

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

From: Adrian Botez <Adrian@open-Windows.ca>
Sent: Tuesday, 11 July 2017 07:46
To: Mayor and Councillors; web@myrichmond.ca
Subject: PETITION: Richmond Massing Amendments to Bylaw 8500

Dear Mayor and Council,

We, the people and the building community representatives of the City of Richmond, petition the elected Council and Mayor to incorporate in whole or in part the recommendations as submitted on June 20th, 2017 by the Richmond Home Builders Group (RHBG) with respect to the new Richmond Building Massing Bylaw.

RHBG has put forth a very generous compromise in correlation to the city staff's recommendations. We reluctantly accept a majority of the proposed changes; however, we feel the items 1-3 as listed below will have an unwelcomed negative effect on the design, construction and the value of a new home.

* See diagram on page 5 for changes that will come into effect on July 17th, 2017 if we don't act. Please attend this Public Meeting (7pm) at the city hall and show your support.

- 1). Change Rear Yard Setback to 60/40 meaning 6m (20ft) for the ground floor and 7.5m for the upper floor instead of the city recommendation of 25% (Example: 120ft lot = 30ft setback).
- 2). Maximum Depth of House. This should stay as Status Quo instead of the city proposal of 55% of lot depth and then the requirement of a continuous wall articulation. This inward jog of 8ft plus the 4ft side setback at the rear of the house will result in wasted yard space and loss of function and design.
- 3). Garage Projection. Change the projection from the city recommendation of 9.1m to 9.8m. The additional 2.2 feet will allow a side door access to the house and provide a safe clearance for a vehicle from the main front entrance.
- 4). Where applicable, reduce front yard setback from 20ft. to 15ft. With the addition of the city boulevard, 15ft setback and the L-shaped garage, there is plenty of space left over to not impose on the neighbours.
- 5). If above options are not acceptable then commission the City Planning Department to implement a Neighbourhood by Neighbourhood zoning bylaw. For example, Steveston Village has its own unique character and should not be subjected to same bylaws. If nothing else, RHBG proposes that the current amendments be scrapped altogether and a new planning session undertaken, one that involves representatives from the building community, neighbourhoods and the City from the beginning.

I appoint Richmond Home Builders Group as my voice and immediately demand that the elected City Councils and the Mayor of Richmond incorporate the changes as put forth by the RHBG representatives.

For more information, visit <http://www.myrichmond.ca> or email info@myrichmond.ca

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