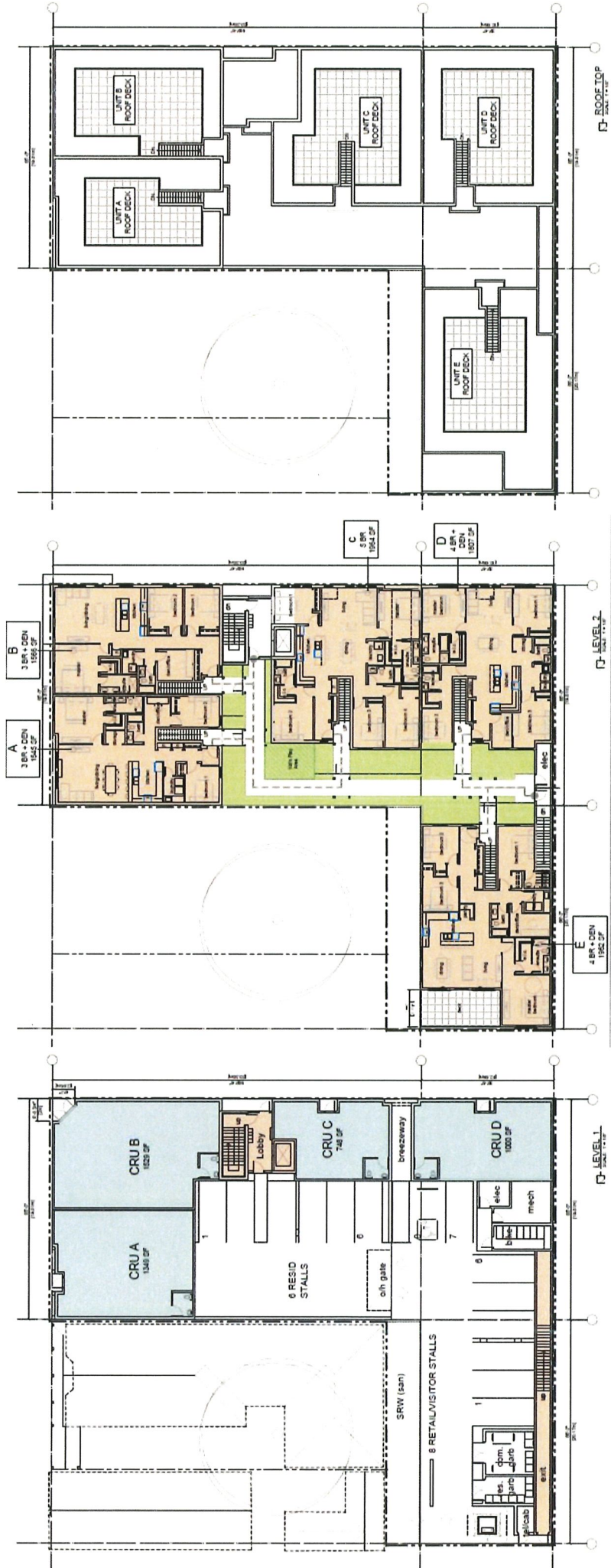
3560 Moncton St - Subject Site

Watsida Building

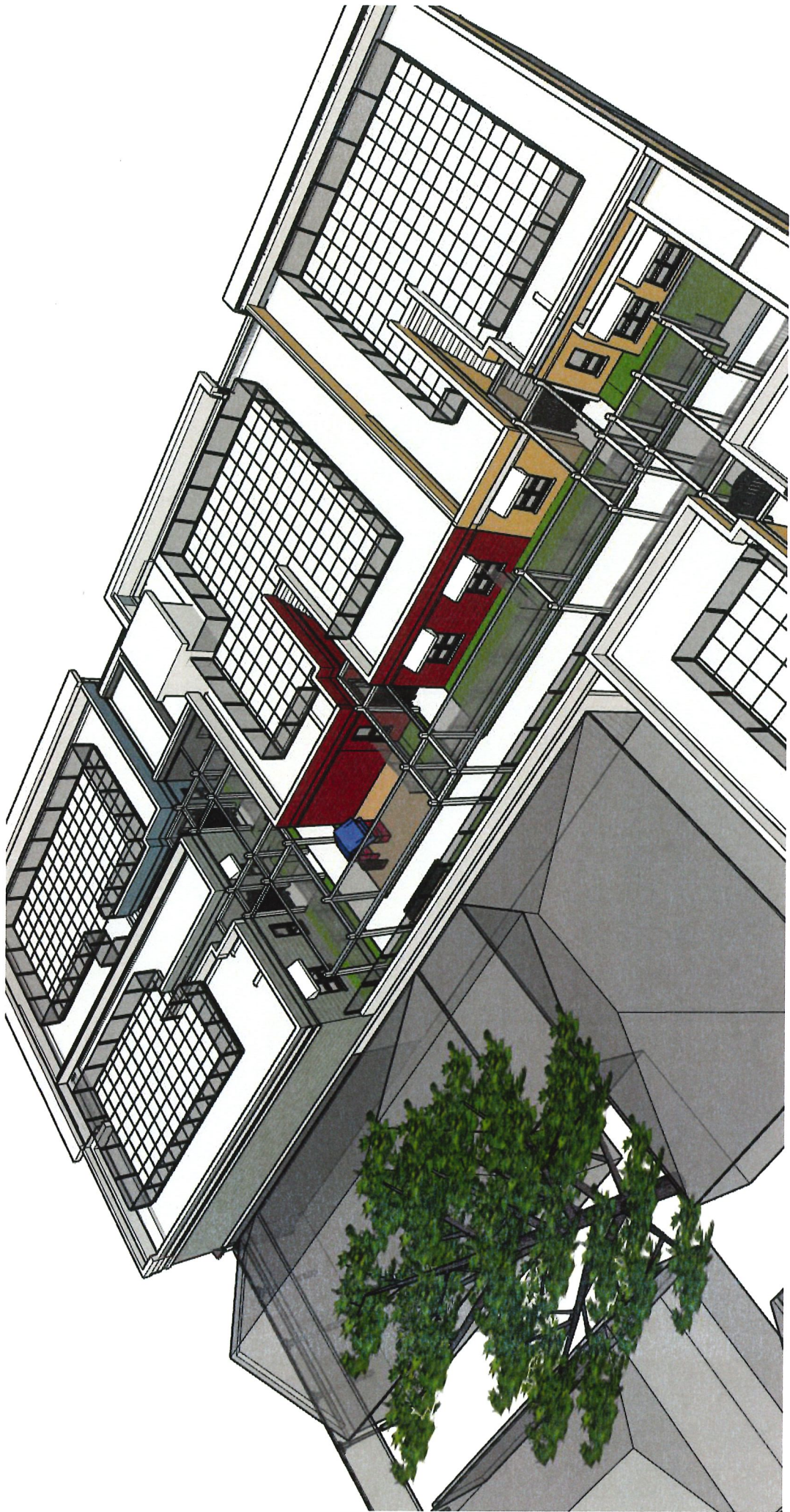
Moncton Street

Second Avenue

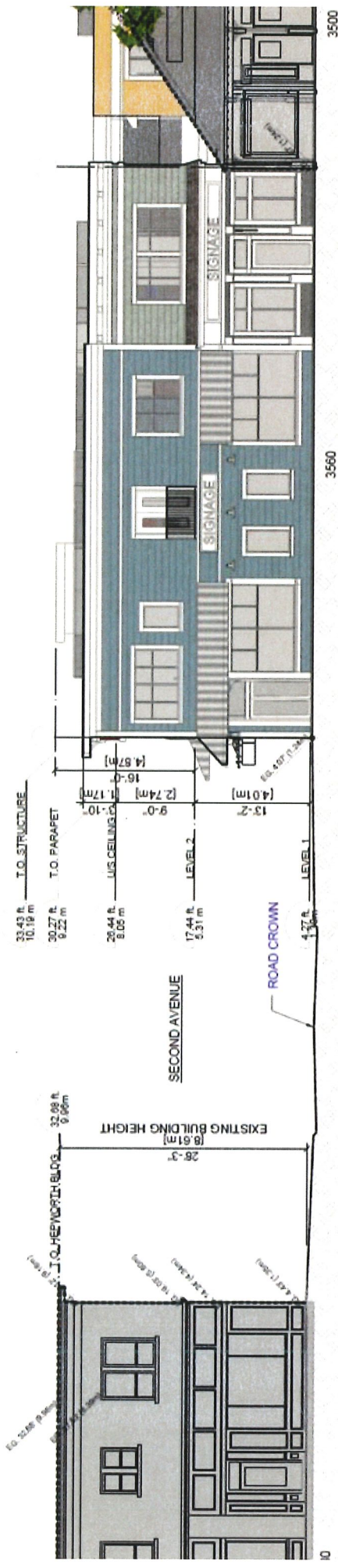












MONCTON STREET ELEVATION

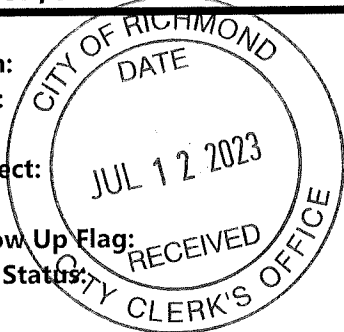


SECOND AVENUE ELEVATION

Jesson, Claudia

**From:** sramji@telus.net  
**Sent:** July 9, 2023 3:53 PM  
**To:** CityClerk  
**Subject:** Hearing July17, 2023 Amendment Bylaw 100075 (RZ 18-817742)

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



**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.

City Clerk,

I propose that at the Meeting the City should consider conferring Zoning ZMU43 to all the buildings on Moncton Street, this will save the owners of the Properties on Moncton Street in terms of time and money to seek change of zoning . I believe the present owner waited for more than four years to get change of zoning so that he could apply for a permit to develop his property. During that time, his premises was vacant as there is no demand for retail spaces. We should appreciate that demand for retail space has been dwindling after Covid 19, which changed the shopping habit generally. With residences on the second floor, it gives the owners of the property some return on their investments. I would say Moncton Street needs an uplift, as number of businesses have closed down and the premises are falling vacant.


We should go further and have zoning ZMU43 approved for all the lots in the Steveston Village, then each applicant can be granted permission to Develop residences on the second floor depending on availability of parking space and access. This will also increase the number of rental apartments , which I believe is in short supply in Steveston Village.

Please present my opinion to the Hearing on 17<sup>th</sup>.July Meeting.

Regards.

Sadru Ramji, Richmond Resident.

PHOTOCOPIED

JUL 12 2023  
  
 DISTRIBUTED

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**From:** Tina Luo <tinaluoqianyun@gmail.com>  
**Sent:** July 12, 2023 9:11 PM  
**To:** CityClerk  
**Subject:** RZ 20-919113 - Strong Opposition to the Rezoning and Development Proposal for  
8911, 8931, 8951, 8991 Patterson Road

**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 Mr. Virendra Kallianpur,

This is Tina, one of the owners of the Property located at 8988 Patterson Rd., Richmond, BC. I hope this letter finds you well. I am writing to express my deep concern and strong opposition to the proposed rezoning of the properties located at 8911, 8931, 8951, and 8991 Patterson Road, and the subsequent development plans for a mixed-use mid-rise and high-rise complex.

As a concerned resident and stakeholder in our community, I firmly believe that such rezoning and development would have detrimental effects on the overall character, livability, and quality of life in the area.

First and foremost, the proposed change from the current "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone raises serious concerns about the preservation of our established residential community. Rezoning these properties for mixed-use purposes could potentially lead to increased traffic congestion, noise pollution, and a significant strain on existing infrastructure. It would compromise the peaceful and serene ambiance that attracted residents to this neighborhood in the first place.

