

**Reis, Joshua**

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**From:** Lee, Edwin  
**Sent:** Wednesday, March 18, 2026 10:43 AM  
**To:** Ma Ming  
**Subject:** RE: FORMAL OBJECTION: Infrastructure Deficits & Safety Hazards – DP 25-017215 - 9291 Alexandra/9288 Tomicki

Hi Louis,

My name is Edwin Lee, the planner assigned to the subject Development Permit application. Thank you for your email. Please see the following staff responses to your comments:

- 1. Traffic & Parking Management:** The proposed development provides sufficient on-site parking to meet parking requirements established through the City’s Zoning Bylaw. The development fronts the intersection of Alexandra Road and McClelland Road, and a parking bay on Alexandra Road fronting the development cannot be introduced at the intersection for safety reasons. The City does not manage parking within private property, so we recommend that concerns around parking and access management within your property be brought to your strata management for consideration.
- 2. Acoustic & Privacy Buffering:** The subject development site is located within Area 2 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. All aircraft noise sensitive land use types, except new single family, may be considered. A City’s standard residential aircraft noise covenant has been secured at Rezoning. An acoustic report and a mechanical report, prepared by a certified professional, are required prior to Building Permit issuance to demonstrate that the interior noise levels and noise mitigation standards comply with the City’s OCP and Noise Bylaw requirements.
- 3. Circulation & Signalization:** Vehicular access to the proposed development is located on Tomicki Avenue. The development is not anticipated to generate significant vehicular traffic on Alexandra Road, and changes to the May Drive and Alexandra Road intersection are not included within the scope of this development. The City will conduct a traffic signal warrant analysis at the May Drive and Alexandra Road intersection to assess whether upgrades may be warranted as part of future capital upgrades.

Should you have further questions regarding this Development Permit application, please feel free to contact me at 604-276-4121.

Regards,

Edwin Lee  
Planner 2  
Development Applications  
City of Richmond  
604-276-4121  
[elee@richmond.ca](mailto:elee@richmond.ca)



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**From:** Ma Ming <louisma99@yahoo.com.hk>  
**Sent:** March 14, 2026 1:32 PM  
**To:** CityClerk <CityClerk@richmond.ca>; MayorandCouncillors <MayorandCouncillors@richmond.ca>; Fire <Fire@richmond.ca>; board@translink.ca <board@translink.ca>  
**Subject:** FORMAL OBJECTION: Infrastructure Deficits & Safety Hazards – DP 25-017215

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Dear City Clerk,

My name is Louis, residing at 615-9311 Alexandra Rd. I am submitting this formal objection to DP 25-017215 regarding the proposed development at 9291 Alexandra Road. The current application lacks the necessary technical infrastructure to support the density increase and will negatively impact the livability and safety of the existing corridor.

**I. Traffic & Parking Management:**

The current plan ignores the "Parking War" caused by local retail overflow. I demand the implementation of **Raised Dedicated Parking Lanes**, structurally separated from the main thoroughfare. Furthermore, to ensure operational efficiency, I require the installation of **Automated Capacity-Linked Access Control**. These barriers must be engineered to seal off entire parkade levels when capacity is reached, preventing illegal retail parking theft and ensuring strictly controlled, resident-only access.

**II. Acoustic & Privacy Buffering:**

My unit at 615-9311 Alexandra Rd is subject to severe ambient noise pollution from low-altitude flight paths and industrial trucking. The proposal fails to account for **Low-Frequency Noise (LFN) attenuation**. I demand the installation of high-STC (Sound Transmission Class) rated acoustic glazing and non-transparent architectural shielding to mitigate visual and acoustic intrusion, effectively acting as a privacy and noise buffer.

**III. Circulation & Signalization:**

The current intersection configurations at Alexandra/May Drive are inadequate and fail the standard **Traffic Signal Warrant (TSW) analysis**. The existing stop-sign gridlock system creates severe circulation bottlenecks. I formally request a comprehensive TSW study to justify the installation of synchronized traffic signals or an appropriately sized roundabout to facilitate efficient emergency vehicle bypass.

Sincerely,

Louis

615-9311 Alexandra Rd