

City Clerk
City Hall Planning Department
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

To Public Hearing
Date: <u>July 16, 2012</u>
Item # <u>3</u>
Re: <u>Bylaws</u>
<u>8910, 8911, 8912</u>
<u>8913, 8914</u>

**Schedule 8 to the Minutes of
the Council Meeting for
Public Hearings held on
Monday, July 16, 2012.**

June 29, 2012

ATTENTION: Mr. David Brownlee

**RE: Polygon/Kiwanis Proposal at 6251 Minoru Boulevard RZ 11-591685
Polygon Carrera Homes Ltd. Application for 6251 Minoru Boulevard**

Dear Mr. Brownlee,

Please acknowledge this letter as my objection to the captioned re-zoning application for five hi-rise towers (two low-income towers and three Polygon Luxury towers) on the Minoru Kiwanis property. My reasons for the objection are checked off as below:

- This project will see the building of 5 towers with a total of some 635 units which will bring over 2000 people and some 1200 cars associated with this, which I believe is a very excessive density increase for this modest piece of land. Minoru Boulevard is already overcrowded with vehicles, and additional volume of cars coming in and out would make the area far more dangerous for people, especially senior pedestrians, school children, and bicycle riders.
- Moreover, the unreasonable increase in people and vehicles will have a severe impact on city infrastructure such as safety & security, emergency response, noise control, garbage & pollution, earthquake evacuation, etc. It also will damage Minoru Park environment and all Richmond residents will not be happy at all to see this happening.
- The 5 hi-rise towers will severely affect the amount of sunlight we receive in this area. The beautiful Minoru Boulevard will be forever gone just like River Road west of the Oval arena. By passing this application, City of Richmond will not move our city toward a refined, beautiful and prosperous direction but a declined and concrete jungle status.
- This project will bring in serious negative impact on property value not only on Minoru Blvd but also in nearby area. It will affect the living quality in the neighborhood, and create oppressive feeling in this town centre area. **City Council and the Mayor of Richmond should very carefully, and seriously consider the consequence when voters and taxpayers that pay high taxes for highly appraised property are ignored while the City is trying to pass a project that will significantly depress the property value and change the face of Richmond town center.**

In the end, I propose that the Kiwanis property be 100% re-developed with Low Rise Buildings (not more than 3 floors high) all for the benefit of senior citizens as it was meant to be originally.

Thank you in advance for your review and consideration of this matter.

Adrian Sandu
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