Additionally, the introduction of mid-rise and high-rise developments within a primarily single-family residential area poses a threat to the aesthetic appeal and architectural integrity of the community. Such structures would not only overshadow and dominate the surrounding properties, but they would also disrupt the harmonious balance between open spaces and built-up areas. Preserving the existing low-rise character of the neighborhood should be a priority to maintain the unique charm that distinguishes it from other areas.

Furthermore, the proposed rezoning and development plans may exacerbate the already limited availability of green spaces in our locality. It is essential to preserve and protect the natural environment, ensuring that residents have access to parks, playgrounds, and other recreational areas. High-density development, as suggested in the proposal, would not only encroach upon these green spaces but also deprive the community of the benefits they provide, including improved air quality, visual aesthetics, and opportunities for outdoor activities.

In light of these concerns, I respectfully urge you to consider the long-term impact on our community and reject the rezoning application for the aforementioned properties. Instead, I encourage you to explore alternative development options that align with the existing zoning regulations and prioritize the preservation of the neighborhood's residential character. Any future development plans should focus on promoting sustainable growth, preserving green spaces, and maintaining the livability and well-being of all residents.

I would also like to request that you provide ample opportunities for community engagement and public consultation throughout this decision-making process. It is crucial that the voices and concerns of the affected residents are heard and taken into consideration. Transparency and open dialogue will lead to a more informed and fair decision that truly reflects the interests and desires of the community.



Thank you for your attention to this matter. I trust that you will carefully consider the implications of the proposed rezoning and development plans, and make a decision that respects the wishes of the residents and ensures the long-term prosperity of our neighborhood.

Respectfully,

Tina

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**From:** yu Mav <mavyu6586@gmail.com>  
**Sent:** July 5, 2023 9:08 AM  
**To:** CityClerk  
**Subject:** RZ 20-919113 - Opposition to the Rezoning of Patterson Road Property

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

**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 Mr. Virendra Kallianpur,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed rezoning of the properties located at 8911, 8931, 8951, and 8991 Patterson Road from "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone. Furthermore, I urge you not to permit the development of a mixed-use mid-rise and high-rise development in this area.

The Patterson Road area has long been cherished as a peaceful and predominantly residential community. The proposed rezoning and subsequent development would significantly alter the character and ambiance of the neighborhood, negatively impacting the quality of life for its current residents.

Here are some specific concerns and reasons why rezoning and the proposed development should not be permitted:

**Increased Traffic Congestion:** A mixed-use mid-rise and high-rise development would inevitably lead to a substantial increase in traffic flow, particularly during peak hours. The existing road infrastructure is ill-equipped to handle such an influx of vehicles, leading to congestion, safety hazards, and reduced accessibility for residents.

**Environmental Impact:** The construction and operation of a large-scale development will undoubtedly result in increased noise, air pollution, and disturbance to the natural habitat. The proposed rezoning contradicts the principles of sustainability and responsible urban planning, undermining the overall well-being of both residents and the local ecosystem.

**Strain on Local Resources:** The Patterson Road area currently relies on limited resources such as water, electricity, and waste management systems. The proposed development's higher population density would place an excessive burden on these resources, potentially leading to shortages, increased utility costs, and inadequate service provision.

**Loss of Community Character:** The introduction of a mixed-use mid-rise and high-rise development would clash with the existing architectural style and scale of the neighborhood. It would compromise the community's aesthetic appeal, erode its unique identity, and diminish the sense of belonging among residents.

**Impact on Property Values:** The rezoning and subsequent development could have an adverse effect on

property values in the area. The introduction of high-density structures could decrease the desirability of nearby homes, leading to a potential decline in market value and financial losses for current property owners.

In light of these concerns, I kindly request that you reconsider the rezoning proposal and take into account the best interests of the current Patterson Road residents. It is essential to preserve the neighborhood's character, protect the environment, and ensure the well-being of its inhabitants. I strongly believe that alternative development plans can be explored that would be more compatible with the existing community.

I respectfully urge you to listen to the voices of the concerned residents who have invested their time, energy, and resources into building a harmonious and vibrant community. By respecting their wishes and preserving the integrity of the neighborhood, we can ensure a sustainable and prosperous future for all.

Thank you for considering my viewpoint. I trust that you will carefully evaluate the implications of the proposed rezoning and make a decision that upholds the best interests of the Patterson Road community.

Yours sincerely,  
Resident of Concord Gardens Park Estates, 8988 Patterson Road, Richmond, BC



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**From:** Jack Chan <jackchan198001@gmail.com>  
**Sent:** July 5, 2023 9:09 AM  
**To:** CityClerk  
**Subject:** RZ 20-919113 - Opposition to the Rezoning of Patterson Road Property

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

**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 Mr. Virendra Kallianpur,

I hope this letter finds you in good health and high spirits. I am writing to express my strong opposition to the proposed rezoning and development of the properties located at 8911, 8931, 8951, and 8991 Patterson Road from "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone. Furthermore, I urge you not to permit the development of a mixed-used mid-rise and high-rise development on this land.

As a long-standing resident of this community, I have witnessed the beauty and tranquility of our neighborhood, which is primarily characterized by its peaceful residential ambiance. The proposed rezoning and development would not only alter the character of the area but also have detrimental effects on the quality of life for the residents and the overall community. I would like to highlight a few key concerns regarding this proposal.

**Overburdened Infrastructure:** The current infrastructure, such as roads, utilities, and public services, is already strained due to existing demands. Introducing a mixed-use development with mid-rise and high-rise buildings would further exacerbate these challenges and put undue pressure on local resources.

**Increased Traffic Congestion:** Patterson Road already experiences heavy traffic during peak hours. Introducing commercial and institutional zones, along with higher density residential units, would lead to a significant increase in traffic congestion, posing a threat to public safety, degrading air quality, and negatively impacting our ability to commute efficiently.

**Environmental Impact:** Our neighborhood is known for its green spaces, which contribute to the overall well-being of residents and provide habitats for local wildlife. By allowing the rezoning and construction of high-rise buildings, we risk the destruction of these green spaces, leading to the loss of valuable trees, disruption of local ecosystems, and further damage to our environment.

**Diminished Property Values:** The proposed development would fundamentally change the residential character of our neighborhood. Introducing commercial and institutional areas, coupled with taller buildings, will likely have an adverse effect on property values for existing homeowners. Additionally, the potential noise, increased traffic, and congestion may deter prospective buyers from considering our community, further affecting property values.

**Community Character and Identity:** Our community has a distinct character and identity built upon the foundations of a peaceful, residential neighborhood. Allowing the rezoning and construction of mid-rise and

high-rise buildings would significantly compromise this character, erode the sense of community, and create an environment that does not align with the values and aspirations of the residents.

In light of these concerns, I respectfully request that you take into account the voices and interests of the residents who would be most affected by this rezoning and development proposal. Instead, I encourage you to consider alternative development options that respect the existing residential zoning and preserve the unique character of our neighborhood.

Furthermore, I kindly request that you conduct a thorough and transparent impact assessment study before making any decisions. This study should evaluate the potential effects on traffic, infrastructure, environment, property values, and the community's overall well-being. Engaging the community through public consultations would also allow for a comprehensive understanding of the residents' perspectives and concerns.

Thank you for your attention to this matter. I trust that you will carefully consider the impact this rezoning and development would have on our community and make a decision that upholds the best interests of its residents.

Sincerely Yours,

Jack Chan

Resident of Concord Gardens Park Estates, 8988 Patterson Road, Richmond, BC



---

**From:** Kaitlyn Wang <wyykaitlyn1222@gmail.com>  
**Sent:** July 5, 2023 10:37 AM  
**To:** CityClerk  
**Subject:** Opposition to Rezoning Proposal for 8911, 8931, 8951, 8991 Patterson Road Property

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

**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 Mr. Virendra Kallianpur,

I am writing this letter to express my strong opposition to the proposed rezoning of the properties located at 8911, 8931, 8951, and 8991 Patterson Road from the current "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone, as well as to the potential development of a mixed-use mid-rise and high-rise project on this land.

First and foremost, the existing "Residential Single Family" zone is a crucial aspect of our community's character, providing a peaceful and harmonious living environment for residents. Altering the zoning regulations to allow for commercial activities and institutional use could disrupt the tranquility of the neighborhood and potentially lead to increased traffic congestion, noise pollution, and a decrease in property values. The proposed rezoning goes against the well-established principles of maintaining the integrity and stability of our residential areas.

Furthermore, the introduction of a mixed-use mid-rise and high-rise development would dramatically change the landscape and character of the neighborhood. Such developments often result in increased population density, creating a strain on existing infrastructure and community resources. Additionally, the potential height and scale of high-rise buildings can cast shadows over surrounding properties, adversely affecting the quality of life for nearby residents and potentially obstructing scenic views.

Preserving the balance between residential areas and commercial zones is essential for the well-being and harmony of the community. Instead of rezoning these properties, we should prioritize the enhancement and improvement of existing commercial areas within designated zones, which will contribute to the local economy without compromising the integrity of our residential neighborhoods.

In conclusion, I urge you to carefully consider the long-term impacts of rezoning the 8911, 8931, 8951, and 8991 Patterson Road properties. Please take into account the concerns and objections of the residents who value the peaceful and residential nature of our community. Let us work together to ensure that any future developments align with the existing zoning regulations and maintain the character of our neighborhood.

Thank you for your attention to this matter. I kindly request that you consider my concerns and the sentiments of the affected residents before making any decisions regarding this rezoning proposal. I am available for further discussion or to provide any additional information that may be required.

Sincerely,

Kaitlyn Wang  
Resident of 8988 Patterson Rd, Richmond, V6X 0R2



Sender notified by Mailtrack



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**From:** Hua Danni <danni@00ybm.onmicrosoft.com>  
**Sent:** July 5, 2023 4:04 PM  
**To:** CityClerk  
**Subject:** RZ 20-919113 - Opposition to the Rezoning of Patterson Road Property

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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 Mr. Virendra Kallianpur,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed rezoning and development plan for the properties located at 8911, 8931, 8951, and 8991 Patterson Road. As a concerned member of the community, I firmly believe that the rezoning to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone, as well as the proposed mixed-use mid-rise and high-rise development, would have detrimental effects on our neighborhood and its residents.

Firstly, the existing "Residential Single Family (RS1/F)" zone is specifically designed to maintain the character and integrity of our community. It ensures a harmonious environment, where families can enjoy the tranquility of a residential area without the disturbances often associated with commercial or institutional activities. Rezoning these properties would undermine the initial purpose of the zoning regulations and disrupt the peaceful coexistence we cherish.

Moreover, introducing mixed-use mid-rise and high-rise development in this area raises concerns about increased traffic congestion and parking issues. The Patterson Road already experiences heavy traffic flow during peak hours, and adding further density through such development would exacerbate the problem. Safety concerns for pedestrians and cyclists, who currently enjoy a relatively calm neighborhood, would also rise significantly.

Additionally, the proposed rezoning and development could have a negative impact on property values in the surrounding area. Higher-density developments often change the character of a neighborhood and can decrease the value of neighboring properties. As residents who have invested their time, money, and effort into our homes, we are deeply concerned about the potential devaluation of our properties if this rezoning and development proposal is approved.

Furthermore, the inclusion of institutional uses in the proposed zoning raises concerns about noise, disturbance, and potential safety issues for nearby residents. While we understand the need for schools and institutions, it is crucial to consider their appropriate placement within the community, taking into account the potential impacts on nearby residential areas.

