
From: Ian Peng <doraem.xi@gmail.com>
Sent: July 17, 2023 3:28 PM
To: CityClerk
Subject: RZ 20-919113 - Opposition to the Rezoning of Patterson Road Property

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 Mr. Virendra Kallianpur,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed rezoning of the properties located at 8911, 8931, 8951, and 8991 Patterson Road from "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone, as well as my concern regarding the potential development of a mixed-use mid-rise and high-rise project in the area.

First and foremost, it is crucial to preserve the character and integrity of our community. The current "Residential Single Family (RS1/F)" zoning designation was established to ensure a harmonious and sustainable living environment for the residents in the area. Changing the zoning to a mixed-use development, especially with mid-rise and high-rise structures, would be incongruous with the existing neighborhood and could have significant negative consequences.

One of the primary concerns associated with the proposed rezoning is increased traffic congestion. Adding commercial and institutional uses, along with high-density housing, would undoubtedly generate a significant influx of vehicles in the vicinity. The existing infrastructure may not be equipped to handle the amplified traffic volume, potentially leading to safety hazards, road deterioration, and longer commuting times for residents. For example, a recent construction happening now at 3208 Carscallen Road already shows a negative impact on the local traffic especially the busy Sexsmith road.

Moreover, altering the zoning designation to accommodate a mixed-use mid-rise and high-rise development would substantially impact the overall aesthetic appeal and tranquility of the neighborhood. The proposed structures would tower over the surrounding residential properties, casting long shadows, obstructing views, and intruding upon the privacy of adjacent homeowners. This would significantly diminish the quality of life of the existing residents. Additionally, the proposed high-rise project might potentially affect the foundation of the current buildings around, which introduces a major safety concern.

Another concern is the potential strain on essential services and utilities, such as water supply, sewage systems, and electricity. The increased demand resulting from a mixed-use development may surpass the capacity of these vital infrastructural elements. It is essential to carefully consider the long-term impact on the sustainability and functionality of these systems before allowing such a project to proceed.

Preserving the existing "Residential Single Family (RS1/F)" zoning designation is in the best interest of the community, ensuring the continuation of a peaceful, family-oriented environment. We value the sense of community that our neighborhood provides and wish to maintain its unique character. A drastic change in zoning and the subsequent development of a mixed-use project would fundamentally alter the nature of our community, potentially leading to the loss of its identity and cohesion.

I kindly request that you consider the concerns and objections raised by the residents who would be directly affected by this rezoning. We believe it is imperative to prioritize the well-being, interests, and wishes of the existing community members when making decisions that have the potential to impact their lives significantly.

Thank you for taking the time to consider my perspective on this matter. I trust that you will carefully weigh the potential consequences of rezoning and mixed-use development, taking into account the concerns of the community members directly affected by this decision.

Please feel free to reach out to me if you require any additional information or would like to discuss this matter further. I appreciate your attention to this pressing issue and hope that you will act in the best interest of the community.

Yours sincerely,

Yin Peng
An Owner of a strata lot at 8988 Patterson Road