

Schedule 23 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, July 17, 2023

Petition to Save Patterson – Our Community

Save Patterson



Save Patterson



Save Patterson

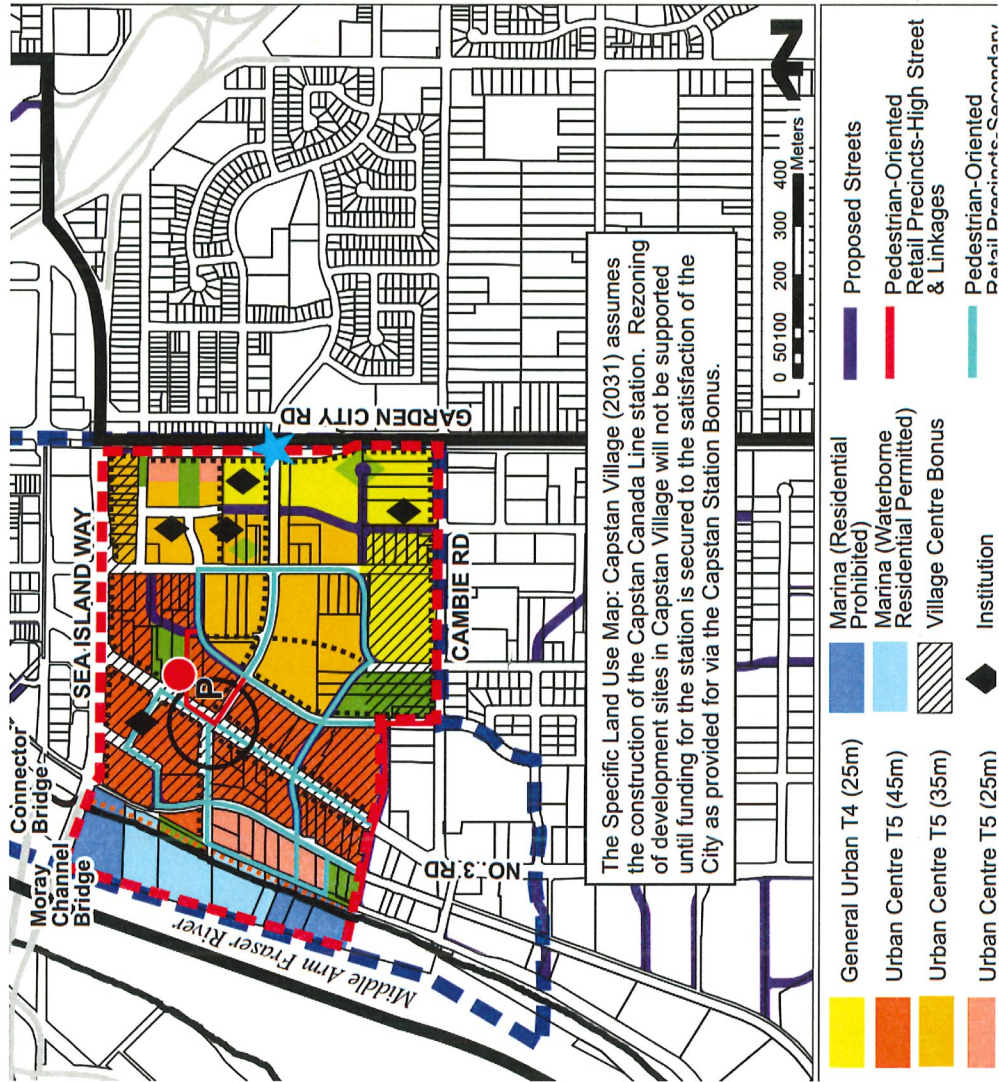


Save Patterson



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Based on the City of Richmond Official Community Plan City Centre Area Capstan Village (2031) plan, these properties are designated as **Urban Centre T5 (35m)**, which predominantly allows medium-density buildings of six storeys or less. The current rezoning proposal, however, contradicts this plan by suggesting a potential development of a mixed-use mid-rise and high-rise project.

City Centre Area Vision

To be a "world class" urban centre and the centrepiece of Richmond as it emerges to fulfill its vision of becoming the "most appealing, livable, and well-managed community in Canada."



1.3 Vision

How do we achieve this vision?