In conclusion, I implore you to carefully reconsider the proposed rezoning and development plan for the properties at 8911, 8931, 8951, and 8991 Patterson Road. Our community values the peace, tranquility, and safety that the current zoning and residential character provide. We strongly oppose the rezoning to the new "Residential/Limited Commercial

(ZMU54)" zone and "School and Institutional Use (SI)" zone, as well as the development of a mixed-use mid-rise and high-rise development.

I kindly request that you take into account the concerns and interests of the residents directly affected by this proposal. Please prioritize the well-being and quality of life of the community members who have chosen this neighborhood as their home.

Thank you for your attention to this matter. I trust that you will consider our concerns seriously and make a decision that preserves the integrity of our community.

Sincerely,

Resident of Concord Gardens Park Estates, 8988 Patterson Road, Richmond, BC



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**From:** Claudia Niland <claudianiland3@gmail.com>  
**Sent:** July 6, 2023 7:21 AM  
**To:** CityClerk  
**Subject:** Urgent Appeal to Protect Livability and Well-being of Elderly Residents - Request to Halt Rezoning Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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 Mr. Virendra Kallianpur,

I hope this email finds you well. My name is Claudia Niland, and I am writing to you as a concerned resident of our community. I implore you to give serious consideration to the potential consequences of the proposed rezoning and development plans in our neighborhood, specifically concerning the building located at [address or area]. I write to you today seeking your assistance in halting the rezoning process to protect the livability and well-being of our elderly residents, including my 90-year-old mother who currently resides in the building.

The key message of this letter is to express our strong opposition to the rezoning of the properties at 8911, 8931, 8951, and 8991 Patterson Road from the current "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone. Furthermore, we firmly request that the development of a mixed-use mid-rise and high-rise project be prevented.

The primary concern we have revolves around the potential disturbances and noise that could arise from the rezoning and any subsequent development activities. As an elderly individual with delicate health, my mother requires a serene and peaceful environment to maintain her physical and emotional well-being. The prospect of increased noise levels due to construction, heightened foot traffic, and amplified commercial activities weighs heavily on her, as she fears it may render her living space uninhabitable and disrupt her quality of life.

It is crucial to understand the unique needs of our elderly population. For them, their residence serves as a sanctuary, a place where they find solace and security. The disruptive noise resulting from the rezoning and subsequent development could severely impact my mother's sleep patterns, contribute to heightened stress levels, and exacerbate any existing health conditions. As her caretaker, I am deeply concerned about the potential consequences on her mental and physical health if she were subjected to constant noise disturbances.

In addition to the well-being of our elderly residents, there are other significant factors that should be taken into account when considering this rezoning proposal. These include concerns related to community harmony, infrastructure capacity, and property values. The potential disruption to the harmony of our residential neighborhood, strain on existing infrastructure, and negative impact on property values are issues that require careful consideration.

Given the aforementioned concerns, I beseech you to use your influence and position to halt the rezoning process until further comprehensive assessments have been conducted. These assessments should consider the potential negative impacts on our elderly residents, as well as the broader implications for community harmony, infrastructure capacity, and property values.

I implore you to engage in a meaningful dialogue with the affected residents, to understand their apprehensions and explore alternatives that strike a balance between growth and preserving the quality of life for all residents. By demonstrating your commitment to protecting the well-being and rights of our elderly population, you will be setting a powerful example of compassionate leadership and fostering a community that is inclusive and supportive of all its members.

I sincerely appreciate your attention to this matter and your commitment to the well-being of our community. I respectfully request your urgent action and intervention to safeguard the livability and tranquility of our neighborhood, ensuring that our elderly residents can enjoy their homes without fear or disruption.

Thank you for your time and consideration. I eagerly await your response and hope for a favorable resolution that upholds the best interests of our community and its valued elderly residents.

Sincerely,  
Claudia Niland



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**From:** Shaun Jiang <shaunjaung@gmail.com>  
**Sent:** July 13, 2023 4:24 PM  
**To:** CityClerk  
**Subject:** RZ 20-919113 - Opposition to the Rezoning of Patterson Road Property

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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 Mr. Virendra Kallianpur,

I hope this email finds you well. I am writing to express my strong opposition to the proposed rezoning of the properties located at 8911, 8931, 8951, and 8991 Patterson Road from the "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone. It has come to my attention that this rezoning is being considered to permit the development of a mixed-use mid-rise and high-rise development. I firmly believe that such a development would have significant negative impacts on our community, and I urge you to reconsider this proposal.

First and foremost, traffic and the safety of pedestrians are major areas of concern. Traffic jams north of Patterson Road already span the distance between Sea Island Way deceleration lanes and Garden City Road intersection, and the intersection is routinely blocked by traffic turning onto Sea Island Way toward Highway 99 not only during rush hour but also any regular hours during the weekdays. The development of the proposed building plan will worsen the local traffic. While the traffic may be lighter on average, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing neighborhoods. In general, the area traffic is continuing to increase, and heavy traffic is already common at times from the YVR Airport to Highway 99. Introducing high-rise buildings would not only disrupt the visual aesthetics of the neighborhood but also lead to increased traffic congestion, parking issues, and a strain on the existing infrastructure. This would result in a decline in the overall quality of life for the residents in the surrounding area.

Furthermore, the introduction of a mixed-use development would likely result in an influx of new residents, which could put added pressure on the capacity of nearby schools and institutions. It is essential to ensure that there are adequate facilities and resources available to support the needs of both current and future residents. Without proper planning and consideration, this rezoning could harm the quality of education and community services in our area.

I have personally observed wildlife such as Raccoon and Coyote in the proposed rezoning area, which is currently a mini forest system with tall/old trees and bushes. Any development will destroy their habitat. Any planned development of the property should consider the continuing impact on local wildlife habitat, which should be investigated by the appropriate agency and city staff prior to approving development.

The fire lane hazard would be another primary concern as well. If you are familiar with the area, the part of Patterson Road after entering from Sexsmith Road is relatively narrow with only 2 lanes with busy traffic as it is the main parkade entrance to the Concord Gardens (a Condo Complex with almost 1000 residential units). It is already reaching its traffic maximum especially when there are fire engines or RCMP vehicles. This part of

Patterson Road is the only fire lane for emergencies. As one of the top 10 buildings calling out for RCMP in Richmond, we have had very many occasions with fire engines or RCMP vehicles blocking the alley.

In conclusion, I strongly oppose the rezoning of the properties at 8911, 8931, 8951, and 8991 Patterson Road to the "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone for the purpose of permitting a mixed-use mid-rise and high-rise development. The negative impacts on the community's character, infrastructure, environment, and local institutions outweigh any potential benefits. I kindly request that you take into account the concerns and wishes of the residents who would be directly affected by this rezoning proposal.

Thank you for your attention to this matter. I hope you will consider the best interests of the community and make an informed decision.

Sincerely,

Jiheng Jiang  
8988 Patterson Road, Richmond  
[shaunjaung@gmail.com](mailto:shaunjaung@gmail.com)  
604-404-8889

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**From:** Canjiao Yu <candicejiao@hotmail.com>  
**Sent:** July 13, 2023 6:38 PM  
**To:** CityClerk  
**Subject:** RZ 20-919113 - Opposition to the Rezoning of Patterson Road Property.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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 Mr. Virendra Kallianpur,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed rezoning of the properties located at 8911, 8931, 8951, and 8991 Patterson Road from the current "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone. Furthermore, I kindly request that you do not permit the development of mixed-use mid-rise and high-rise development on this land.

As a concerned resident of this community, I believe that the proposed rezoning and development plan would have detrimental effects on our neighborhood's character, quality of life, and overall sustainability. Here are some of the key reasons for my opposition:

- **Preservation of Residential Environment:** The existing "Residential Single Family (RS1/F)" zoning designation was specifically chosen to maintain a tranquil, family-oriented residential environment. Introducing mixed-use mid-rise and high-rise developments would not only disrupt the harmony of the neighborhood but also cause congestion, increased noise levels, and a decline in the privacy that residents have long enjoyed.
- **Traffic and Infrastructure Strain:** The addition of commercial and institutional uses, along with high-density residential units, would inevitably lead to a significant increase in traffic volume in an area that may not be adequately equipped to handle it. The strain on infrastructure, such as roads, public transportation, and utilities, would be detrimental to the well-being of the community and could potentially compromise the safety of its residents.
- **Environmental Impact:** Intensifying development in the form of mid-rise and high-rise buildings may also have negative consequences for the local environment. Increased population density would lead to greater demands on natural resources and exacerbate issues like waste management and energy consumption. Additionally, the loss of green spaces and mature trees would diminish the aesthetic appeal of the area and undermine its ecological balance.
- **Neighborhood Character and Property Values:** Our community has long thrived on its unique character, consisting of single-family homes and a close-knit, neighborly atmosphere. Introducing a mixed-use development would erode this character and undermine the sense of community that we have worked hard to build. Furthermore, such a development could potentially have a negative impact on property values for existing homeowners in the area.

In light of these concerns, I implore you to carefully consider the long-term consequences of rezoning and permitting a mixed-use mid-rise and high-rise development on the aforementioned properties. I urge you to prioritize the preservation of our residential environment, the well-being of the community, and the sustainable future of our neighborhood.

I kindly request that you vote against the proposed rezoning and development plans and work towards preserving the residential nature of this area. I trust in your commitment to representing the best interests of our community and count on your wise judgment.

Thank you for your attention to this matter. I would appreciate receiving a response regarding your stance on this issue and any actions you plan to take.

Best regards,  
Candice Yu



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**From:** Frank Chang <frank.changfc8@gmail.com>  
**Sent:** July 7, 2023 11:07 AM  
**To:** MayorandCouncillors  
**Subject:** Opposition to Rezoning Proposal for 8911, 8931, 8951, 8991 Patterson Road

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

**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 Mayor,

I hope this letter finds you in good health and high spirits. I am writing to express my deep concerns regarding the proposed rezoning of the properties located at 8911, 8931, 8951, and 8991 Patterson Road, from the current "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone, and the subsequent development of a mixed-use mid-rise and high-rise complex. As a newly-wed young couple and first-time homebuyers, my spouse and I strongly oppose this rezoning plan due to its potential adverse impact on our property value and daily lives.

When we made the decision to invest in our home, we carefully considered several factors, including the surrounding zoning regulations. The current "Residential Single Family (RS1/F)" zone provides a sense of stability, peace, and privacy that aligns with our aspirations for a quiet and family-oriented neighborhood. It is disheartening to learn about the proposed rezoning that could potentially disrupt the serene and harmonious environment we envisioned for our future.

Furthermore, the introduction of a mixed-use mid-rise and high-rise development in our community raises several concerns. The increase in population density and traffic congestion resulting from such a development would inevitably compromise the tranquility and safety of our neighborhood. The proposed rezoning could lead to a loss of green spaces, increased noise pollution, and decreased air quality, all of which would significantly diminish our quality of life. As young professionals who cherish the idea of a peaceful and healthy living environment, these potential consequences are distressing to contemplate.

Additionally, we are deeply concerned about the impact of this rezoning on our property value. As first-time homebuyers, the financial investment we have made is substantial, and our home represents not only a place of residence but also a significant portion of our net worth. The proposed rezoning has the potential to significantly devalue our property, jeopardizing our long-term financial security and limiting our ability to build equity for our future. This uncertainty adds unnecessary stress and anxiety to our lives as we navigate the challenges of homeownership.

In light of these concerns, we respectfully urge you to reconsider the rezoning proposal for 8911, 8931, 8951, and 8991 Patterson Road. We understand the need for development and progress within our city, but we believe it should be approached in a manner that prioritizes the well-being and interests of the existing residents. Alternative solutions that align with the current zoning regulations should be explored to ensure a sustainable and harmonious community for all.

We kindly request an opportunity to voice our concerns during community meetings regarding this rezoning proposal. Our input, along with that of other affected residents, should be taken into careful consideration when

making a decision that will have long-lasting effects on our lives and the overall character of our neighborhood.

