



Regular Council

Monday, November 14, 2016

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Corporate Officer – David Weber

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

R16/19-1 1. It was moved and seconded

That:

- (1) *the minutes of the Regular Council meeting held on October 24, 2016, be adopted as circulated;*
- (2) *the minutes of the Special Council meeting held on November 7, 2016, be adopted as circulated; and*
- (3) *the Metro Vancouver 'Board in Brief' dated October 28, 2016, be received for information.*

CARRIED



Regular Council
Monday, November 14, 2016

AGENDA ADDITIONS & DELETIONS

David Weber, Director, City Clerk's Office, introduced the recommendations to be added under Item 19 - Harvest Power Permit Update.

R16/19-2

It was moved and seconded

That the agenda be approved with the noted addition.

CARRIED

PRESENTATION

- (1) Jane Fernyhough, Director, Arts, Culture and Heritage Services, presented the National Trust for Canada's 2016 Prince of Wales Prize for Municipal Heritage Leadership to Richmond City Council.

Ms. Fernyhough noted that the award is given to only one municipality in Canada per year and recognizes individuals, organizations, corporations and rehabilitation projects which give new life to Canada's historic places. The City of Richmond was awarded the prize on October 21, 2016, by the National Trust in Ontario.

A letter from the Prince of Wales was then read by Ms. Fernyhough which congratulated the City of Richmond and expressed support for the embedding of heritage conservation into community plans. Mayor Brodie then accepted the award on behalf of the City.

- (2) Alen Postolka, Manager, District Energy, presented UBCM's Community Excellence Award – Best Practices, Excellence in Action, for the City's District Energy Implementation to Richmond City Council. The award recognizes communities which have demonstrated exemplary leadership through policies, decision making, and actions which have made a difference for their residents.

The City of Richmond is recognized, not only for leading the way with its Alexandra District Energy Utility System, but also recognizes the Lulu Island District Energy and the Oval Partnership District Energy.

The award was received by Mayor Malcolm D. Brodie on behalf of the City of Richmond.



Regular Council
Monday, November 14, 2016

COMMITTEE OF THE WHOLE

- R16/19-3 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:09 p.m.).

CARRIED

3. Delegations from the floor on Agenda items.

Item No. 18 – Official Community Plan Amendments - Arterial Road Policy

Lyn ter Borg, 5860 Sandpiper Court, expressed disappointment that some of the concerns voiced at the public consultations for the arterial roads did not appear later in the consultation process. Ms. ter Borg then read from a written statement, attached to and forming part of these minutes as Schedule 1.

In reply to questions, Ms. ter Borg noted that, as a real estate agent, she could not comment on the changes in property value to the neighbouring homes but did note that livability of the neighbours would be affected.

Item No. 19 – Harvest Power Permit Update

Gary Cross stated that he felt embarrassment as a Richmond resident upon having to endure the smells that were in his neighbourhood. He stated that the actions taken by the City of Richmond to approach Harvest Power were not effective in dealing with the problem and that the problem is still unaddressed. Mr. Cross urged City Council to do more than is currently being done and to take into consideration the options available to other municipalities.

Item No. 19 – Harvest Power Permit Update

Jim Tinson, a Richmond resident, indicated his support for the sentiments shared by Mr. Cross and also echoed that the City has not done enough to ensure that the problem is addressed. Mr. Tinson noted that at the meeting with Harvest Power the company admitted that (i) the odour was a problem and is unacceptable, (ii) the facility's architecture is different from any other facility, (iii) the company is experimenting with ways to operate the facility, (iv) the facility is handling ten times more waste than the original permit allowed, and (v) minor changes to the system take three months to take effect.



Regular Council
Monday, November 14, 2016

Mr. Tinson stated that many people are willing to make the issue of smells an election issue. In reply to questions, Mr. Tinson agreed that he was aware of the resolution being brought forward to Council for action but is still concerned with the planning process to combat the odours.

