

To Public Hearing	
Date:	May 15, 2006
Item #	7A + 7B
Re:	Policy 5408 + Bylaw 8059

Mr. Edwin Lee  
Urban Development Division,  
City of Richmond,  
6911 No. 3 Road,  
Richmond, B.C. V6Y 2C1  
May 13<sup>th</sup> 2006.

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**Re: Zoning Amendment Bylaw 8059 File # RZ06-326949**  
**And Proposed Single-Family Lot Size Policy 5408**

I am very strongly opposed to the above noted proposed Bylaw and proposed Single Family Lot Size Policy 5408.

8060-20-805'  
Policy 5408

I have walked around Chelmsford Street and Curzon and easily found fifty people who were strongly apposed to the above. A copy of this list showing the peoples signatures has been forwarded to you along with further lists from other people in this area.

This letter is in response to what I believe is a phony plan for affordable housing in Richmond.

I am certainly in favour of truly affordable housing in Richmond. The ridiculous Real Estate market has left thousands of people with no access to home ownership and I find that appalling. Home ownership is an important part of citizenship and participation in modern society. The city should be making real efforts in that direction. This current development push is not a true effort to bring in affordable housing but an opportunity for developers to squeeze in a little bit more unaffordable housing with huge profit margins.

The real solution is the development of planned City-driven Co-op Housing in areas where they can be built to fit the "people needs" not the "market needs" of developers.

Many of us in this neighborhood have worked hard all our lives and our homes are a major part of the "reward" for that consistent hard work.

I am not against "up-zoning" where appropriate. I understand, for example that the houses in question are allowed to have somewhat smaller lots, at present 39 feet. There are many neighborhoods in Richmond which have become a little run down and could be looked at for redevelopment. My neighborhood is in very good condition at present. The only exception is a few houses on Blundell where the owners or buyers are hoping for redevelopment and not keeping their houses up.

Richmond is a beautiful community. We have some of the nicest parks and recreation facilities that can be found anywhere. We chose this neighborhood because it is well located for families with school children and seniors, being only a short walk or ride to schools, parks, shopping, medical, dental and other facilities, even City Hall.

We have a community plan which now allows somewhat smaller lots. Did that community plan mean something or was it just put in place to assist developers who could just put several "home owners" together to seek a change when they deemed it "market appropriate"?

I have looked at other neighborhoods where similar "coach houses" have been allowed and I truly find them an eyesore.

Let's let the current owners on Blundell and Gilbert use the current zoning to re-develop within the norms set for this neighborhood. That will not give the "biggest bang for the buck" but it will provide a decent housing development. Let's as a City and a community look for reasonable places to build co-ops and other affordable housing forms. Let's do it as a community driven by social values, not as profit seeking developers,

Most people only want to be treated fairly, unless and until they are "hyped-up" with dreams of huge profits and quick fixes. That is not the way to build a good community.



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