Thank you for your attention to this matter. We appreciate your dedication to serving our community and trust that you will carefully weigh the implications of this rezoning proposal. Please feel free to contact us if you require any further information or if we can be of assistance in any way.

Yours sincerely,  
Frank Chang

Schedule 12 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 17, 2023.

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**From:** CityClerk  
**Sent:** July 17, 2023 12:08 PM  
**To:** MayorandCouncillors  
**Subject:** FW: Rezoning Opposition - 8911, 8931, 8951, 8991 Patterson Road

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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**From:** cme3884@gmail.com <cme3884@gmail.com>  
**Sent:** July 16, 2023 6:53 PM  
**To:** CityClerk <CityClerk@richmond.ca>  
**Subject:** Rezoning Opposition - 8911, 8931, 8951, 8991 Patterson Road

**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 Council

I am writing to express my strong opposition to rezoning of the above-mentioned area. This mixed-use mid-rise and high-rise development will cause a lot of traffic, parking and safety problems already existed in neighbourhood, and potentially create problems with schools that are overcapacity.

Traffic and safety of pedestrians are major areas of concern. In general, the area traffic is continuing to increase, and heavy traffic is already common at times on Sea Island Way and Garden City Road, which have been anticipated for recent new developments on Sexsmith Road. It will get worse if there were more mid rise and high-rise buildings on Patterson Road.

Schools in the area are already reported at overcapacity. Addition of families from these high-rise buildings will create even more problems with schools that are already overcrowded. Any planning and rezoning should consider the continuing impact to residents in neighbourhoods.

I urge you to disapprove the proposed rezoning. Thank you for your continued service and support of our communities.

Best regards  
Karen and Arthur



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**From:** CityClerk  
**Sent:** July 17, 2023 12:09 PM  
**To:** MayorandCouncillors  
**Subject:** FW: Strong Opposition to Patterson Road Rezoning Proposal (RZ 20-919113)

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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**From:** Shiyuki Song <shiyukisong@gmail.com>  
**Sent:** July 17, 2023 9:36 AM  
**To:** CityClerk <CityClerk@richmond.ca>  
**Subject:** Strong Opposition to Patterson Road Rezoning Proposal (RZ 20-919113)

**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 Members of the City Council,

I am writing to express my strong opposition to the proposed rezoning of 8911-8991 Patterson Road from "Residential Single Family" to the proposed "Residential/Limited Commercial" and "School and Institutional Use" categories. There are several compelling reasons to reject this rezoning, which I believe are of utmost importance to the well-being and safety of the community.

First and foremost, the proposed development contradicts the City of Richmond's Community Plan and City Centre Area Plan, specifically the Urban T5 zoning designation. According to these plans, the maximum story height in this airport area is limited to six floors. However, the developer's proposal outlines a "mixed-use midrise and highrise development," which exceeds the prescribed limits. Approving such a development would not only undermine the carefully crafted community plans but also set a dangerous precedent for future projects.

Furthermore, it is essential to consider the developer's track record and expertise in executing similar projects. The developer, Dava, has solely focused on low-rise constructions until now. Their lack of experience with mid-rise and high-rise developments raises legitimate concerns about their capabilities and the safety of the proposed project. We must prioritize the community's safety by entrusting such critical endeavors to experienced and proven developers.

The traffic conditions in the vicinity of Sealand Island Way and Patterson Road are already a cause for significant concern. Sealand Island Way, being a major road, experiences heavy congestion on a regular basis. Patterson Road, adjacent to it, is a residential street that struggles to accommodate even two cars side by side. The presence of delivery vehicles often leads to complete gridlock, requiring law enforcement intervention to manage the situation. Introducing additional buildings through this rezoning would exacerbate

the existing traffic congestion, further endangering public safety and significantly diminishing the quality of life for residents.

Moreover, it is vital to highlight that Patterson Road serves as the sole fire lane for all the existing buildings in the area. By approving the proposed rezoning, we would be further increasing the inherent dangers and risks associated with fire safety. The addition of more buildings without adequate provisions for fire access and evacuation routes would create an untenable situation, endangering the lives and properties of residents.

In light of these compelling concerns, I urge you to reconsider the proposed rezoning of 8911-8991 Patterson Road. It is imperative to adhere to the City of Richmond's Community Plan and City Centre Area Plan, which prioritize the safety, well-being, and livability of the growing community of Richmond. I respectfully request that you consider alternative development options that align with the established guidelines and mitigate the existing traffic congestion and fire safety concerns, such as adhering to Urban T5 height restrictions and considering alternate streets for improvement.

Thank you for your attention to this matter. I trust that you will give careful consideration to the points raised in this opposition email, and make a decision that upholds the best interests of the community.

Sincerely,

Shiyu Song

**From:** CityClerk  
**Sent:** July 17, 2023 12:10 PM  
**To:** MayorandCouncillors  
**Subject:** FW: Opposition to: Rezoning 8911, 8931, 8951, 8991 Patterson Road (Dava Developments)

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

**From:** Jessica Lee <jessicalee9991@gmail.com>  
**Sent:** July 17, 2023 12:08 PM  
**To:** CityClerk <CityClerk@richmond.ca>  
**Subject:** Opposition to: Rezoning 8911, 8931, 8951, 8991 Patterson Road (Dava Developments)

**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 City Council,

I am writing to express my concerns regarding the following proposal:

Location: 8911, 8931, 8951, 8991 Patterson Road  
Applicant: Dava Developments  
Purpose: Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone, to permit development of a mixed-use mid-rise and high-rise development.

As a resident of Richmond, I believe the community, safety, and well-being of our residents should be prioritized, and the proposed plans raise several issues that conflict with this.

**1) Elimination of the residential nature and green space within the block**

The current zoning reflects the community and residential nature of the block, with Patterson Neighbourhood Park providing a green space for residents to socialize on the benches, picnic tables for outdoor eating and card games, as well as a basketball court for children's physical activities.

Ketcherson park does not have basketball court, so the next closest court is then a 15 minute walk away to Aberdeen park, where there is only 1 net there.

Furthermore, it can be foreseen that hotel and parkade are not conducive to community building, as the purpose for these hotel guests visiting is likely not to visit and participate in the local Richmond community, but rather as a starting place to get to Vancouver.



The introduction of high density residential zoning, without a plan to increase of green space to accommodate for existing as well as new residents, will eliminate this connection to nature and natural community building.

## **2) Strain on already-stressed Health/Social services in the area**

The influx of people with the proposal puts a strain on the already lacking health and social services. The closest walk-in to the location is the Richmond urgent care centre, which is already constantly full and understaffed. Many other healthcare clinics around are not accepting new patients either.

Without an adequate plan to address the additional strain the development will bring to the local health and social services, the proposal should not be approved.

## **3) Increased traffic to the one of the most collision-prone intersections in Richmond**

The intersection of Sea Island Way and Garden City Road is notorious for collisions and close collisions. The existing roads are not designed to accommodate the influx of traffic the high-density project would bring. The existing bike lane and sidewalks are not set up to connect along Sea Island Way, so the safety of the pedestrians and cyclists the project would bring would be put at great risk. Especially as there is a proposal for school and institutional use, students will be put in great risk of being hit by vehicles as they attempt to move around the neighbourhood. Until the existing issues of the danger this intersection has for collisions, as well as the safety of the influx of pedestrians and cyclists can be addressed, this proposal should not move forward.

## **4) Lack of transit and pedestrian infrastructure within the block to support influx of people**

There are no sidewalks in the following places:

- Both the east and west side of Sexsmith Road between Sea Island and Patterson
- North side of Patterson Road
- South side of Sea Island Way

Furthermore, there are no transit stops in that block. As someone who visits the block frequently as a pedestrian, it is difficult and dangerous to get to and from the proposal location.

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In summary, I respectfully request that City Council consider these concerns while reviewing the proposal, and finds ways to prioritize the above issues relating to the community, well-being, and infrastructure to support residents.

Thank you,  
Jess Lee

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**From:** CityClerk  
**Sent:** July 17, 2023 12:20 PM  
**To:** MayorandCouncillors  
**Subject:** FW: RZ 20-919113 - Opposition to the Rezoning of Patterson Road Property

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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**From:** Teresa Fan <csvanf@gmail.com>  
**Sent:** Monday, 17 July 2023 12:15  
**To:** CityClerk <CityClerk@richmond.ca>  
**Subject:** RZ 20-919113 - Opposition to the Rezoning of Patterson Road Property

**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.

To whom it may concern,

I am the owner of 817-8988 Patterson Road and have been living at Concord Gardens for over 5 years. I am writing to express my strong opposition to the proposed rezoning of the properties located at 8911, 8931, 8951, and 8991 Patterson Road from "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone, as well as the potential development of a mixed-used mid-rise and high-rise development in the area.

The existing "Residential Single Family (RS1/F)" zoning has been instrumental in maintaining the character and charm of our neighborhood, fostering a sense of community and providing a peaceful living environment for its residents. A drastic change to this zoning, particularly for commercial and institutional purposes, would significantly impact the quality of life for the residents and diminish the serene atmosphere that has attracted families and individuals to this area.

Rezoning the Patterson Road properties to "Residential/Limited Commercial (ZMU54)" could open the door to a host of issues, such as increased traffic congestion, noise pollution, and potential safety hazards, which are often associated with commercial developments. Our neighborhood's infrastructure is not designed to accommodate large-scale commercial activities, and such a rezoning would place an undue burden on the already limited resources and services available in the area.

Furthermore, the introduction of "School and Institutional Use (SI)" zoning might result in the construction of buildings that are out of character with the existing residential landscape. This could lead to aesthetic degradation, reduced property values, and a loss of the unique identity our neighborhood currently holds.

The proposal for a mixed-used mid-rise and high-rise development is particularly concerning. Such buildings could overshadow and dominate the skyline, disrupting the harmonious visual appeal of the community. Additionally, increased population density could put pressure on local schools, healthcare facilities, and public services, potentially leading to overcrowding and stretched resources.

I urge you to consider the opinions and concerns of the residents who have made Patterson Road their home. Rezoning and permitting a mixed-used development will not only compromise the tranquility and charm of our neighborhood but also adversely affect the well-being and quality of life of its residents.

Instead, I propose that the existing zoning regulations be maintained to preserve the residential character of the area and protect the interests of the current homeowners. If there is a need for development in the region, I encourage exploring alternative locations that are better suited to accommodate the proposed changes without disrupting the fabric of this well-established community.

Thank you for considering my views on this crucial matter. I kindly request that you take the residents' concerns seriously and make a decision that aligns with the best interests of the community as a whole.

Sincerely,

YIXIN FAN  
604-726-0830



---

**From:** CityClerk  
**Sent:** July 17, 2023 12:20 PM  
**To:** MayorandCouncillors  
**Subject:** FW: Concerns regarding Residential Proposal on Patterson Road

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

---

**From:** Dorothy <dorothyfu1999@gmail.com>  
**Sent:** Monday, 17 July 2023 12:15  
**To:** CityClerk <CityClerk@richmond.ca>  
**Subject:** Concerns regarding Residential Proposal on Patterson Road

**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 City Council,

I am writing to express my concerns regarding the following proposal:

Location: 8911, 8931, 8951, 8991 Patterson Road

Applicant: Dava Developments

Purpose: Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone, to permit development of a mixed-use mid-rise and high-rise development.

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As a resident of Richmond, I believe the community, safety, and well-being of our residents should be prioritized, and the proposed plans raise several issues that conflict with this.

1) Elimination of the residential nature and green space within the block

The current zoning reflects the community and residential nature of the block, with Patterson Neighbourhood Park providing a green space for residents to socialize on the benches, picnic tables for outdoor eating and card games, as well as a basketball court for children's physical activities.