Item No. 19 – Harvest Power Permit Update

Patricia Friesen, 4731 Moncton Street, sympathized with the concerns and complaints shared by Richmond residents in relation to the smells produced by Harvest Power. In her expertise as a nurse, Ms. Friesen noted that volatile organic compounds are very harmful to health. Ms. Friesen stated that the best course of action would be to not point fingers but rather to come together as a City to find a solution to the problem.

Ms. Friesen highlighted the potential for a conflict of interest between Metro Vancouver as a permit issuer and Harvest Power as a business accepting work from Metro Vancouver. In reply to questions, Ms. Friesen confirmed that short term health implications from being exposed to the smells include sore throat, respiratory problems, asthma, lung problems, and vomiting.

Item No. 19 – Harvest Power Permit Update

Melinda Clancey Dubiensi, 7280 Decourcy Crescent, shared a story regarding a recent Harvest Power fire and noted that (i) the waste was one hundred feet high, (ii) human waste was evident on the site, and (iii) the site is comparable to the West Coast Reduction facility. Ms. Clancey Dubiensi stated that if a company is in violation of a permit it should be shut down immediately and that she refuses to recycle her green waste because it is evident that the site contains far more than it can handle.

Item No. 19 – Harvest Power Permit Update

Arlene Skelton, 9349 Kingsley Crescent, noted that her hoarse voice was a result of the garbage smells in her neighbourhood. Ms. Skelton shared that she lives 5 km away from the Harvest Power facility and that the smell has impacted multiple aspects of her life.

Ms. Skelton noted that her grandson was recently diagnosed with asthma and that she would like to see air quality back to the pristine quality which was native to Richmond prior to installation of the Harvest Power plant. The delegation also noted that nobody is fully aware of the long term effects of smells on health and that more can be done to penalize the company.



Regular Council
Monday, November 14, 2016

- R16/19-4 4. It was moved and seconded
That Committee rise and report (7:41 p.m.).

CARRIED

CONSENT AGENDA

- R16/19-5 5. It was moved and seconded
That Items No. 6 through No. 9 and Items No. 11 through No. 17 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) *the Parks, Recreation and Cultural Services Committee meeting held on October 25, 2016;*
 - (2) *the General Purposes Committee meeting held on November 7, 2016;*
 - (3) *the Finance Committee meeting held on November 7, 2016; and*
 - (4) *the Planning Committee meeting held on November 8, 2016;*
- be received for information.*

ADOPTED ON CONSENT

7. DONATION OF BRONZE SCULPTURE “THE PICNIC BASKET” BY ARTIST RHONDA WEPPLER

(File Ref. No. 11-7000-09-20-229) (REDMS No. 5187537 v. 2)

That the donation of the proposed bronze sculpture “The Picnic Basket” by artist Rhonda Weppler for installation at Branscombe House, as presented in the report staff from the Director, Arts, Culture & Heritage Services dated October 13, 2016, be endorsed.

ADOPTED ON CONSENT



**Regular Council
Monday, November 14, 2016**

8. SIGN BYLAW UPDATE AND PUBLIC CONSULTATION PROCESS

(File Ref. No. 12-8060-20-005560) (REDMS No. 5165807 v. 2; 5195144)

- (1) *That the proposed changes to Sign Bylaw No. 5560 outlined in the staff report titled "Sign Bylaw Update and Public Consultation Process", dated October 13, 2016, from the Director, Administration and Compliance be received for information; and*
- (2) *That proposed public consultation process detailed in the staff report titled "Sign Bylaw Update and Public Consultation Process", dated October 13, 2016, from the Director, Administration and Compliance be endorsed.*

ADOPTED ON CONSENT

**9. DISPOSITION OF A STATUTORY RIGHT OF WAY OVER 8080
ANDERSON ROAD/8111 GRANVILLE AVENUE FOR THE
PURPOSE OF UTILITIES AND RELATED SERVICES**

(File Ref. No. 06-2285-30-198) (REDMS No. 5154403 v. 4)