CCAP Goals

The City Centre Area Plan's goals are not intended to accelerate growth, but rather to direct it to help facilitate Richmond's vision of becoming the "most appealing, livable, and well-managed community in Canada".

The CCAP goals enable an approach to urban development that is socially, environmentally, and fiscally responsible, and serves to enhance the quality of life in communities, complement eco-system function, and use tax revenues wisely. The CCAP Goals are to:

1. Build Community

To be an inclusive community designed to empower and support its diverse and changing urban population.

2. Build Green

To be a culture that uniquely supports and celebrates Richmond as an "island city by nature".

3. Build Economic Vitality

To be a dynamic and innovative business environment that builds on Richmond's unique combination of economic, cultural and lifestyle opportunities.

4. Build a Legacy

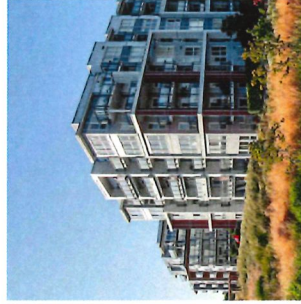
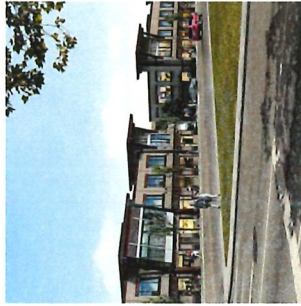
To be a vibrant, urban community built around a diverse array of people, activities, facilities, places, and environments that provide opportunities to take pleasure in public life and celebrate Richmond's unique heritage and cultures – past, present, and future.

The primary objectives of the CCAP are to **Build Community and Build Green**.

The proposed project, on the other hand, poses significant concerns regarding the destruction of the existing green landscape, disruption of community peace due to noise, traffic, and construction pollution, strain on existing infrastructure, increased traffic congestion, and potential environmental impact. Furthermore, the project may erode the character and identity of our community.

Dava Development closed portfolio, which showcases predominantly low-rise buildings in Richmond. The ability of Dava Development to handle a high-rise project without compromising the existing Patterson Neighborhood Park's landscape and without disturbing or obstructing the sunlight of neighboring properties, such as 8988 Patterson Road, is questionable. Such a loss of privacy and reduced sunlight can significantly impact the quality of life and well-being of residents.

davadevelopments.com/portfolio.html



Request 1: Provide a platform for community members to voice their concerns and opinions

It is vital that decision-makers have a comprehensive understanding of the community's wishes and concerns before making a final decision. I kindly request that sufficient time and opportunities be allocated for community members to express their views, whether it be through public hearings, community meetings, or online platforms. By providing such a platform, decision-makers can gain valuable insights and ensure that the voices of the community are heard and considered.

Request 2: Conduct a thorough impact assessment

It is essential to conduct a comprehensive impact assessment to evaluate the potential consequences of rezoning and development. This assessment should encompass various aspects such as traffic, infrastructure, services, environment, and property values. By thoroughly analyzing these factors, decision-makers can better understand the short-term and long-term implications of the proposed changes. It is crucial to share this assessment with the public, as it will enable an informed and constructive discussion during the public hearing and ensure transparency in the decision-making process.

Request 3: Explore alternative options aligned with community needs and priorities

As residents, we recognize the importance of development that respects and aligns with the needs and priorities of the community. I urge decision-makers to explore alternative options that can accommodate mixed-use developments without compromising the residential character of our neighborhood or overburdening existing infrastructure. By considering these alternatives, we can strike a balance between growth and preserving the unique charm of our community.

Request 4: Assess the capabilities of Dava Development

It would be beneficial to assess the capabilities of Dava Development to construct a high-rise project without compromising the existing green landscape of Patterson Neighborhood Park, as well as without causing disturbance to neighboring properties in terms of sunlight, privacy, noise, and traffic congestion. If evidence can be presented to demonstrate that Dava Development has the expertise and commitment to minimize potential negative impacts, it would greatly alleviate concerns and contribute to a more informed decision-making process.

Request 5: Enlarge Patterson Neighborhood Park

Given the potential rezoning and development project, it is essential to address the concerns regarding the proximity of the proposed development to our residential building at 8988 Patterson Road. To ensure the well-being and quality of life for residents, I request that Patterson Neighborhood Park be enlarged to create a wider space between the rezoning project and our building. This will not only provide residents with a peaceful environment, access to sunlight, and space to enjoy outdoor activities but also help prevent any potential obstruction of fire lanes and minimize potential disruptions to local wildlife and ecosystems.

