MayorandCouncillors

From:	Emily Emberson <emilyemberson@icloud.com>
Sent:	Monday, 20 February 2017 17:13
To:	MayorandCouncillors
Subject:	Tonight's Council Meeting-Garden's

This Gardens Project has been one thing after the other. This latest change is purely profit based. The four floor building that they want to cancel is based on the fact they will be hard to sell as they are facing the intersection and new bridge. The proposed town houses would be more profitable and easier to market.

Allowing to go ten floors would just be the tip of the iceberg, setting a precedence, along every corner of major roads in Richmond. Those two floors added to the new building would be easier to sell with better views and sell for more money,thats what they want.

The council should take into account how much money this project has made more than projected, due to the increase of the housing market. One, the land prices years ago when purchased. Two, the prices for the condos now, compared to then have been very rewarding and profitable and now they want more. Should the original plans stand AND NOT have council change the rules because DEVELOPERS will not make the $$$'s they think they can. We ALL must now accept the new bridge and ALL the inconveniences and possible negatives that go with it. Build the original four floor tower and they will be cheaper and perhaps more affordable for sale as lower cost affordable housing.

We all know this Developer has been a generous giver donating to the Richmond Hospital but now this has become pure greed. So stick to the plan building the original four floors and perhaps selling all for low income families, which is now most young families.

Yours Truly.

StefanEmberson.

Sent from my iPad

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Schedule 15 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, February 20, 2017.