
From: Hua Danni <danni@00ybm.onmicrosoft.com>
Sent: July 5, 2023 4:04 PM
To: CityClerk
Subject: RZ 20-919113 - Opposition to the Rezoning of Patterson Road Property

Follow Up Flag: Follow up
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Dear Mr. Virendra Kallianpur,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed rezoning and development plan for the properties located at 8911, 8931, 8951, and 8991 Patterson Road. As a concerned member of the community, I firmly believe that the rezoning to the new "Residential/Limited Commercial (ZMU54)" zone and "School and Institutional Use (SI)" zone, as well as the proposed mixed-use mid-rise and high-rise development, would have detrimental effects on our neighborhood and its residents.

Firstly, the existing "Residential Single Family (RS1/F)" zone is specifically designed to maintain the character and integrity of our community. It ensures a harmonious environment, where families can enjoy the tranquility of a residential area without the disturbances often associated with commercial or institutional activities. Rezoning these properties would undermine the initial purpose of the zoning regulations and disrupt the peaceful coexistence we cherish.

Moreover, introducing mixed-use mid-rise and high-rise development in this area raises concerns about increased traffic congestion and parking issues. The Patterson Road already experiences heavy traffic flow during peak hours, and adding further density through such development would exacerbate the problem. Safety concerns for pedestrians and cyclists, who currently enjoy a relatively calm neighborhood, would also rise significantly.

Additionally, the proposed rezoning and development could have a negative impact on property values in the surrounding area. Higher-density developments often change the character of a neighborhood and can decrease the value of neighboring properties. As residents who have invested their time, money, and effort into our homes, we are deeply concerned about the potential devaluation of our properties if this rezoning and development proposal is approved.

Furthermore, the inclusion of institutional uses in the proposed zoning raises concerns about noise, disturbance, and potential safety issues for nearby residents. While we understand the need for schools and institutions, it is crucial to consider their appropriate placement within the community, taking into account the potential impacts on nearby residential areas.

In conclusion, I implore you to carefully reconsider the proposed rezoning and development plan for the properties at 8911, 8931, 8951, and 8991 Patterson Road. Our community values the peace, tranquility, and safety that the current zoning and residential character provide. We strongly oppose the rezoning to the new "Residential/Limited Commercial

(ZMU54)" zone and "School and Institutional Use (SI)" zone, as well as the development of a mixed-use mid-rise and high-rise development.

I kindly request that you take into account the concerns and interests of the residents directly affected by this proposal. Please prioritize the well-being and quality of life of the community members who have chosen this neighborhood as their home.

Thank you for your attention to this matter. I trust that you will consider our concerns seriously and make a decision that preserves the integrity of our community.

Sincerely,

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