Ketcherson park does not have basketball court, so the next closest court is then a 15 minute walk away to Aberdeen park, where there is only 1 net there.

Furthermore, it can be foreseen that hotel and parkade are not conducive to community building, as the purpose for these hotel guests visiting is likely not to visit and participate in the local Richmond community, but rather as a starting place to get to Vancouver.

The introduction of high density residential zoning, without a plan to increase of green space to accommodate for existing as well as new residents, will eliminate this connection to nature and natural community building.

2) Strain on already-stressed Health/Social services in the area

The influx of people with the proposal puts a strain on the already lacking health and social services. The closest walk-in to the location is the Richmond urgent care centre, which is already constantly full and understaffed. Many other healthcare clinics around are not accepting new patients either.

Without an adequate plan to address the additional strain the development will bring to the local health and social services, the proposal should not be approved.

3) Increased traffic to the one of the most collision-prone intersections in Richmond

The intersection of Sea Island Way and Garden City Road is notorious for collisions and close collisions. The existing roads are not designed to accommodate the influx of traffic the high-density project would bring. The existing bike lane and sidewalks are not set up to connect along Sea Island Way, so the safety of the pedestrians and cyclists the project would bring would be put at great risk. Especially as there is a proposal for school and institutional use, students will be put in great risk of being hit by vehicles as they attempt to move around the neighbourhood. Until the existing issues of the danger this intersection has for collisions, as well as the safety of the influx of pedestrians and cyclists can be addressed, this proposal should not move forward.

4) Lack of transit and pedestrian infrastructure within the block to support influx of people

There are no sidewalks in the following places:

- Both the east and west side of Sexsmith Road between Sea Island and Patterson
- North side of Patterson Road
- South side of Sea Island Way

Furthermore, there are no transit stops in that block. As someone who visits the block frequently as a pedestrian, it is difficult and dangerous to get to and from the proposal location.

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In summary, I respectfully request that City Council consider these concerns while reviewing the proposal, and finds ways to prioritize the above issues relating to the community, well-being, and infrastructure to support residents.

Thank you,  
Dorothy

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**From:** Shan Lu <shanlu@pgins.com>  
**Sent:** July 17, 2023 3:54 PM  
**To:** CityClerk  
**Subject:** Public hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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.

Hi,

I am an condo owner of 8988 Patterson Rd, Richmond.

I do not agree with building hotels in front of my building.

1<sup>ST</sup> its too close to my building.

2 the road is already very narrow

3<sup>rd</sup>. too many random people and traffic makes it unsafe to the kids of the area.

4<sup>th</sup> noise will be all day and all night is not good for the residence to sleep in the night.

Thank you



**Shan Lu**  
Licensed Insurance Associate  
Park Georgia Insurance  
T: 604-271-2113 /F: 604-271-4014

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**From:** Ian Peng <doraem.xi@gmail.com>  
**Sent:** July 17, 2023 3:28 PM  
**To:** CityClerk  
**Subject:** RZ 20-919113 - Opposition to the Rezoning of Patterson Road Property

**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 Mr. Virendra Kallianpur,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed rezoning of the properties located at 8911, 8931, 8951, and 8991 Patterson Road from "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone, as well as my concern regarding the potential development of a mixed-use mid-rise and high-rise project in the area.

First and foremost, it is crucial to preserve the character and integrity of our community. The current "Residential Single Family (RS1/F)" zoning designation was established to ensure a harmonious and sustainable living environment for the residents in the area. Changing the zoning to a mixed-use development, especially with mid-rise and high-rise structures, would be incongruous with the existing neighborhood and could have significant negative consequences.

One of the primary concerns associated with the proposed rezoning is increased traffic congestion. Adding commercial and institutional uses, along with high-density housing, would undoubtedly generate a significant influx of vehicles in the vicinity. The existing infrastructure may not be equipped to handle the amplified traffic volume, potentially leading to safety hazards, road deterioration, and longer commuting times for residents. For example, a recent construction happening now at 3208 Carscallen Road already shows a negative impact on the local traffic especially the busy Sexsmith road.

Moreover, altering the zoning designation to accommodate a mixed-use mid-rise and high-rise development would substantially impact the overall aesthetic appeal and tranquility of the neighborhood. The proposed structures would tower over the surrounding residential properties, casting long shadows, obstructing views, and intruding upon the privacy of adjacent homeowners. This would significantly diminish the quality of life of the existing residents. Additionally, the proposed high-rise project might potentially affect the foundation of the current buildings around, which introduces a major safety concern.

Another concern is the potential strain on essential services and utilities, such as water supply, sewage systems, and electricity. The increased demand resulting from a mixed-use development may surpass the capacity of these vital infrastructural elements. It is essential to carefully consider the long-term impact on the sustainability and functionality of these systems before allowing such a project to proceed.

Preserving the existing "Residential Single Family (RS1/F)" zoning designation is in the best interest of the community, ensuring the continuation of a peaceful, family-oriented environment. We value the sense of community that our neighborhood provides and wish to maintain its unique character. A drastic change in zoning and the subsequent development of a mixed-use project would fundamentally alter the nature of our community, potentially leading to the loss of its identity and cohesion.

I kindly request that you consider the concerns and objections raised by the residents who would be directly affected by this rezoning. We believe it is imperative to prioritize the well-being, interests, and wishes of the existing community members when making decisions that have the potential to impact their lives significantly.

Thank you for taking the time to consider my perspective on this matter. I trust that you will carefully weigh the potential consequences of rezoning and mixed-use development, taking into account the concerns of the community members directly affected by this decision.

Please feel free to reach out to me if you require any additional information or would like to discuss this matter further. I appreciate your attention to this pressing issue and hope that you will act in the best interest of the community.

Yours sincerely,

Yin Peng  
An Owner of a strata lot at 8988 Patterson Road

**Jesson, Claudia**

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**From:** HAORAN CUI <cuihaoran0413@hotmail.com>  
**Sent:** July 9, 2023 7:55 PM  
**To:** CityClerk  
**Subject:** RZ 20-919113 - Opposition to the Rezoning of Patterson Road Property

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

**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.

To whom it may concern,

I am writing to express my deep concern and opposition to the proposed rezoning of the properties located at 8911, 8931, 8951, and 8991 Patterson Road from "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use(SI)" zone, as well as the subsequent development of a mixed-use mid-rise and high-rise project on the aforementioned site. I firmly believe that such changes would have detrimental effects on our community and should be reconsidered.

First and foremost, the proposed rezoning contradicts the existing neighborhood character, which is predominantly residential in nature. The RS1/F zoning has been in place for a considerable period and has played a crucial role in preserving the tranquil and family-friendly atmosphere of our community. Introducing a Residential/Limited Commercial and School and Institutional Use zone would undoubtedly disrupt the existing fabric and potentially lead to increased congestion, noise pollution, and a general decline in the quality of life for residents.

Moreover, the construction of a mixed-use mid-rise and high-rise development could have a detrimental impact on the surrounding environment. Our neighborhood is known for its natural beauty and open spaces, which contribute to the well-being of residents. Such a development would likely result in increased traffic, higher demand for resources, and loss of green spaces. It is essential to consider the potential strain on infrastructure, including roads, utilities, and public services, which may not be adequately equipped to handle the increased demands that would come with the proposed development.

Additionally, the rezoning and development proposal may have a negative effect on property values and the overall aesthetics of the neighborhood. The introduction of commercial elements and high-rise structures could lead to decreased property values for existing residents. Moreover, the proposed development may not be in harmony with the architectural style and scale of the surrounding properties, causing a visual disruption and diminishing the overall appeal of the area.

Instead of permitting a mixed-use mid-rise and high-rise development, I urge you to explore alternative options that align more closely with the needs and desires of the community. For example, preserving the existing zoning and focusing on enhancing the current residential environment would be a more prudent approach. This could involve investments in local parks, community centers, and schools, which would positively impact the residents and preserve the neighborhood's character.

In conclusion, I respectfully request that you reconsider the proposed rezoning and development plans for the properties on Patterson Road. The potential negative consequences on our community's character, environment, infrastructure, and property values are significant and should not be taken lightly. I implore you to prioritize the well-being and desires of the residents you represent, ensuring that any future development aligns with the existing residential character and meets the needs of the community as a whole.

Thank you for your attention to this matter, and I trust that you will carefully consider the concerns raised by the community in your decision-making process.

Sincerely,

Haoran Cui

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**Jesson, Claudia**

---

**From:** Y Koey <cm\_928@hotmail.com>  
**Sent:** July 9, 2023 6:11 PM  
**To:** CityClerk  
**Subject:** RZ 20-919113 - Opposition to the Rezoning of Patterson Road Property

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

**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.

Koey Ye  
Owner of 8988 Patterson road  
Richmond B.C V6X 0R2  
July 9, 2023

Subject: Objection to the Rezoning of Patterson Road Property

Hello,

I hope this letter finds you in good health and high spirits. I am writing to express my strong opposition to the proposed rezoning of the properties located at 8911, 8931, 8951, and 8991 Patterson Road from the current "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone. Furthermore, I firmly request that you deny any development plans for a mixed-use mid-rise and high-rise project on these properties.

As a concerned resident and stakeholder in this community, I have a vested interest in preserving the quality of life and maintaining the integrity of our neighborhood. The proposed rezoning and subsequent development would have several negative impacts on the community and the surrounding area. I would like to highlight a few of these concerns:

1. **Overburdened Infrastructure:** The addition of a mixed-use mid-rise and high-rise development would put immense pressure on our existing infrastructure, including roads, sewage systems, and utilities. The current infrastructure is designed to accommodate the needs of a residential single-family zone, and this rezoning would exceed its capacity, leading to increased congestion, strain on resources, and potential safety hazards.
2. **Increased Traffic Congestion:** Patterson Road is already heavily congested during peak hours. The introduction of a mixed-use development would significantly exacerbate the traffic congestion in the area, leading to longer commute times, decreased accessibility, and diminished overall road safety. Additionally, the proposed development's close proximity to schools would further intensify traffic-related issues during school pick-up and drop-off times.
3. **Change in Character:** The existing residential single-family zone contributes to the unique character of our neighborhood. Introducing commercial and institutional uses, along with high-rise buildings, would

fundamentally alter the ambiance and charm that attracts residents to this area. It would also have a negative visual impact, overshadowing the neighboring properties and disturbing the natural landscape.

4. Strain on Public Services: A development of this scale would place a significant burden on public services such as schools, emergency services, and healthcare facilities. The increase in population density resulting from the proposed rezoning could overwhelm these services, leading to a decline in their quality and availability for current and future residents.

5. Environmental Concerns: The proposed development could have adverse effects on the local environment, including increased pollution, loss of green space, and the destruction of wildlife habitats. Preserving the natural surroundings and maintaining a balance between urban development and nature is crucial for the well-being of our community and the sustainability of our ecosystem.

In light of these concerns, I urge you to carefully consider the long-term impact of this rezoning and development proposal. Instead, I request that you prioritize the interests and well-being of the community by preserving the current residential single-family zone and promoting responsible development practices that align with the existing infrastructure and character of our neighborhood.

I kindly request an opportunity for public consultation to voice our concerns and explore alternative solutions that can benefit all stakeholders involved. It is imperative that decisions of such magnitude are made with the utmost care, considering the long-term consequences for the community.

Thank you for your attention to this matter. I trust that you will take our objections into serious consideration and act in the best interest of the community. Please feel free to reach out to me if you require any further information or if I can be of assistance in any way.