From: Sharon, Resident at 8988 Patterson Rd

Date: July 17, 2023

To: Richmond City Council

Ladies and gentlemen,

Today, I stand before you to express my strong opposition to the proposed rezoning of the properties located at 8911, 8931, 8951, and 8991 Patterson Road. This rezoning, which aims to change the current "Residential Single Family (RS1/F)" zone to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone, along with the potential development of a mixed-used mid-rise and high-rise project, raises several concerns within our community.

Based on the City of Richmond Official Community Plan City Centre Area Capstan Village (2031) plan, these properties are designated as Urban Centre T5 (35m), which predominantly allows medium-density buildings of six storeys or less. The current rezoning proposal, however, contradicts this plan by suggesting a potential development of a mixed-use mid-rise and high-rise project.

It is essential to consider the goals of the City Centre Area Plan (CCAP) when evaluating this rezoning proposal. The primary objectives of the CCAP are to Build Community and Build Green. The proposed project, on the other hand, poses significant concerns regarding the destruction of the existing green landscape, disruption of community peace due to noise, traffic, and construction pollution, strain on existing infrastructure, increased traffic congestion, and potential environmental impact. Furthermore, the project may erode the character and identity of our community.

Moreover, I would like to draw attention to the Dava Development closed portfolio, which showcases predominantly low-rise buildings in Richmond. The ability of Dava Development to handle a high-rise project without compromising the existing Patterson Neighborhood Park's landscape and without disturbing or obstructing the sunlight of neighboring properties, such as 8988 Patterson Road, is questionable. The size and width of Patterson Neighborhood Park are considerably smaller than the surrounding neighborhood's distance between two medium-high-rise buildings. Therefore, if rezoning is permitted, the construction of mid-rise and high-rise buildings in close proximity to existing residential properties would compromise the privacy and access to natural sunlight for affected homeowners. Such a loss of privacy and reduced sunlight can significantly impact the quality of life and well-being of residents.

Considering the above points, I urge the city council to carefully reconsider the rezoning proposal and ensure that it aligns with the City of Richmond Official Community Plan City Centre Area Capstan Village (2031) plan. It is crucial to prioritize the well-being and interests of the community and protect our neighborhood's green spaces, peace, infrastructure, and character.

I trust that you will act in the best interests of our neighborhood, taking into account the wishes and needs of the residents. Please consider the sentiments of the community and carefully evaluate the long-term consequences of rezoning and development decisions. Let us work together to preserve the integrity of our neighborhood and create a thriving community that reflects the values and aspirations of its residents.

Thank you.

To: Mayor & Each Councillor

From: City Clerk's Office

Materials Relating to an Agenda Item

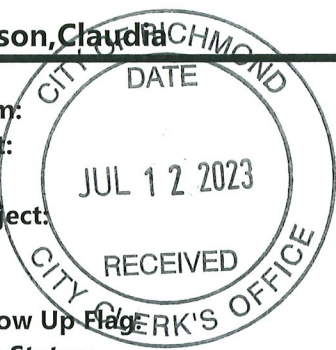
Meeting: Public Hearing

Date: July 17, 2023 Item#: 2

Jesson, Claudia

From: Sharon Lu <sharon_lu@live.com>
Sent: July 10, 2023 6:43 PM
To: CityClerk; MayorandCouncillors
Subject: Re: Urgent Opposition to Proposed Rezoning and Development on Patterson Road Property

Follow Up Flag: Follow up
Flag Status: Flagged



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 Mayor Malcolm Brodie and Gillian Baker, and Claudia,

Thanks for forwarding my email to Mr. Viren Kallianpur and much appreciated your help. Given Mr. Viren Kallianpur's response, I would like to add a few points in additions to my existing letter for the public hearing's record.

Based on the City of Richmond Official Community Plan City Centre Area Capstan Village (2031) plan, these properties are designated as Urban Centre T5 (35m), which predominantly allows medium-density buildings of six storeys or less. The current rezoning proposal, however, contradicts this plan by suggesting a potential development of a mixed-use mid-rise and high-rise project.