- (1) *That a Statutory Right of Way (SRW) to Telus over 8080 Anderson Road/8111 Granville Avenue (Lot A Section 9 Block 4 North Range 6 West New Westminster District Plan EPP33799, PID 029-628-164) for a nominal fee of Ten Dollars (\$10.00), plus applicable GST, for the purpose of utilities and related services be granted;*
- (2) *That a SRW to Shaw over 8080 Anderson Road/8111 Granville Avenue for a nominal fee of Ten Dollars (\$10.00), plus applicable GST, for the purpose of utilities and related services be granted; and*
- (3) *That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to negotiate and execute all documentation, including all contracts and Land Title Office documents, to effect the transaction detailed in the staff report titled "Disposition of a Statutory Right of Way over 8080 Anderson Road/8111 Granville Avenue for the Purpose of Utilities and Related Services" dated October 17, 2016 from the General Manager, Finance and Corporate Services.*

ADOPTED ON CONSENT



Regular Council
Monday, November 14, 2016

10. **IMPACTS OF PROPOSED LIBRARY BUDGET INCREASES**
(File Ref. No. 03-0970-25-2016-01) (REDMS No. 5206633)

Please see Page 9 for action on this item.

11. **METRO VANCOUVER REGIONAL AFFORDABLE HOUSING STRATEGY**
(File Ref. No. 08-4057-05) (REDMS No. 5080590 v. 4; 5175042)

That the Metro Vancouver Regional Affordable Housing Strategy, as detailed in the staff report titled "Metro Vancouver Regional Affordable Housing Strategy", dated October 14, 2016 from the General Manager, Community Services, be endorsed as a collaborative approach to addressing regional housing needs.

ADOPTED ON CONSENT

12. **AFFORDABLE HOUSING STRATEGY UPDATE – RICHMOND HOUSING AFFORDABILITY PROFILE**
(File Ref. No. 08-4057-01) (REDMS No. 5140743 v. 6; 5175042)

That the staff report titled "Affordable Housing Strategy Update – Richmond Housing Affordability Profile" dated October 11, 2016, from the General Manager, Community Services, be endorsed.

ADOPTED ON CONSENT

13. **APPLICATION BY LLOYD KINNEY FOR A ZONING TEXT AMENDMENT TO PERMIT A MICROBREWERY WITHIN THE INDUSTRIAL BUSINESS (IB1) ZONE AT UNIT #110 - 12500 HORSESHOE WAY**
(File Ref. No. 12- 8060-20-009614; ZT16-734106) (REDMS No. 5180379 v. 2; 5181293)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9614, for a Zoning Text Amendment to the "Industrial Business (IB1)" zone to allow a "Microbrewery, Winery and Distillery" at #110-12500 Horseshoe Way, be introduced and given first reading.

ADOPTED ON CONSENT



Regular Council
Monday, November 14, 2016

14. **APPLICATION BY JACKEN INVESTMENTS INC. FOR REZONING AT 8111 NO. 3 ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009630; RZ 15-699299) (REDMS No. 5180861; 5186303)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9630, for the rezoning of 8111 No. 3 Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given first reading.

ADOPTED ON CONSENT

15. **APPLICATION BY ARCHITECT 57 INC. FOR REZONING AT 4780 STEVESTON HIGHWAY FROM SINGLE DETACHED (RS1/E) TO COMPACT LOT DETACHED (RC2)**

(File Ref. No. 12-8060-20-009635; RZ 16-737903) (REDMS No. 5101845; 5194632)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9635, for the rezoning of 4780 Steveston Highway from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given first reading.

ADOPTED ON CONSENT

16. **APPLICATION BY 1080593 BC LTD. FOR REZONING AT 11740 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009636; RZ 16-740422) (REDMS No. 5181301; 2243859; 5193916)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9636, for the rezoning of 11740 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given first reading.