Yours sincerely,

Koey Ye

**Jesson, Claudia**

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**From:** Yingdi Ji <jiyidingdi@hotmail.com>  
**Sent:** July 9, 2023 4:57 PM  
**To:** CityClerk  
**Subject:** Opposition to Rezoning Application for 8911, 8931, 8951, 8991 Patterson Road

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

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Ying Di Ji  
1702-8988 Patterson Rd,  
Richmond, BC V6X 0R2  
topban@gmail.com  
7789975895  
July 9, 2023

Attention: Director, City Clerk's Office

Subject: Opposition to Rezoning Application for 8911, 8931, 8951, 8991 Patterson Road

Dear City Council,

I hope this letter finds you well. I am writing to express my strong opposition to the rezoning application for the lot located across from my condominium at 8988 Patterson Rd. As a concerned resident and member of this community, I firmly believe that the proposed rezoning, which would introduce a mixture of high-density residential and hotel development, would have significant negative consequences in terms of safety issues, limited parking, the preservation of green space, potential view blocking, and traffic concerns.

One of the primary concerns regarding this rezoning application is the potential impact on the safety of our community, particularly our children. Our neighborhood is home to numerous families with young children who enjoy a sense of security and familiarity within the current residential environment. Introducing a hotel would bring a constant influx of strangers, significantly compromising the safety and comfort of our children. It is crucial to prioritize the well-being and protection of our community's children and ensure that any rezoning decision aligns with their safety needs.

Limited parking availability is already a significant challenge in our community, and the proposed rezoning would only exacerbate this issue. A mixture of high-density residential and hotel development would increase the demand for parking spaces, causing inconvenience and frustration for residents and visitors. The rezoning plan should incorporate comprehensive parking strategies to alleviate this problem and prevent undue stress on the community.

Preserving green space is vital for the overall well-being and quality of life in our neighborhood. The rezoning application should take into account the importance of green areas and their positive impact on our community. Efforts should be made to protect existing green spaces or create new ones to offset any potential loss resulting

from development. Green spaces provide recreational opportunities, enhance the aesthetic appeal of the neighborhood, and promote a sense of harmony and tranquility for residents.

Additionally, the potential blocking of views should be considered when evaluating the rezoning application. The proposed development may obstruct or significantly diminish the picturesque views enjoyed by residents in surrounding buildings, including my condominium. These views contribute to the overall desirability and value of our properties. It is crucial that the rezoning decision ensures the preservation of these valuable views, maintaining the visual appeal and attractiveness of our community.

Furthermore, the rezoning application must address potential traffic concerns. Introducing high-density residential and hotel areas would likely lead to increased vehicular activity, resulting in traffic congestion and safety hazards. The City Planning Department should carefully assess the impact on traffic flow and implement appropriate infrastructure improvements and traffic management measures to mitigate any negative consequences.

In conclusion, I respectfully urge the City Planning Department to thoroughly evaluate the potential repercussions of the rezoning application for the lot across from my condominium. The safety of our children, limited parking availability, the preservation of green space, potential view obstruction, and traffic concerns are critical factors that should be taken into account. The rezoning plan should prioritize the safety, well-being, and satisfaction of the residents.

Thank you for your attention to this matter. I trust that you will give due consideration to the concerns and interests of the community when making a decision on this rezoning application. Should you require any further information or updates, please do not hesitate to contact me.

Yours sincerely,

Ying Di Ji



**Jesson, Claudia**

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**From:** D T <davidtong7@gmail.com>  
**Sent:** July 5, 2023 9:52 PM  
**To:** CityClerk  
**Subject:** RZ 20-919113 - Opposition to the Rezoning of Patterson Road Property

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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 Mr. Virendra Kallianpu,

I hope this letter finds you well. I am writing to express my **strong opposition** to the proposed rezoning of the properties located at 8911, 8931, 8951, and 8991 Patterson Road from “Residential Single Family (RS1/F)” zone to the new “Residential/Limited Commercial (ZMU54)” zone and “School and Institutional Use (SI)” zone. Furthermore, I urge you not to permit the development of a mixed-use mid-rise and high-rise development in this area.

These properties, currently zoned as “Residential Single Family,” have long been designated for single-family dwellings, reflecting the character and vision of our community. This zoning has allowed residents to enjoy a peaceful and harmonious environment, fostering a strong sense of community and belonging. Rezoning and allowing mixed-use mid-rise and high-rise development would disrupt this delicate balance and have several adverse effects on the area and its residents.

**1. Loss of Neighborhood Aesthetics:**

Introducing high-rise structures in a predominantly low-rise residential area would irreversibly alter the landscape and skyline, detracting from the natural beauty and aesthetic appeal of the neighborhood. Such a development would undermine the charm and ambiance that attracted residents to this area in the first place.

**2. Increased Traffic Congestion:**

A mixed-use mid-rise and high-rise development would inevitably bring an influx of residents and visitors to the area, leading to a significant increase in traffic congestion. The existing infrastructure may not be equipped to handle the surge in vehicles, leading to compromised safety, longer commute times, and reduced overall quality of life for current residents.

**3. Strain on Public Services:**

The proposed development would also put a strain on existing public services such as schools, healthcare facilities, and emergency services. The sudden increase in population would require substantial investments in infrastructure to maintain the quality and accessibility of these essential services, which may not be feasible or efficient.

**4. Environmental Impact:**

High-density developments can have a significant environmental impact, including increased energy consumption, higher waste generation, and a greater strain on local resources. Rezoning and allowing a mixed-use development in this area could compromise the delicate ecological balance and negatively affect the local flora and fauna.

5. Loss of Community Character:

The proposed rezoning and development would fundamentally change the character of our community. The introduction of commercial elements may disrupt the residential fabric, potentially leading to a decline in property values, loss of community identity, and a sense of disconnect among residents.

In light of these concerns, I respectfully request that you carefully consider the implications of rezoning and permitting the proposed mixed-use mid-rise and high-rise development in our neighborhood. I believe it is crucial to preserve the integrity and spirit of the existing "Residential Single Family" zone, maintaining the tranquil atmosphere and harmonious living environment that has defined this area for years.

I kindly ask that you prioritize the well-being and wishes of the current residents by rejecting the rezoning proposal and protecting the existing zoning regulations. By doing so, you would demonstrate a commitment to the principles of community-driven decision-making and ensure that our neighborhood remains a desirable place to live, raise families, and foster a strong sense of belonging.

Thank you for your attention to this matter, and I trust that you will consider the concerns raised by myself and other concerned residents. I would be grateful for any opportunity to further discuss this issue and contribute to the dialogue surrounding the future development of our community.

Yours sincerely,

David Tong  
Residence of 8988 Patterson Rd

Schedule 23 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, July 17, 2023

# Petition to Save Patterson – Our Community

# Save Patterson





# Save Patterson





# Save Patterson





# Save Patterson

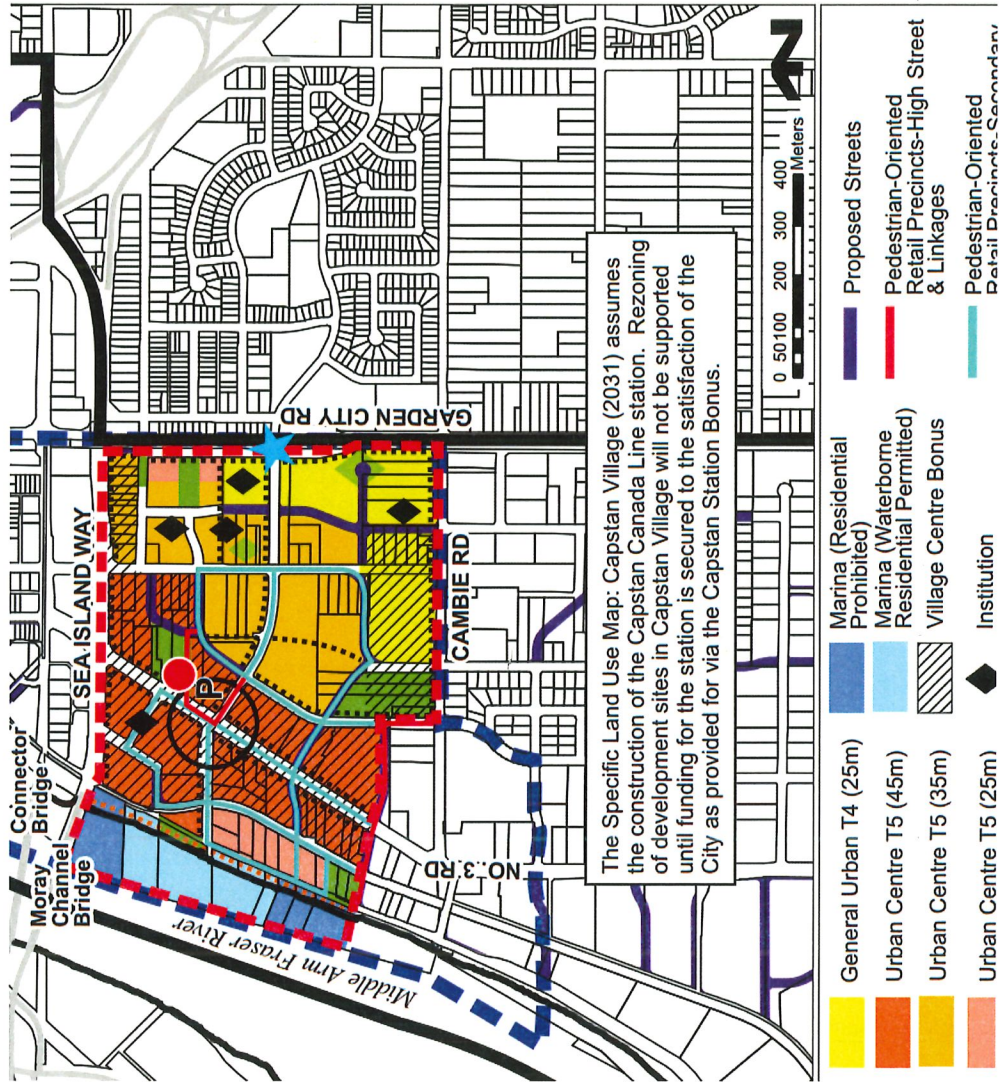




# Save Patterson







Based on the City of Richmond Official Community Plan City Centre Area Capstan Village (2031) plan, these properties are designated as **Urban Centre T5 (35m)**, which predominantly allows medium-density buildings of six storeys or less. The current rezoning proposal, however, contradicts this plan by suggesting a potential development of a mixed-use mid-rise and high-rise project.

**City Centre Area Vision**

*To be a "world class" urban centre and the centrepiece of Richmond as it emerges to fulfill its vision of becoming the "most appealing, livable, and well-managed community in Canada."*



## 1.3 Vision

### How do we achieve this vision?

#### CCAP Goals

The City Centre Area Plan's goals are not intended to accelerate growth, but rather to direct it to help facilitate Richmond's vision of becoming the "most appealing, livable, and well-managed community in Canada".

The CCAP goals enable an approach to urban development that is socially, environmentally, and fiscally responsible, and serves to enhance the quality of life in communities, complement eco-system function, and use tax revenues wisely. The CCAP Goals are to:

#### 1. Build Community

To be an inclusive community designed to empower and support its diverse and changing urban population.

#### 2. Build Green

To be a culture that uniquely supports and celebrates Richmond as an "island city by nature".

#### 3. Build Economic Vitality

To be a dynamic and innovative business environment that builds on Richmond's unique combination of economic, cultural and lifestyle opportunities.

#### 4. Build a Legacy

To be a vibrant, urban community built around a diverse array of people, activities, facilities, places, and environments that provide opportunities to take pleasure in public life and celebrate Richmond's unique heritage and cultures – past, present, and future.

The primary objectives of the CCAP are to **Build Community and Build Green**.

