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**From:** CityClerk  
**Sent:** July 17, 2023 12:20 PM  
**To:** MayorandCouncillors  
**Subject:** FW: Concerns regarding Residential Proposal on Patterson Road

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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**From:** Dorothy <dorothyfu1999@gmail.com>  
**Sent:** Monday, 17 July 2023 12:15  
**To:** CityClerk <CityClerk@richmond.ca>  
**Subject:** Concerns regarding Residential Proposal on Patterson Road

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Dear City Council,

I am writing to express my concerns regarding the following proposal:

Location: 8911, 8931, 8951, 8991 Patterson Road

Applicant: Dava Developments

Purpose: Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone, to permit development of a mixed-use mid-rise and high-rise development.

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As a resident of Richmond, I believe the community, safety, and well-being of our residents should be prioritized, and the proposed plans raise several issues that conflict with this.

1) Elimination of the residential nature and green space within the block

The current zoning reflects the community and residential nature of the block, with Patterson Neighbourhood Park providing a green space for residents to socialize on the benches, picnic tables for outdoor eating and card games, as well as a basketball court for children's physical activities.

Ketcherson park does not have basketball court, so the next closest court is then a 15 minute walk away to Aberdeen park, where there is only 1 net there.

Furthermore, it can be foreseen that hotel and parkade are not conducive to community building, as the purpose for these hotel guests visiting is likely not to visit and participate in the local Richmond community, but rather as a starting place to get to Vancouver.

The introduction of high density residential zoning, without a plan to increase of green space to accommodate for existing as well as new residents, will eliminate this connection to nature and natural community building.

2) Strain on already-stressed Health/Social services in the area

The influx of people with the proposal puts a strain on the already lacking health and social services. The closest walk-in to the location is the Richmond urgent care centre, which is already constantly full and understaffed. Many other healthcare clinics around are not accepting new patients either.

Without an adequate plan to address the additional strain the development will bring to the local health and social services, the proposal should not be approved.

3) Increased traffic to the one of the most collision-prone intersections in Richmond

The intersection of Sea Island Way and Garden City Road is notorious for collisions and close collisions. The existing roads are not designed to accommodate the influx of traffic the high-density project would bring. The existing bike lane and sidewalks are not set up to connect along Sea Island Way, so the safety of the pedestrians and cyclists the project would bring would be put at great risk. Especially as there is a proposal for school and institutional use, students will be put in great risk of being hit by vehicles as they attempt to move around the neighbourhood. Until the existing issues of the danger this intersection has for collisions, as well as the safety of the influx of pedestrians and cyclists can be addressed, this proposal should not move forward.

4) Lack of transit and pedestrian infrastructure within the block to support influx of people

There are no sidewalks in the following places:

- Both the east and west side of Sexsmith Road between Sea Island and Patterson
- North side of Patterson Road
- South side of Sea Island Way

Furthermore, there are no transit stops in that block. As someone who visits the block frequently as a pedestrian, it is difficult and dangerous to get to and from the proposal location.

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In summary, I respectfully request that City Council consider these concerns while reviewing the proposal, and finds ways to prioritize the above issues relating to the community, well-being, and infrastructure to support residents.

Thank you,  
Dorothy