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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