The proposed project, on the other hand, poses significant concerns regarding the destruction of the existing green landscape, disruption of community peace due to noise, traffic, and construction pollution, strain on existing infrastructure, increased traffic congestion, and potential environmental impact. Furthermore, the project may erode the character and identity of our community.



Dava Development closed portfolio, which showcases predominantly low-rise buildings in Richmond. The ability of Dava Development to handle a high-rise project without compromising the existing Patterson Neighborhood Park's landscape and without disturbing or obstructing the sunlight of neighboring properties, such as 8988 Patterson Road, is questionable. Such a loss of privacy and reduced sunlight can significantly impact the quality of life and well-being of residents.

[davadevelopments.com/portfolio.html](http://davadevelopments.com/portfolio.html)



# Request 1: Provide a platform for community members to voice their concerns and opinions

It is vital that decision-makers have a comprehensive understanding of the community's wishes and concerns before making a final decision. I kindly request that sufficient time and opportunities be allocated for community members to express their views, whether it be through public hearings, community meetings, or online platforms. By providing such a platform, decision-makers can gain valuable insights and ensure that the voices of the community are heard and considered.



## Request 2: Conduct a thorough impact assessment

It is essential to conduct a comprehensive impact assessment to evaluate the potential consequences of rezoning and development. This assessment should encompass various aspects such as traffic, infrastructure, services, environment, and property values. By thoroughly analyzing these factors, decision-makers can better understand the short-term and long-term implications of the proposed changes. It is crucial to share this assessment with the public, as it will enable an informed and constructive discussion during the public hearing and ensure transparency in the decision-making process.

## Request 3: Explore alternative options aligned with community needs and priorities

As residents, we recognize the importance of development that respects and aligns with the needs and priorities of the community. I urge decision-makers to explore alternative options that can accommodate mixed-use developments without compromising the residential character of our neighborhood or overburdening existing infrastructure. By considering these alternatives, we can strike a balance between growth and preserving the unique charm of our community.

## Request 4: Assess the capabilities of Dava Development

It would be beneficial to assess the capabilities of Dava Development to construct a high-rise project without compromising the existing green landscape of Patterson Neighborhood Park, as well as without causing disturbance to neighboring properties in terms of sunlight, privacy, noise, and traffic congestion. If evidence can be presented to demonstrate that Dava Development has the expertise and commitment to minimize potential negative impacts, it would greatly alleviate concerns and contribute to a more informed decision-making process.

# Request 5: Enlarge Patterson Neighborhood Park

Given the potential rezoning and development project, it is essential to address the concerns regarding the proximity of the proposed development to our residential building at 8988 Patterson Road. To ensure the well-being and quality of life for residents, I request that Patterson Neighborhood Park be enlarged to create a wider space between the rezoning project and our building. This will not only provide residents with a peaceful environment, access to sunlight, and space to enjoy outdoor activities but also help prevent any potential obstruction of fire lanes and minimize potential disruptions to local wildlife and ecosystems.



From: Sharon, Resident at 8988 Patterson Rd

Date: July 17, 2023

To: Richmond City Council

Ladies and gentlemen,

Today, I stand before you to express my strong opposition to the proposed rezoning of the properties located at 8911, 8931, 8951, and 8991 Patterson Road. This rezoning, which aims to change the current "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone, along with the potential development of a mixed-used mid-rise and high-rise project, raises several concerns within our community.

Based on the City of Richmond Official Community Plan City Centre Area Capstan Village (2031) plan, these properties are designated as Urban Centre T5 (35m), which predominantly allows medium-density buildings of six storeys or less. The current rezoning proposal, however, contradicts this plan by suggesting a potential development of a mixed-use mid-rise and high-rise project.

It is essential to consider the goals of the City Centre Area Plan (CCAP) when evaluating this rezoning proposal. The primary objectives of the CCAP are to Build Community and Build Green. The proposed project, on the other hand, poses significant concerns regarding the destruction of the existing green landscape, disruption of community peace due to noise, traffic, and construction pollution, strain on existing infrastructure, increased traffic congestion, and potential environmental impact. Furthermore, the project may erode the character and identity of our community.

Moreover, I would like to draw attention to the Dava Development closed portfolio, which showcases predominantly low-rise buildings in Richmond. The ability of Dava Development to handle a high-rise project without compromising the existing Patterson Neighborhood Park's landscape and without disturbing or obstructing the sunlight of neighboring properties, such as 8988 Patterson Road, is questionable. The size and width of Patterson Neighborhood Park are considerably smaller than the surrounding neighborhood's distance between two medium-high-rise buildings. Therefore, if rezoning is permitted, the construction of mid-rise and high-rise buildings in close proximity to existing residential properties would compromise the privacy and access to natural sunlight for affected homeowners. Such a loss of privacy and reduced sunlight can significantly impact the quality of life and well-being of residents.

Considering the above points, I urge the city council to carefully reconsider the rezoning proposal and ensure that it aligns with the City of Richmond Official Community Plan City Centre Area Capstan Village (2031) plan. It is crucial to prioritize the well-being and interests of the community and protect our neighborhood's green spaces, peace, infrastructure, and character.

I trust that you will act in the best interests of our neighborhood, taking into account the wishes and needs of the residents. Please consider the sentiments of the community and carefully evaluate the long-term consequences of rezoning and development decisions. Let us work together to preserve the integrity of our neighborhood and create a thriving community that reflects the values and aspirations of its residents.

Thank you.

To: Mayor & Each Councillor

From: City Clerk's Office

Materials Relating to an Agenda Item

Meeting: Public Hearing

Date: July 17, 2023 Item#: 2

Jesson, Claudia

From: Sharon Lu <sharon\_lu@live.com>

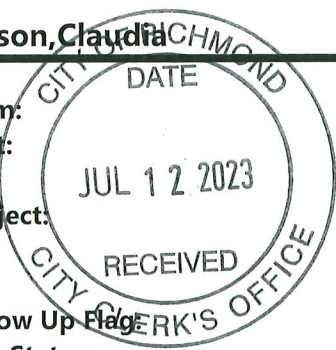
Sent: July 10, 2023 6:43 PM

To: CityClerk; MayorandCouncillors

Subject: Re: Urgent Opposition to Proposed Rezoning and Development on Patterson Road Property

Follow Up Flag: Follow up

Flag Status: Flagged



**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 Mayor Malcolm Brodie and Gillian Baker, and Claudia,

Thanks for forwarding my email to Mr. Viren Kallianpur and much appreciated your help. Given Mr. Viren Kallianpur's response, I would like to add a few points in additions to my existing letter for the public hearing's record.

Based on the City of Richmond Official Community Plan City Centre Area Capstan Village (2031) plan, these properties are designated as Urban Centre T5 (35m), which predominantly allows medium-density buildings of six storeys or less. The current rezoning proposal, however, contradicts this plan by suggesting a potential development of a mixed-use mid-rise and high-rise project.

It is essential to consider the goals of the City Centre Area Plan (CCAP) when evaluating this rezoning proposal. The primary objectives of the CCAP are to Build Community and Build Green. The proposed project, on the other hand, poses significant concerns regarding the destruction of the existing green landscape, disruption of community peace due to noise, traffic, and construction pollution, strain on existing infrastructure, increased traffic congestion, and potential environmental impact. Furthermore, the project may lead to erode the character and identity of our community.

Moreover, I would like to draw attention to the Dava Development closed portfolio, which showcases predominantly low-rise buildings in Richmond. The ability of Dava Development to handle a high-rise project without compromising the existing Patterson Neighborhood Park's landscape and without disturbing or obstructing the sunlight of neighboring properties, such as 8988 Patterson Road, is questionable. The size and width of Patterson Neighborhood Park are considerably smaller than the surrounding neighborhood's distance between two medium-high-rise buildings. Therefore, if rezoning is permitted, the construction of mid-rise and high-rise buildings in close proximity to existing residential properties would compromise the privacy and access to natural sunlight for affected homeowners. Such a loss of privacy and reduced sunlight can significantly impact the quality of life and well-being of residents.

Considering the above points, I urge the city council to carefully reconsider the rezoning proposal and ensure that it aligns with the City of Richmond Official Community Plan City Centre Area Capstan Village (2031) plan. It is crucial to prioritize the well-being and interests of the community and protect our neighborhood's green spaces, peace, infrastructure, and character.

PHOTOCOPIED

Thank you and have a nice evening.

Kind Regards,  
Sharon Lu  
Resident of 8988 Patterson Road, Richmond, BC, V6X 0R2

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**From:** Kallianpur,Virendra <VKallianpur@richmond.ca>  
**Sent:** July 10, 2023 5:37 PM  
**To:** 'Sharon Lu' <sharon\_lu@live.com>  
**Subject:** RE: Urgent Opposition to Proposed Rezoning and Development on Patterson Road Property

Dear Sharon Lu,

Thank you for your correspondence and interest in development in your neighbourhood. Public input regarding rezoning applications is encouraged and may be provided to the City before the Public Hearing meeting. Your correspondence was forwarded to the Public Hearing meeting by the City Clerks office.

As you are aware, Dava Developments Ltd. has applied to the City of Richmond for permission to rezone lands at 8911, 8931, 8951, 8991 Patterson Road from the "Residential Single Family (RS1/F)" zone to a new "Residential/Limited Commercial (ZMU54)" zone and a "School & Institutional Use (SI)" zone, in the City Centre's Capstan Village area to permit the development of a mixed-use, mid- and high-rise development comprising of 163 residential units and 100 room hotel.

The subject site is designated for development. The proposal is consistent with the City's OCP and CCAP policies applicable to the subject site, which allow high-rise, high-density mixed use development including, among other things, public open space and affordable housing.

If you have further questions, please feel free to reach out to me.

Thank you,

Best,  
Viren

**Virendra Kallianpur MCIP-I, AICP, RELI AP, WELL AP, LEED AP BD+C**  
Program Manager, Urban Design | Planning & Development | City of Richmond  
T : 604.247.4620 | E : vkallianpur@richmond.ca

**From:** Sharon Lu <sharon\_lu@live.com>  
**Sent:** July 5, 2023 4:39 PM  
**To:** MayorandCouncillors <MayorandCouncillors@richmond.ca>  
**Subject:** Urgent Opposition to Proposed Rezoning and Development on Patterson Road Property

**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 Mayor Malcolm Brodie and Gillian Baker,



I hope this email finds you both in good health. I am writing to urgently express my concerns regarding the proposed rezoning and development of the properties located at 8911, 8931, 8951, and 8991 Patterson Road in Richmond. As residents of this community, we strongly oppose the rezoning from "Residential Single Family (RS1/F)" to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone, as well as the potential development of a mixed-used mid-rise and high-rise project.

We believe that the proposed rezoning and development would have severe negative consequences for our neighborhood and the larger community. The concerns we have raised in our recent letters include the strain on existing infrastructure, increased traffic congestion, environmental impact, potential decrease in property values, and the erosion of our community's character and identity.

Mayor Brodie, we appreciate your dedication to the well-being of our city and your commitment to maintaining Richmond's unique charm. We kindly request your attention to this matter and urge you to carefully consider the implications of the proposed rezoning and development. We believe it is crucial to conduct a comprehensive impact assessment study that thoroughly evaluates the potential effects on traffic, infrastructure, environment, property values, and the overall quality of life for residents.

Gillian Baker, we kindly request your assistance in facilitating transparent and meaningful community engagement throughout this process. It is essential that the voices and concerns of the residents are heard and given due consideration. We encourage you to organize public consultations where residents can express their perspectives and contribute to the decision-making process.

Mayor Brodie and Ms. Baker, we implore you to prioritize the long-term well-being and interests of the community in your decision-making. We trust that you will carefully assess the potential impacts of this proposed rezoning and development and make a decision that aligns with the values and aspirations of Richmond residents.

