

Erika Simm, 4991 Westminster Hwy, Richmond
Re: CF Richmond Centre South.

History:

The zoning that was enabling this proposal 40 years ago has to undergo major changes that keep in line with the major changes that Richmond has undergone in that same timeframe.

Councillor Steves reminded me that this zoning was created so that Richmond would have a densified downtown, a concept that was very foreign to Richmond then. We were a farming community, with mostly single family dwellings. The only two high rises were the two 16 storey towers on Minoru Boulevard.

Regarding this rezoning application:

If one goes back to basics then one has to keep in mind that this residential development replaces a Shopping Centre which served ALL of Richmond and beyond. The creation of a "City Centre Neighbourhood" is a poor substitute for that loss.

One very important factor is that convenient centralized shopping for all is being replaced by decentralized shopping at the bottom of residential developments. This creates problems regarding poor traffic flow, accessibility factors, parking situations, and it does not really allow for the Richmond public's use.

Commercial zoning on the bottom of residential units can create problems, i.e. smell, noise, rodents, bugs, etc. Such businesses should be kept separate from residential dwellings. Also, how realistic is the proposed outdoor shopping area considering our climate.

I question - (and I would like the developer to explain) their road configuration, which I think has little flow (pedestrian or car traffic.)

Another major concern is the proposal of underground parking and its implication regarding hydraulics. That, and soil conditions of the area need to be investigated and addressed by a neutral party.

I think that this proposal is overbuilt with potentially 11 high rises and a floor space ratio of 4. The developer wants to max out, and that's o.k. But the city has to curb this and look after the needs of its residents. What the developer is proposing here is not good enough.

The City needs accommodations for renters. These could be dispersed among owned units. For instance 25% of some of the high rises could be rental units. Low cost housing could be separate in mid rise buildings. Also, the concept of "rent to own" needs to be looked at. It is nothing new, but it is something which's time has come. Council has to make it possible that our children who were born in Richmond- can afford to live and buy here. This developer should help make this possible.

There are several good ideas in this proposal. The variety of housing showing in this plan is good. And so is the variety of housing forms. A central energy plant on the mall property is great thinking, Dana Westermarck set a precedence with geo-thermal, and other forms can be looked at. In all : there is a lot still to be worked out when it comes to this development. it's a give and take. So I would ask Council to please send this proposal back to staff for much more (and creative) improvement. Thank you