ADOPTED ON CONSENT



Regular Council
Monday, November 14, 2016

17. APPLICATION BY DUNBAR EQUIPMENT LTD. (DOING BUSINESS AS DON DICKEY SUPPLIES) FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8540 RIVER ROAD

(File Ref. No. TU 16-732636) (REDMS No. 5132450)

That the application by Dunbar Equipment Ltd. (doing business as Don Dickey Supplies) for a Temporary Commercial Use Permit at 8540 River Road be considered at the Public Hearing to be held December 19, 2016 at 7:00 pm in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

- (1) *“That a Temporary Commercial Use Permit be issued to Dunbar Equipment Ltd. (doing business as Don Dickey Supplies) for property at 8540 River Road to allow the retail sale of outdoor power equipment as an accessory use.”*

ADOPTED ON CONSENT

18. OFFICIAL COMMUNITY PLAN AMENDMENTS - ARTERIAL ROAD POLICY

(File Ref. No. 10-6350-00; 12-8060-20-009603; 12-8060-20-009604) (REDMS No. 5055217 v. 5; 4968664; 5126653; 5126086)

Please see Page 10 for action on this item.

NON-CONSENT AGENDA ITEMS

10. IMPACTS OF PROPOSED LIBRARY BUDGET INCREASES

(File Ref. No. 03-0970-25-2016-01) (REDMS No. 5206633)

Comments were made regarding (i) locating funds for the library, (ii) the comparison of the City’s library usage and funding per capita compared to other municipalities, (iii) the positive effects of the library on the community, (iv) the changes in funding for the library as a result of advances of technology, and (v) the negative effects of funding cuts on the community.

In reply to questions, Andrew Nazareth, General Manager, Finance and Corporate Services noted that (i) the budget process is ongoing and (ii) reallocating funds from another department is not recommended as it does not offer a long term solution to the problem.



**Regular Council
Monday, November 14, 2016**

R16/19-6

It was moved and seconded

- (1) *That the staff report titled "Impacts of Proposed Library Budget Increases" dated October 28, 2016 from the Director, Finance be received for information; and*
- (2) *That the Richmond Public Library Board be requested to submit a same level of service budget for 2017 that maintains current levels of service, while limiting the increase in the municipal contributions to 2.1%, consistent with the Long Term Financial Management Strategy; and*
- (3) *That the impact of additional levels of service proposed by the Richmond Public Library be considered in the 2017 Budget process.*

CARRIED

In accordance with Section 100 of the Community Charter, Councillor Derek Dang declared a conflict of interest as has an interest in a building company, and Councillor Dang left the meeting – 8:30 p.m.

18. OFFICIAL COMMUNITY PLAN AMENDMENTS - ARTERIAL ROAD POLICY

(File Ref. No. 10-6350-00; 12-8060-20-009603; 12-8060-20-009604) (REDMS No. 5055217 v. 5; 4968664; 5126653; 5126086)

Councillor Day provided a handout, attached to and forming part of these minutes as Schedule 2, and indicated her opposition to the item for reasons that the reduction of the setback affects the privacy and the quality of life for residents.

Wayne Craig, Director, Development, replied to queries from Council and noted that (i) the proposal is not a relaxation of the existing policies but rather an enhancement of the policy, and (ii) all developments take into account the impacts of the application on the surrounding area.

R16/19-7

It was moved and seconded

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9603, which amends Official Community Plan Bylaw 9000, by:*



Regular Council
Monday, November 14, 2016

- (a) replacing the existing Arterial Road Policy in Section 3.6.1 with the Arterial Road Land Use Policy;*
 - (b) replacing the existing Arterial Road Guidelines for Townhouses in Section 14.4.13 with the new Arterial Road Guidelines for Town Houses;*
 - (c) adding the new Arterial Road Guidelines for Row Houses and Intensive Residential Guidelines for Duplexes and Triplex; and*
 - (d) designating all duplex, triplex and row house development sites along arterial road as mandatory Development Permit Areas;*
- be introduced and given first reading;*
- (2) That Official Community Plan Bylaw 7100, Amendment Bylaw 9604, which amends Official Community Plan Bylaw 7100, by replacing the Steveston Area Land Use Map in Schedule 2.4 be introduced and given first reading;*
 - (3) That Bylaw 9603 and Bylaw 9604, having been considered in conjunction with:*
 - (a) the City's Financial Plan and Capital Program; and*
 - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act; and
 - (4) That Bylaw 9603 and Bylaw 9604, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.*

CARRIED
Opposed: Cllr. Day

Councillor Derek Dang returned to the meeting – 8:53 p.m.



