
From: Jack Chan <jackchan198001@gmail.com>
Sent: July 5, 2023 9:09 AM
To: CityClerk
Subject: RZ 20-919113 - Opposition to the Rezoning of Patterson Road Property

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Dear Mr. Virendra Kallianpur,

I hope this letter finds you in good health and high spirits. I am writing to express my strong opposition to the proposed rezoning and development 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. Furthermore, I urge you not to permit the development of a mixed-used mid-rise and high-rise development on this land.

As a long-standing resident of this community, I have witnessed the beauty and tranquility of our neighborhood, which is primarily characterized by its peaceful residential ambiance. The proposed rezoning and development would not only alter the character of the area but also have detrimental effects on the quality of life for the residents and the overall community. I would like to highlight a few key concerns regarding this proposal.

Overburdened Infrastructure: The current infrastructure, such as roads, utilities, and public services, is already strained due to existing demands. Introducing a mixed-use development with mid-rise and high-rise buildings would further exacerbate these challenges and put undue pressure on local resources.

Increased Traffic Congestion: Patterson Road already experiences heavy traffic during peak hours. Introducing commercial and institutional zones, along with higher density residential units, would lead to a significant increase in traffic congestion, posing a threat to public safety, degrading air quality, and negatively impacting our ability to commute efficiently.

Environmental Impact: Our neighborhood is known for its green spaces, which contribute to the overall well-being of residents and provide habitats for local wildlife. By allowing the rezoning and construction of high-rise buildings, we risk the destruction of these green spaces, leading to the loss of valuable trees, disruption of local ecosystems, and further damage to our environment.

Diminished Property Values: The proposed development would fundamentally change the residential character of our neighborhood. Introducing commercial and institutional areas, coupled with taller buildings, will likely have an adverse effect on property values for existing homeowners. Additionally, the potential noise, increased traffic, and congestion may deter prospective buyers from considering our community, further affecting property values.

Community Character and Identity: Our community has a distinct character and identity built upon the foundations of a peaceful, residential neighborhood. Allowing the rezoning and construction of mid-rise and

high-rise buildings would significantly compromise this character, erode the sense of community, and create an environment that does not align with the values and aspirations of the residents.

In light of these concerns, I respectfully request that you take into account the voices and interests of the residents who would be most affected by this rezoning and development proposal. Instead, I encourage you to consider alternative development options that respect the existing residential zoning and preserve the unique character of our neighborhood.

Furthermore, I kindly request that you conduct a thorough and transparent impact assessment study before making any decisions. This study should evaluate the potential effects on traffic, infrastructure, environment, property values, and the community's overall well-being. Engaging the community through public consultations would also allow for a comprehensive understanding of the residents' perspectives and concerns.

Thank you for your attention to this matter. I trust that you will carefully consider the impact this rezoning and development would have on our community and make a decision that upholds the best interests of its residents.

Sincerely Yours,

Jack Chan

Resident of Concord Gardens Park Estates, 8988 Patterson Road, Richmond, BC