It is essential to consider the goals of the City Centre Area Plan (CCAP) when evaluating this rezoning proposal. The primary objectives of the CCAP are to Build Community and Build Green. The proposed project, on the other hand, poses significant concerns regarding the destruction of the existing green landscape, disruption of community peace due to noise, traffic, and construction pollution, strain on existing infrastructure, increased traffic congestion, and potential environmental impact. Furthermore, the project may lead to erode the character and identity of our community.

Moreover, I would like to draw attention to the Dava Development closed portfolio, which showcases predominantly low-rise buildings in Richmond. The ability of Dava Development to handle a high-rise project without compromising the existing Patterson Neighborhood Park's landscape and without disturbing or obstructing the sunlight of neighboring properties, such as 8988 Patterson Road, is questionable. The size and width of Patterson Neighborhood Park are considerably smaller than the surrounding neighborhood's distance between two medium-high-rise buildings. Therefore, if rezoning is permitted, the construction of mid-rise and high-rise buildings in close proximity to existing residential properties would compromise the privacy and access to natural sunlight for affected homeowners. Such a loss of privacy and reduced sunlight can significantly impact the quality of life and well-being of residents.

Considering the above points, I urge the city council to carefully reconsider the rezoning proposal and ensure that it aligns with the City of Richmond Official Community Plan City Centre Area Capstan Village (2031) plan. It is crucial to prioritize the well-being and interests of the community and protect our neighborhood's green spaces, peace, infrastructure, and character.

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Thank you and have a nice evening.

Kind Regards,
Sharon Lu
Resident of 8988 Patterson Road, Richmond, BC, V6X 0R2

From: Kallianpur,Virendra <VKallianpur@richmond.ca>
Sent: July 10, 2023 5:37 PM
To: 'Sharon Lu' <sharon_lu@live.com>
Subject: RE: Urgent Opposition to Proposed Rezoning and Development on Patterson Road Property

Dear Sharon Lu,

Thank you for your correspondence and interest in development in your neighbourhood. Public input regarding rezoning applications is encouraged and may be provided to the City before the Public Hearing meeting. Your correspondence was forwarded to the Public Hearing meeting by the City Clerks office.

As you are aware, Dava Developments Ltd. has applied to the City of Richmond for permission to rezone lands at 8911, 8931, 8951, 8991 Patterson Road from the "Residential Single Family (RS1/F)" zone to a new "Residential/Limited Commercial (ZMU54)" zone and a "School & Institutional Use (SI)" zone, in the City Centre's Capstan Village area to permit the development of a mixed-use, mid- and high-rise development comprising of 163 residential units and 100 room hotel.

The subject site is designated for development. The proposal is consistent with the City's OCP and CCAP policies applicable to the subject site, which allow high-rise, high-density mixed use development including, among other things, public open space and affordable housing.

If you have further questions, please feel free to reach out to me.

Thank you,

Best,
Viren

Virendra Kallianpur MCIP-I, AICP, RELI AP, WELL AP, LEED AP BD+C
Program Manager, Urban Design | Planning & Development | City of Richmond
T : 604.247.4620 | E : vkallianpur@richmond.ca

From: Sharon Lu <sharon_lu@live.com>
Sent: July 5, 2023 4:39 PM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Urgent Opposition to Proposed Rezoning and Development on 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 Mayor Malcolm Brodie and Gillian Baker,

I hope this email finds you both in good health. I am writing to urgently express my concerns regarding the proposed rezoning and development of the properties located at 8911, 8931, 8951, and 8991 Patterson Road in Richmond. As residents of this community, we strongly oppose the rezoning from "Residential Single Family (RS1/F)" to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone, as well as the potential development of a mixed-used mid-rise and high-rise project.

We believe that the proposed rezoning and development would have severe negative consequences for our neighborhood and the larger community. The concerns we have raised in our recent letters include the strain on existing infrastructure, increased traffic congestion, environmental impact, potential decrease in property values, and the erosion of our community's character and identity.

Mayor Brodie, we appreciate your dedication to the well-being of our city and your commitment to maintaining Richmond's unique charm. We kindly request your attention to this matter and urge you to carefully consider the implications of the proposed rezoning and development. We believe it is crucial to conduct a comprehensive impact assessment study that thoroughly evaluates the potential effects on traffic, infrastructure, environment, property values, and the overall quality of life for residents.

