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To Public Hearing
Date: <u>NOV 16, 2009</u>
Item # <u>3</u>
Re: <u>Zoning Bylaw</u>
<u>8500</u>

HOME FINANCIAL PARTNERS

#370-2608 Granville St.
Vancouver, B.C. V6H 3V3

VIA Facsimile: 604-276-4332
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Mayor Malcolm Brodie
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Greg Halsey-Brandt
Councillor Sue Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Harold Steves

Re: Proposed Zoning Bylaw 8500

Dear Sirs;

I am writing to you to express my objection to the sections referred to below contained in the Proposed New Zoning By Law #8500 currently submitted for first reading to the Richmond City Council.

I draw your attention specifically to items #11 & 12 under the summary of Key Changes to the Proposed Bylaw located at the following link:

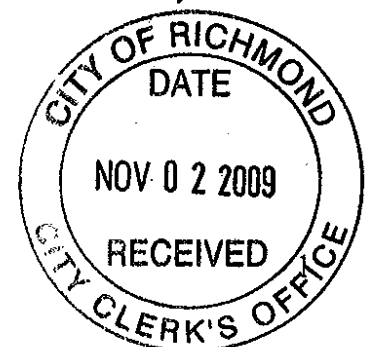
http://www.richmond.ca/shared/assets/8500_PC_10200923959.pdf

11. Travel Trailers and boats in residential zones are required to be screened from the public roads and adjacent sites if not located in a driveway in order to avoid neighbourhood complaints.

12. Provision is made that open surface parking spaces should not be located in a yard or setback visible from the road (e.g. without appropriate landscaping or screening) and that the Director of Transportation can determine the parking, loading and bicycle requirements if they are not specifically identified in the Bylaw.

I draw your attention to the conclusions of the staff report:

"Summary Of Key Input From Public



A public open house was held on the proposed new Zoning Bylaw in late 2008. At this open house, copies of the first, complete draft of the proposed new Bylaw were made available. The public open house was sparsely attended, not because of a lack of advertising but, because of its technical nature, this is not a item that tends to attract the attention of the public.....

And further down the page...:

At this point in time, staff are not aware of any public concerns regarding the proposed new Zoning Bylaw and do not believe that further public consultation would solicit any more interest than has already been expressed.”

The City of Richmond is located by the Fraser River and borders the Strait of Georgia. Its geographic location make it a natural playground for water sports, fishing and recreational boating enthusiasts and a principal reason people choosing to live here. It has a history of marine involvement from its fishing fleet, its fishing harbour, its marine museums, its parkland bordering its magnificent marine views and with its historic attachment to the people who have lived and worked in these industries over the last century.

It is sheer non-response bias and a myopic error of staggering proportions that the staff report could draw the conclusion from a meeting held in late August during the height of the boating season when many of those people who most enjoy their favourite sport are away on vacation, that “they do not believe further public consultation would solicit any more interest than has already been expressed.” This Bylaw amendment proposal would confer a major change to the rights Richmond citizens have enjoyed, relied upon and cherished, to park their boats alongside their homes so as to conveniently enjoy with a minimum of fuss, their favourite form of recreation after work.

Requiring fencing and screening from views of boats is a ridiculous accommodation to the odd complainant and will do nothing to enhance views. Is a fence really going to beautify a property? One has to be able to have a means of egress to and from the fenced in area. Is this really feasible or reasonable?

I have been a boater for many years and have my boat adjacent to my property. I specifically bought the place because it had sufficient room along the side to enable me to store and feasibly enjoy my favourite sport. I have never had a neighbour complain about it being there. As a matter of fact they are more pleasantly curious than anything else.

I researched possible storage locations and the Steveston Harbour Authority caters mainly to commercial fishing vessels. It would be tremendously costly and not very feasible to require for all intents and purposes, off-site storage for boats and pleasure craft. Boats need to be secure and maintained constantly and having them away at an inconvenient distance means less preventative maintenance, increased vandalism, more chances for mechanical problems and a decreased margin of safety for operators.

We live in a beautiful area, a veritable boating playground, and we should be encouraging our residents to explore all that our geography has to offer. On the other hand, the waters surrounding Richmond can be quite dangerous and we should not be seeking indirectly to increase this risk factor further by accommodating the odd complainant who takes offense to a boat parked alongside his neighbour's home.

Should this Bylaw become law, it will be detrimental to the marine business and local employment, the safety of boaters, the enjoyment of our natural habitat and quite simply a shame. You can be

sure that anybody who has a boat next to his house would constitute an audience which "would not be sparse" in the event this Bylaw were to proceed further towards becoming law.

I strongly urge you to vote against this Bylaw as drafted with reference to the relevant sections.

Sincerely yours

Arnold Shuchat, Richmond, B.C.