

PUBLIC HEARING AUGUST 18TH

CITY CLERK



**Urban Development Institute
Pacific Region**

3rd Floor, 717 West Pender Street
Vancouver, B.C., V6C 1G9
Tel: (604) 689-9585 Fax: (604) 689-8691

To Public Hearing	
Date:	<u>August 18/03</u>
Item #:	<u>5</u>
Re:	<u>Bylaw 7546</u>

August 11, 2003

Mayor Malcolm Brodie
City of Richmond
6911 No. 3 Road
Richmond, B.C., V6Y 2C1

Dear Mayor and Council:

RE: Zoning and Development Bylaw 5300 – Amendment Bylaw 7546

The *Urban Development Institute* is an association of the real estate development industry representing hundreds of developers and industry professionals throughout British Columbia. Our members' activities span a wide range of projects including industrial, commercial, residential, institutional, and recreational projects, generating \$16 billion and more than 200,000 good paying jobs.

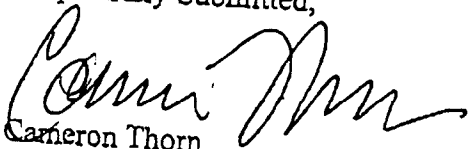
It has recently been brought to our attention that the City of Richmond is proposing to amend Zoning and Development Bylaw 5300 by way of Amendment Bylaw 7546. This Amending Bylaw relates to the provision of crawlspaces in new residential developments. Changes to the Zoning and Development Bylaw always have the potential to affect the development industry and to have an impact on the provision of housing within the City of Richmond.

We appreciate the good relations that exist between the City of Richmond and the Urban Development Institute and its members. As you may be aware, a formal liaison committee exists between the City of Richmond and the Institute for the purposes of discussing general issues around development and planning as well as specific bylaws such as the proposed Amendment Bylaw 7546.

We are therefore disappointed that this proposed bylaw was not discussed by the liaison committee and that the Institute and its members have not had an opportunity to comment on the bylaw and to offer suggestions as to how the Zoning and Development Bylaw can best meet the needs of both the City and the Development Industry.

Accordingly, we would request that this issue be deferred and that Amendment Bylaw 7546 not be included as part of the August 18, 2003 Public Hearing Agenda. As many of our members are away at this time, a deferral would provide time for the industry to examine the possible implications of the proposed bylaw and to make suggestions on the regulation of crawlspaces in order to improve the quality and affordability of housing within the City of Richmond.

Respectfully Submitted,



Cameron Thorn
Director of Municipal Affairs and Research

Cc. Joe Erceg, Manager, Development Applications



City of Richmond

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August 12, 2003
File: 8060-20-7546

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Urban Development Institute-Pacific Region
3rd Floor., 717 West Pender Street
Vancouver, BC V6C 1G9

Attn: **Cameron Thorn, Director of Municipal Affairs and Research**

Dear Mr. Thorn:

Re: Zoning and Development Bylaw 5300 – Amendment Bylaw 7546

This is to acknowledge and thank you for your letter of August 11th, 2003 in connection with the above matter. I have discussed this situation with staff in the Urban Development Division and am of the understanding that the decision on whether or not the City would refer a bylaw to the Urban Development Institute for comment is based on the nature of the bylaw, and whether or not staff feel the issue warrants such consultation.

Zoning amendment bylaw No.7546 has already been the subject of statutory advertising and in such circumstances the decision on whether or not to grant your request to defer further consideration of the bylaw would rest with Council at the Public Hearing on August 18th, 2003. I cannot comment on whether or not Council would grant such a request, and despite the very short time frame involved, you may wish to consider making a submission to the hearing, in case your request is refused.

Yours truly,

J. Richard McKenna
City Clerk

JRM:daw
pc: Manager, Development Applications