

**MayorandCouncillors**

**From:** MayorandCouncillors

**Sent:** Thursday, 19 November 2015 22:42  
**To:** MayorandCouncillors

Your Name	Raymond Pare
Your Address	4120 Tyson Place
Subject Property Address OR Bylaw Number	LUC #042
Comments	<p>Two recent home sales on Tyson Place within two months, both sold within 6 days, asking over \$650,000 each lends me to believe this "Affordable Housing Project " is no longer a correct description of this zero-lot-line neighborhood. Perhaps in 1976-77 when Malibu built these homes with one unfinished wall, thus twinning them two-by-two was a good idea, cost-saving measure for the builder at the time but now in reaching their fortieth year, these houses no longer fit into the affordable category by any means. In addition, the claim for keeping this LUC #042 zero-lot is no longer necessary, as the entire neighborhood is surrounded by luxury single homes. It is ludicrous and insulting to keep this area "low-cost." By keeping this area zoned zero-lot, city council deliberately oppresses its own land value, a tax loss, created by city council in order to keep the area "affordable" at \$650,000 (this month, as they will reach \$700,000 next spring. What many neighbors who got together on November 15th at one home petitioned for, rezoning to " Single Family Detached RS/1A (Narrow lot)" would be better suited for these homes than the current highly restrictive "residential Semi-Detached Zero-Lot-Line ZS24". Virtually all residents of the two streets mentioned are unsure as to why the city would choose to keep this LUC under such restrictive zoning, given the soaring house prices. This will affect land value deeply without cause or reason. Even now, one can tear down their house and rebuild, as one did so earlier this year on Cabot. Case in point, a house in Steveston, located at 3597 Garry Street is for sale, asking \$959,000 which they will get. Their lot is 33ft x 120ft. My home is on a 30ftx130ft lot, and no one can convince me that the missing 3 feet is the reason we can not be " detached" from our neighbors. When city council decides rezoning for this area as well as Frobisher Drive, bear in mind our new Prime Minister's wise words: This is 2015. Demands for families have changed dramatically since 1976. Thank you.</p>

**City Clerk's Office**

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**LUC Correspondence**