Regular Council
Monday, November 14, 2016

REGULAR (CLOSED) COUNCIL

19. HARVEST POWER PERMIT UPDATE

(File No.: 10-6175-02-01) (REDMS No. 5217703)

Doug Long, City Solicitor, and John Irving, Director, Engineering, summarized the actions taken by the City of Richmond in the past year and a half following the expiration of the Harvest Power air quality permit.

In response to questions, Mr. Irving noted that (i) the City of Richmond is aware of actions being taken by other cities to deal with the odour, (ii) it would be possible to inform neighbouring municipalities of the actions taken by the City, (iii) the City of Richmond currently has a contract to provide green waste to Harvest Power, (iv) information on the types of waste being used will be provided to the City, and (v) the number of staff hours dedicated to this issue has consistently increased.

Mr. Long responded to queries and confirmed that (i) the City is currently looking into issues relating to Harvest Power's business licence, (ii) there are no City bylaws that regulate odours, and (iii) the Environmental Appeal Board will decide whether Richmond will become a party or a participant in the process and the status given will determine the City's level of involvement in the process.

R16/19-8

It was moved and seconded

- (1) *That the staff report titled "Harvest Power Permit Appeal and Update on City Actions" from the Director, Engineering and the City Solicitor dated November 10, 2016 be received for information; and*
- (2) *That an application to become a party or participant in the Harvest Power and other appellants' appeal process be forthwith submitted to the Environmental Appeal Board.*

CARRIED

R16/19-9

It was moved and seconded

That staff investigate the specific actions the City may take to address the smell issue in Richmond, including the possibility of a Smell Bylaw.

CARRIED



Regular Council
Monday, November 14, 2016

PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie announced the following appointments:

Aquatic Services Board

(i) Bruce Raber has been appointed to the Aquatic Services Board for a two-year term to expire on December 31, 2018, and (ii) Michael Crawford, Ian MacLeod, Judith Pettifer and John Turchak have been re-appointed to the Aquatic Services Board for a two-year term to expire on December 31, 2018.

Richmond Public Library Board

Traci Corr, Diane Cousar, and Susan Koch have been re-appointed to the Richmond Public Library Board for a two-year term to expire on December 31, 2018.

BYLAWS FOR ADOPTION

R16/19-10

It was moved and seconded

That the following bylaws be adopted:

Traffic Bylaw No. 5870, Amendment Bylaw No. 9539

Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9550

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9554

Consolidated Fees Bylaw 8636, Amendment Bylaw No. 9602

5 Year Consolidated Financial Plan (2016-2020) Bylaw 9521, Amendment Bylaw No. 9616

Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 9617

Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9622

Municipal and Regional District Tax Imposition Bylaw No. 9631



Regular Council
Monday, November 14, 2016

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9567

CARRIED

DEVELOPMENT PERMIT PANEL

- R16/19-11 20. It was moved and seconded
- (1) *That the minutes of the Development Permit Panel meeting held on October 26, 2016 and the Chair's report for the Development Permit Panel meetings held on October 26, 2016, be received for information; and*
 - (2) *That the recommendations of the Panel to authorize the issuance of a Development Variance Permit (DV 16-733960) for the property at 3251 Jesmond Avenue, be endorsed, and the Permit so issued.*

CARRIED

ADJOURNMENT

- R16/19-12 It was moved and seconded
That the meeting adjourn (9:41 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, November 14, 2016.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

Arterial Road Policy

I would like my comments to be on the record that I disagree with the new proposal in the official community plan amendments to allow encroachment of 5 feet into the heretofore scared minimum 20 foot backyard setbacks.

Developer driven policy changes to allow overshadowing and encroachment of privacy on abutting single family detached homes by this new allowance further erodes the quality of life for many long term Richmond homeowners.

Historically when homes were built, the 20 foot rear yard setback was considered the absolute minimum and many properties were built with substantially deeper backyards. New homes today are built with the 20 foot backyard as maximum not the minimum. Allowing townhouses to encroach 5 feet closer and to effectively allow a single 10 to 12 foot to 16 foot single story on 50% of the backyard is a catastrophic change to sunlight and privacy of the abutting backyard neighbour.

