

Schedule 4 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, March 19, 2018.

**CityClerk**

**From:** Queenie Chan <queeniecwt@gmail.com>  
**Sent:** Wednesday, 14 March 2018 08:58  
**To:** CityClerk  
**Cc:** Connie Chan; Kenny Chan  
**Subject:** Comments for March 19 Public Hearing

<b>To Public Hearing</b>
Date: <u>March 19, 2018</u>
Item # <u>4</u>
Re: <u>Bylaws 9799, 9801</u>
<u>9802, 9804, 9805, 9806</u>
<u>9807, 9808, 9809, 9810, 9811</u>

**Follow Up Flag:** Follow up  
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To the City Clerk,

I am emailing to submit comments for the Public Hearing to be held on Monday, March 19, 2016 7pm, regarding Item #4 on the listed on the Preliminary Public Hearing Agenda: "RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9799, 9801, 9802, 9804, 9805, 9806, 9807, 9808, 9809, 9810, 9811."

I currently reside in 8540 Citation Drive (Zone Land Use Contract 025), which is in the area affected by the Amendment Bylaw 9801. As I understand, the site is currently zoned as "low-rise apartments& 2-storey townhouses". My position in this matter is to keep the zoning unchanged as dictated by ZLR23 ("Low Rise Apartment").

Since Land Use Contract 025 is in the heart of Richmond city centre, I understand that it is highly attractive site for property developers who might wish to rezone this area into a mid- or high-density district. I am strongly opposed to this as it goes against what Richmond means to me, and also goes completely against the Official Community Plan of Richmond. Land Use Contract 025 rare oasis of low density buildings constructed with green space in mind. Despite the residents in this area not being among the economic elite, the physical environment allows residents to nevertheless enjoy a high quality of life, optimal for living, working, and raising their families. An increase of residential density in Land Use Contract 25 will certainly decrease the standard of living here. There is a strong sense of neighbourhood here, with plenty of open area for residents to meet and play. There are already plenty of high-rise buildings that surround this area, and several new high-rise building sites on our doorstep have already adversely affected traffic density (congestion) and the school system (overcrowding). Adding more density to Land Use Contract 025 will worsen matters quickly. By keeping this land low-density, it allows for the healthy long-term growth of the high rises already in progress.

I have lived here since the early 1990s, and know this neighbourhood and its people well. Zoning changes to this area would affect 515 units, with the majority of them being either young families who would otherwise not be able to afford the astronomically priced property anywhere else in Richmond, or active seniors maintaining a highly independent and productive lifestyle in their current residence near the city centre. This area is a place where young and old live and thrive together. Richmond's image as a viable and thriving city that prioritizes family should always remain a first and foremost goal, and any plans to change Land Use Contract 025 into a higher density zone than its current low density state would be devastating to this image, displacing many families who have called Richmond their home for decades.

Best regards,



Kenny Chan and Connie Chan  
Residents at 201-8540 Citation Drive