

From: Ying, Resident at 8988 Patterson Road
Date: July 17, 2023

To: Richmond City Council

Ladies and gentlemen,

Thank you for giving me the opportunity to speak today. My name is Ying, a resident living at 8988 Patterson Rd. I am here to express my concerns regarding the proposed rezoning of the lot across from my condominium, and also to address my appeals.

While I understand the need for progress and development, it is imperative that we carefully consider the potential consequences of such a decision, particularly when it comes to the safety and well-being of our community.

One of the primary issues we face is the current state of Patterson Road, which separates our condominium from the proposed lot. Patterson Road, as many of you may know, is already a narrow road. The limited width of the road becomes especially problematic when cars are parked or loading along its sides. The addition of a high-density, high-rise property in the rezoned lot would only exacerbate this problem. The increased volume of vehicles and residents would place an immense burden on an already strained infrastructure. What concerns me most is the potential impact on emergency services. Patterson Road, in its current state, is ill-prepared for any high flow of traffic, let alone emergency vehicles. It will become practically impassable for fire trucks and ambulances. This means that precious minutes, or even seconds, could be lost in responding to life-threatening situations.

Expanding Patterson Road would alleviate these issues and enhance the overall safety of our community. A wider road would create ample space for emergency vehicles to maneuver, ensuring unimpeded access to different areas. This would enable them to respond to emergencies quickly, potentially saving lives and minimizing property damage.

Rezoning the lot to a high-density and high-rise property without addressing the inadequacies of Patterson Road would be a grave mistake. We must consider the potential consequences that this decision would have on emergency response times, public safety, and the overall quality of life in our community.

Additionally, I would like to emphasize the need for more visitor parking and ambulance spaces. As our community grows, it is inevitable that the demand for parking will increase. By allocating more space for visitor parking and ambulances, we can alleviate congestion and ensure that our residents and guests have convenient access to parking facilities. This will not only enhance the overall functionality of our neighborhood but

also improve safety and convenience for everyone.

Moreover, I would like to draw your attention to the proposed height limit for the building complex. It is essential that the structure adheres to the T5 Urban Centre definition stated in the Specific Land Use Map: Capastan Village (2031) and City Centre Area Plan, which limits the height to six storeys or less. This restriction serves two critical purposes.

Firstly, it addresses the issue of air space safety. Considering that the new community is situated below the airplane landing off pathway, it is crucial to avoid potential hazards for both the airlines and the residents of the new building. By maintaining a reasonable height limit, we can ensure the safety of both air traffic and the individuals living in close proximity to the flight path.

Secondly, limiting the height of the building complex is crucial for the well-being of the residents at 8988 Patterson. The current residents enjoy the luxury of a fabulous city view from their homes, which significantly contributes to their mental health and overall quality of life. Additionally, the northern-facing units at 8988 Patterson benefit from morning sunshine, which is essential for a healthy and fulfilling lifestyle. However, if the proposed high-rise plan is approved, these residents will be deprived of the sufficient sunlight they currently enjoy, impacting their well-being and quality of life.

In conclusion, I urge you to carefully consider the appeals I have presented today. Expanding Patterson Road, providing more area for visitor parking and ambulance spaces, and limiting the height of the building complex to six storeys or less are vital to ensuring the safety, convenience, and well-being of both current and future residents in our community.

Thank you for your attention, and I trust that you will make a decision that prioritizes the needs and concerns of the residents who call this neighborhood home.