

By Fax To

Cecilia Cheng

27th June 2012

Richmond City Hall
6911 No. 3 Road, Richmond, B.C.
Attn: City Clerk

My Name: John C. CHENG

My address:
1191 - 6088 Minoru Blvd.,
Richmond, BC V6V 4A8

Subject Property Address: 6251 Minoru Blvd. - Kiwanis Court

To Public Hearing	
Date:	July 16, 2012
Item #	3
Re:	Bylaw 8910 8911, 8912, 8913 8914

**Schedule 6 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

Dear Sir,

After attending the Open House event yesterday in Sheraton Hotel on the Proposed Redevelopment Project of Kiwanis Court, I would lodge my opposition to it based on the following reasons:

1. There is no justification for the subject site to be rezoned from "School and Institutional Use" into one for "highrise, high density residential use" - containing five concrete towers of 16-storey each. And in Polygon's proposal, for its 634 family units, less than half will be for the benefits of senior citizens. For its intention to redevelop this present site, Kiwanis Senior Citizens Housing Society should sell this site to the municipal government, to be integrated as part of Minoru Park, which badly needs the land for its future expansion of facilities, in view of the influx in population around the city centre. The government should then support the society financially to implement the project in other residential areas. Furthermore, comparing with the existing number of units under Kiwanis Society's administration, the project is over-ambitious. By restricting the redevelopment to a smaller and more realistic scale of 100 to 120 units, the project can be handled easily by the city government and the Society without involving a private developer, and the loss of this precious community land by turning it into a commercial project.
2. The proposal of building two 16-storey towers for the senior citizens is not viable. Seniors in their seventies and eighties need special medical care and attention. For the current Court, I've witnessed the frequent use of ambulance service in transporting residents to the nearby hospital. Imagine how difficult it'll be to bring down a patient living on a high floor during a power failure. Also, should there be a fire or gas leak in the building and its residents need to be evacuated, how can these seniors walk down up to 16 floors in a hurry. The proposal is beyond common sense and violates present practice, which restricts such buildings to 6- to 8-storeys.
3. It is necessary to point out that the traffic along the Minoru Road is increasing month by month with more vehicles diverted from No. 3 Road to this corridor. It will get worse with the completion of the Quintet and related developments in 2013, which contain a private university. The addition of over six hundred families by this project, and more by the adjacent project to its south, will much worsen the situation.

I would seek your assistance to bring my above concerns to the board members in the upcoming Public Hearing for their kind and sympathetic consideration. Thank you.

Yours sincerely,



(John Cheng)

