

Schedule 1 to the Minutes of the  
Planning Committee meeting of  
Richmond City Council held on  
Tuesday, May 17, 2022.

From: [rs@gmail.com](mailto:rs@gmail.com)

Sent: Friday 10, 2022 2:15 PM

To: CityClerk <CityClerk@richmond.ca>; MayorandCouncillors <MayorandCouncillors@richmond.ca>

Subject: Item 2 - Planning May 17

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Councillor McNulty,

I am submitting comments and concerns regarding Item 2 of the Planning Meeting scheduled for May 17, 2022. The proposal is for a duplex "two-unit dwelling (RD1)" at 3660/3662 Williams Road be rezoned to "single detached (RS2/B) zone.

This property is not only a duplex but is actually four separate dwellings. I know this because the mother of my stepsons lived there, renting one of the four units so we could all be close together in the same neighbourhood. This was an affordable rental unit close to Dixon, Manoah Steves, and Hugh Boyd schools and walking distance from Safeway, the West Dike, and Steveston.

These older duplexes and four-plexes house multiple families whereas a new single family home will sell for millions. Why is Richmond allowing rezoning (upzoning) from something more densified and affordable (two unit dwelling) to the least affordable zone (single detached)?

This is in my neighbourhood and close to our cozy corner where all the neighbours know each other and help each other out. The only reason my area of the 'Monds' is fairly occupied is because of the duplexes - we have 8 of them all together and they are occupied with families, empty-nesters, and seniors. Other areas of this grid are all single family homes and many of them large unoccupied mansions. Most families have been pushed out of the area, with the exception of a few older homes, and the duplexes and older townhouse complexes nearby. Duplexes are a great safeguard for housing as they don't get redeveloped into unaffordable mansions, and they are a more entry-level opportunity to move into housing with a yard. We even have one newer duplex development two doors down from us where an older duplex was redeveloped into a new duplex. The units are big enough for large families but remain much more affordable to purchase than a single family home.

We need to look at densifying our residential neighbourhoods where statistics are showing fewer and fewer families. This application is removing a more affordable type of housing and replacing it with the least affordable; it is the opposite of what we should be doing during a housing crisis.

Laura Gillanders  
9611 Desmond Road  
Richmond, BC V7E1R1  
604-273-0078