Thank you for your attention to this urgent matter. We look forward to your thoughtful consideration and action on behalf of the community.

Sincerely Yours,  
Sharon Lu  
Resident of 8988 Patterson Road, Richmond, BC, V6X 0R2

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**From:** Sharon Lu <sharon\_lu@live.com>  
**Sent:** July 17, 2023 3:38 PM  
**To:** CityClerk; Loo,Alexa; Au,Chak; Day,Carol; Hobbs,Andy; Heed,Kash; Wolfe,Michael; McNulty,Bill; MayorandCouncillors  
**Subject:** Key Request Points for Consideration During Decision Making on the Rezoning Proposal

**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 Mayor and Councillors,

I hope this email finds you well. Thanks for reading my previous two emails, I am further writing to raise five key request points that I believe are crucial to consider during the decision-making process regarding the rezoning proposal for the properties located at 8911, 8931, 8951, and 8991 Patterson Road. These points reflect the concerns and desires of our community and aim to ensure a comprehensive and inclusive decision-making process.

1. **Provide a platform for community members to voice their concerns and opinions:** It is vital that decision-makers have a comprehensive understanding of the community's wishes and concerns before making a final decision. I kindly request that sufficient time and opportunities be allocated for community members to express their views, whether it be through public hearings, community meetings, or online platforms. By providing such a platform, decision-makers can gain valuable insights and ensure that the voices of the community are heard and considered.
2. **Conduct a thorough impact assessment:** It is essential to conduct a comprehensive impact assessment to evaluate the potential consequences of rezoning and development. This assessment should encompass various aspects such as traffic, infrastructure, services, environment, and property values. By thoroughly analyzing these factors, decision-makers can better understand the short-term and long-term implications of the proposed changes. It is crucial to share this assessment with the public, as it will enable an informed and constructive discussion during the public hearing and ensure transparency in the decision-making process.
3. **Explore alternative options aligned with community needs and priorities:** As residents, we recognize the importance of development that respects and aligns with the needs and priorities of the community. I urge decision-makers to explore alternative options that can accommodate mixed-use developments without compromising the residential character of our neighborhood or overburdening existing infrastructure. By considering these alternatives, we can strike a balance between growth and preserving the unique charm of our community.

4. Assess the capabilities of Dava Development: It would be beneficial to assess the capabilities of Dava Development to construct a high-rise project without compromising the existing green landscape of Patterson Neighborhood Park, as well as without causing disturbance to neighboring properties in terms of sunlight, privacy, noise, and traffic congestion. If evidence can be presented to demonstrate that Dava Development has the expertise and commitment to minimize potential negative impacts, it would greatly alleviate concerns and contribute to a more informed decision-making process.
  
5. Enlarge Patterson Neighborhood Park: Given the potential rezoning and development project, it is essential to address the concerns regarding the proximity of the proposed development to our residential building at 8988 Patterson Road. To ensure the well-being and quality of life for residents, I request that Patterson Neighborhood Park be enlarged to create a wider space between the rezoning project and our building. This will not only provide residents with a peaceful environment, access to sunlight, and space to enjoy outdoor activities but also help prevent any potential obstruction of fire lanes and minimize potential disruptions to local wildlife and ecosystems.

These key request points aim to foster an inclusive decision-making process that considers the wishes and concerns of the community. By providing a platform for community members to express their opinions, conducting a thorough impact assessment, exploring alternative options, assessing the capabilities of Dava Development, and addressing concerns about Patterson Neighborhood Park, we can work together to achieve a balanced and sustainable development outcome that benefits both current and future residents.

Thank you for your attention to these key request points. I trust that you will consider them during the decision-making process and prioritize the well-being and interests of our community. I look forward to the opportunity for further discussion and engagement on this matter.

Sincerely,  
Sharon Lu  
8988 Patterson Road, Richmond, BC, V6X 0R2

From: Ying, Resident at 8988 Patterson Road  
Date: July 17, 2023

To: Richmond City Council

Ladies and gentlemen,

Thank you for giving me the opportunity to speak today. My name is Ying, a resident living at 8988 Patterson Rd. I am here to express my concerns regarding the proposed rezoning of the lot across from my condominium, and also to address my appeals.

While I understand the need for progress and development, it is imperative that we carefully consider the potential consequences of such a decision, particularly when it comes to the safety and well-being of our community.

One of the primary issues we face is the current state of Patterson Road, which separates our condominium from the proposed lot. Patterson Road, as many of you may know, is already a narrow road. The limited width of the road becomes especially problematic when cars are parked or loading along its sides. The addition of a high-density, high-rise property in the rezoned lot would only exacerbate this problem. The increased volume of vehicles and residents would place an immense burden on an already strained infrastructure. What concerns me most is the potential impact on emergency services. Patterson Road, in its current state, is ill-prepared for any high flow of traffic, let alone emergency vehicles. It will become practically impassable for fire trucks and ambulances. This means that precious minutes, or even seconds, could be lost in responding to life-threatening situations.

Expanding Patterson Road would alleviate these issues and enhance the overall safety of our community. A wider road would create ample space for emergency vehicles to maneuver, ensuring unimpeded access to different areas. This would enable them to respond to emergencies quickly, potentially saving lives and minimizing property damage.

Rezoning the lot to a high-density and high-rise property without addressing the inadequacies of Patterson Road would be a grave mistake. We must consider the potential consequences that this decision would have on emergency response times, public safety, and the overall quality of life in our community.

Additionally, I would like to emphasize the need for more visitor parking and ambulance spaces. As our community grows, it is inevitable that the demand for parking will increase. By allocating more space for visitor parking and ambulances, we can alleviate congestion and ensure that our residents and guests have convenient access to parking facilities. This will not only enhance the overall functionality of our neighborhood but



also improve safety and convenience for everyone.

Moreover, I would like to draw your attention to the proposed height limit for the building complex. It is essential that the structure adheres to the T5 Urban Centre definition stated in the Specific Land Use Map: Capastan Village (2031) and City Centre Area Plan, which limits the height to six storeys or less. This restriction serves two critical purposes.

Firstly, it addresses the issue of air space safety. Considering that the new community is situated below the airplane landing off pathway, it is crucial to avoid potential hazards for both the airlines and the residents of the new building. By maintaining a reasonable height limit, we can ensure the safety of both air traffic and the individuals living in close proximity to the flight path.

Secondly, limiting the height of the building complex is crucial for the well-being of the residents at 8988 Patterson. The current residents enjoy the luxury of a fabulous city view from their homes, which significantly contributes to their mental health and overall quality of life. Additionally, the northern-facing units at 8988 Patterson benefit from morning sunshine, which is essential for a healthy and fulfilling lifestyle. However, if the proposed high-rise plan is approved, these residents will be deprived of the sufficient sunlight they currently enjoy, impacting their well-being and quality of life.

In conclusion, I urge you to carefully consider the appeals I have presented today. Expanding Patterson Road, providing more area for visitor parking and ambulance spaces, and limiting the height of the building complex to six storeys or less are vital to ensuring the safety, convenience, and well-being of both current and future residents in our community.

Thank you for your attention, and I trust that you will make a decision that prioritizes the needs and concerns of the residents who call this neighborhood home.

Re RZ 20-919113  
Sharon MacGougan  
President, Garden City Conservation Society  
7411 Ash Street  
Richmond

Our society is opposed to the rezoning of the four properties on Patterson Road (8911, 8931, 8951, 8991) for two reasons:

1. According to Andrew Peterson's recent Letter to the Editor, there appears to a vibrant community in this area and community is important. And,
2. For the permanent ecological loss of a highly-functioning ecosystem.

I'm speaking mainly about trees but also the biodiversity that a tree is part of. Richmond's tree canopy stood at 12% last time I heard. It may have improved and we hope it has—Richmond has been planting lots of trees throughout our city—but each time we lose mature and significant trees, regardless of tree replacement ratios, it is a big loss. One that takes a long time to recover from because trees take a long time to grow. By the time these new replacement trees can provide nesting or feeding opportunities for birds, the birds may not be there to use them. We all know North America has lost 3 billion birds since the 1970's and the number one reason is habitat loss. Each clearcut we do of established mature trees aids and abets diminishing numbers of birds and pushes forward possible extinctions.

Our society has struggled with the question of how to mitigate ecological loss in Richmond. That's why we decided on the Miyawaki method of planting fast growing biodiverse forests. We need to restore biodiversity onto our public lands and into our neighbourhoods. But, new forests, however biodiverse, should be alongside all of the mature trees we have managed to save. Restoration and protection need to partner. We need to retain as many mature trees as possible and actually plan for those trees to remain. If significant mature trees, like a Western Red Cedar and Douglas Fir, for example, are situated at the edge of a development area, those trees could be set to be retained early in the planning process.

Andrew Peterson is correct when he says "High-rise construction often leads to the loss of green spaces and ecosystems". But we would change the word "often" to "almost always" or "always".

The ecosystem in this area will be lost forever and currently is not being mitigated through the development process. Solitary trees, placed at exact distances apart, with traditional grass boulevards is not an ecosystem.

We could use the Miyawaki model of having trees with partners. One upper canopy tree with one or two lower canopy trees planted in close proximity, as an example. Changing the language from landscaped boulevard to biodiverse landscaped boulevard would make a difference in both with what happens on the boulevard but also how people think about boulevards.

The city has planted a huge number of trees on the Garden City Lands. But our real success comes when the birds move in. I saw a nest on a boulevard tree along the Lands and it made me feel happy. Because that bird had found a good home. That's what we want to do, I hope, with the decision-making we do.

I want to end with the concept of community. The word gets thrown around a lot, and often activities are planned to "create community". Community is a good way to think and to act. It seems like there is a vibrant Patterson Road community, and why wouldn't there be? It is a beautiful area and it's due to the richness of the ecosystem that the community of humans lives alongside of. We are better as a community when we include our natural world, both in our lives and our neighbourhood. That means protection and restoration for good purpose!

Development is an unstoppable force most of the time. We are losing far more trees and ecosystems than what's on this development site. But each ecosystem matters, both for the betterment of our lives but also for the future. That's why it is important to speak and thank you for everyone in this room, who at one time or another, has spoken for our beloved trees and the magnificent biodiversity that surrounds them.

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**From:** CityClerk  
**Sent:** July 17, 2023 12:10 PM  
**To:** MayorandCouncillors  
**Subject:** FW: RZ 21-945951 (7520 Ash St)

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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**From:** Winnie So <winnie.so@hotmail.com>  
**Sent:** July 15, 2023 11:02 PM  
**To:** CityClerk <CityClerk@richmond.ca>  
**Subject:** RZ 21-945951 (7520 Ash St)

**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.

Hello Richmond City staff,

I would like to provide some comments and concerns regarding the application RZ 21-945951, rezoning 7520 Ash Street.

Our neighbourhood has a big rat problem.

Some neighbours are using rat traps (one neighbour caught 10 already, though not sure how many rat traps he is using) and others have hired professional exterminators using bait boxes. For myself, a rat caused property damage by making a hole from the exterior of the house into the garage. I have seen 2 rats in broad daylight this past month and 2 black bait boxes on our property were completely emptied in just 1 week. Many homes also have young kids playing outside, making use of rat traps a safety risk. This is an emotional and economical burden on the neighbourhood.

The Armstrong side of the aforementioned property is covered in trees and shrubs that have not been tended to. Any construction activity will bring increase rodent activity but this makes it even worse.

I understand the property owners are applying to rezone and develop a second property on the Armstrong side. I am not against the application, but would like the City to consider putting in pest control measures as a condition to the permit.

Thank you for your consideration.

Kind regards,  
Winnie So