Gillian Baker, we kindly request your assistance in facilitating transparent and meaningful community engagement throughout this process. It is essential that the voices and concerns of the residents are heard and given due consideration. We encourage you to organize public consultations where residents can express their perspectives and contribute to the decision-making process.

Mayor Brodie and Ms. Baker, we implore you to prioritize the long-term well-being and interests of the community in your decision-making. We trust that you will carefully assess the potential impacts of this proposed rezoning and development and make a decision that aligns with the values and aspirations of Richmond residents.

Thank you for your attention to this urgent matter. We look forward to your thoughtful consideration and action on behalf of the community.

Sincerely Yours,
Sharon Lu
Resident of 8988 Patterson Road, Richmond, BC, V6X 0R2

From: Sharon Lu <sharon_lu@live.com>
Sent: July 17, 2023 3:38 PM
To: CityClerk; Loo,Alexa; Au,Chak; Day,Carol; Hobbs,Andy; Heed,Kash; Wolfe,Michael; McNulty,Bill; MayorandCouncillors
Subject: Key Request Points for Consideration During Decision Making on the Rezoning Proposal

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 Mayor and Councillors,

I hope this email finds you well. Thanks for reading my previous two emails, I am further writing to raise five key request points that I believe are crucial to consider during the decision-making process regarding the rezoning proposal for the properties located at 8911, 8931, 8951, and 8991 Patterson Road. These points reflect the concerns and desires of our community and aim to ensure a comprehensive and inclusive decision-making process.

1. **Provide a platform for community members to voice their concerns and opinions:** It is vital that decision-makers have a comprehensive understanding of the community's wishes and concerns before making a final decision. I kindly request that sufficient time and opportunities be allocated for community members to express their views, whether it be through public hearings, community meetings, or online platforms. By providing such a platform, decision-makers can gain valuable insights and ensure that the voices of the community are heard and considered.
2. **Conduct a thorough impact assessment:** It is essential to conduct a comprehensive impact assessment to evaluate the potential consequences of rezoning and development. This assessment should encompass various aspects such as traffic, infrastructure, services, environment, and property values. By thoroughly analyzing these factors, decision-makers can better understand the short-term and long-term implications of the proposed changes. It is crucial to share this assessment with the public, as it will enable an informed and constructive discussion during the public hearing and ensure transparency in the decision-making process.
3. **Explore alternative options aligned with community needs and priorities:** As residents, we recognize the importance of development that respects and aligns with the needs and priorities of the community. I urge decision-makers to explore alternative options that can accommodate mixed-use developments without compromising the residential character of our neighborhood or overburdening existing infrastructure. By considering these alternatives, we can strike a balance between growth and preserving the unique charm of our community.

4. Assess the capabilities of Dava Development: It would be beneficial to assess the capabilities of Dava Development to construct a high-rise project without compromising the existing green landscape of Patterson Neighborhood Park, as well as without causing disturbance to neighboring properties in terms of sunlight, privacy, noise, and traffic congestion. If evidence can be presented to demonstrate that Dava Development has the expertise and commitment to minimize potential negative impacts, it would greatly alleviate concerns and contribute to a more informed decision-making process.

5. Enlarge Patterson Neighborhood Park: Given the potential rezoning and development project, it is essential to address the concerns regarding the proximity of the proposed development to our residential building at 8988 Patterson Road. To ensure the well-being and quality of life for residents, I request that Patterson Neighborhood Park be enlarged to create a wider space between the rezoning project and our building. This will not only provide residents with a peaceful environment, access to sunlight, and space to enjoy outdoor activities but also help prevent any potential obstruction of fire lanes and minimize potential disruptions to local wildlife and ecosystems.

These key request points aim to foster an inclusive decision-making process that considers the wishes and concerns of the community. By providing a platform for community members to express their opinions, conducting a thorough impact assessment, exploring alternative options, assessing the capabilities of Dava Development, and addressing concerns about Patterson Neighborhood Park, we can work together to achieve a balanced and sustainable development outcome that benefits both current and future residents.

Thank you for your attention to these key request points. I trust that you will consider them during the decision-making process and prioritize the well-being and interests of our community. I look forward to the opportunity for further discussion and engagement on this matter.

Sincerely,
Sharon Lu
8988 Patterson Road, Richmond, BC, V6X 0R2