These main arterial road developments are built on land raised to the crown of the main arterial roads and in many cases the starting foundations of these townhomes is 5 feet and higher than the back subdivision property. The building is starting at a higher elevation. The back lane accesses that used to buffer the main road developments are used less frequently. The developers are building bigger looking two level townhomes with higher pitch roofs and taller ceilings in the back to balance the three levels built in the front of the lots. You can see an example of this deliberate elevation blurr at the highly regarded Cassis development on Steveston Highway.

The policy allows for 2 1/2 storeys in the back rows. What does a 2 1/2 storey townhome really look like?

Please reconsider this aspect of the proposed arterial road policy. Listen to the citizens. You heard them and acted appropriately with the development at Kingsley Estates on the old Steveston High School site and that site was built with substantially greater set backs well beyond 20 feet to the established neighbourhood houses.

The neighbours of Coldfall Court are unhappy with the current regulations... can you imagine how much more unbearable their life would be if those townhomes were built with an additional one storey encroaching 5 feet closer.

Hear the pleas and remove the 5 foot encroachment for 50% of the backyard. 15 ft is not enough to buffer the changes and they are not needed for the zonings to be successful. Eliminate overlooking balconies and large windows. It is not needed for density or affordability.

Thank you

Lyn ter Borg

5860 Sandpiper Court, Richmond

Carol Day Official Community Plan Amendments- Arterial Road Policy Council Meeting Nov 14th

Page 6 of report CNCL 409

1. Design Guidelines for Arterial Road Town Houses -Rear Yard Setbacks The current design guidelines in the OCP require a 6.0 m rear yard setback along the rear yard interface with single-family housing "where deemed necessary". It also allows single-storey projections into the rear yard setback for a distance of up to 1.5 m; subject to appropriate opportunities for tree planting and the provision of appropriate private outdoor space. Based on the concerns raised by residents of single-family homes adjacent to townhouse sites, staff have amended the proposed setbacks as follows: a) **A 6.0 m rear yard setback be required along the rear yard interface to an adjacent lot occupied by single-family housing.** b) **A maximum 1.5 m ground floor projection (i.e., a setback of 4.5 m from the rear property line to the ground floor of the building) for up to 50% of the width of the building be allowed, subject to:**

Please find attached examples of what a 4.5 meter setback looks like

4.5 Meters = 14.76 Feet

6 Meters = 19.68 Feet

In my opinion the lack of sunlight, out door space, lack of privacy for neighbours and danger for house fires to jump from one home to another justify requiring a 6 meter set back for all townhouses except where there is a lane.

Motion To require a 6 meter setback for all residential units.



Approx 14' Back Yard set Back Williams and Gilbert



Approx 14' Back Yard set back
and reduced New construction set back
Williams and Gilbert



Approx 12' backyard Railway and Garry

Comments from Citizens

They are continually eroding the setbacks to yards so that there is less and less greenspace between houses, less greenspace and more massive houses. When is it going to stop?

They have said at council meetings in prior years that contractors are required to fund parkland to make up for the reduction in yard sizes but I don't see new parkland in the neighbourhoods that are being packed in with highrises, unless it's private greenspace on roofs or courtyards of private buildings.

That doesn't show the cities "green" initiatives in a very good light right now.

Ingrid Trouw

Hi Carol

I agree with your position.

In fact, I would go even further than that. a 6.0 back yard setback is very tiny for a townhouse. It would be even better to have a 9.0 meter back yard. If the 4.5 m. backyard is required to make a townhouse viable, then perhaps it should not be built on such a small sized lot to begin with.

A 4.5 m backyard is almost useless. I agree that even if the townhouses were back to back, the sunlight situation and even privacy issues are impacted.

Thumbs down in the proposed change. If the builder needs more land space, let them take it out on the front yard instead of the back yard. If there is no room in the front, then the townhouse is in the wrong lot configuration and the area should remain single family.

If the property taxes are too high, then Richmond City needs to trim back on spending. Hope that does not sound like you know who in the USA.

Bill

A sample of comments.