

Schedule 1 to the Minutes of the Special Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

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

MayorandCouncillors

From: MayorandCouncillors
Sent: Thursday, 07 May 2015 4:59 PM
To: 'Liz Hardacre'
Subject: RE: Massive Homes, Bylaws and LUCs

Pe: Wayne Craig
John Hopkins
Joe Erceg

This is to acknowledge and thank you for your email, a copy of which has been distributed to the Mayor and Councillors.

In addition, your email has been referred to Wayne Craig, Director of Development for information. If you have a question concerning Land Use Contracts, or further comments at this time regarding Land Use Contracts, please call the Land Use Contract phone line at 604.204.8626.

Also, please note that your correspondence will be included with the staff report regarding Land Use Contracts as part of public correspondence, which will be presented at future public meetings (Committee, Council and Public Hearing), and will appear on the City website.

If you have any concern with your correspondence being published online, please contact the City Clerks Office at 604.276.4007.

Sincerely,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Liz Hardacre [<mailto:littlelily@telus.net>]
Sent: Saturday, 02 May 2015 12:56 PM
To: MayorandCouncillors
Cc: info@WRAPd.org
Subject: Massive Homes, Bylaws and LUCs

Please see the attached letter outlining our thoughts and questions concerning residential redevelopment in Richmond. Thank you for your attention and study of these issues.

Regards,
Elizabeth Hardacre

City Clerk's Office

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LUC Correspondence

PHOTOCOPIED

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& DISTRIBUTED ^{AW}



BOB & ELIZABETH HARDACRE
5391 WOODPECKER DRIVE
RICHMOND, BC
V7E 5P4

April 30, 2015

RE: Massive Houses, Enforcement of the Zoning Bylaw and Land Use Contracts

Dear Councillor:

As Richmond residents for 35 years, we are disturbed by increasingly unconstrained residential development in our community that has resulted in homes that dwarf their neighbours, impede sunlight, alter drainage patterns and eliminate privacy. The massive faces of these homes around their entire perimeters have significantly altered the characters and livability of Richmond neighbourhoods.

Our own neighbourhood, Westwind, is governed by a Land Use Contract (LUC) that was dismembered in 1989 yet remains in effect. Due to legal uncertainty, properties in our area are particularly vulnerable to redevelopment and construction of massive homes that far exceed the limits of the Richmond Zoning Bylaw. In Westwind, it is permissible to build a home up to 39 feet high instead of the maximum 29.5 feet height allowed for properties elsewhere in Richmond governed solely by the Zoning Bylaw.

But we are most indignant to learn that City officials have been remiss in the application of existing zoning requirements, and have allowed many new homes to exceed the maximum 16.4 interior height restriction dictated by current zoning regulations, without imposing the "double height - double count" requirement that is crucial for the determination of the permissible area of the home. Neighbouring communities in the Lower Mainland, specifically Vancouver, Surrey and Burnaby, have a much lower "double height - double count" requirement (12.1 feet) which makes the failure of City officials to enforce Richmond's already over-generous allowance even more egregious.

- We urge Council to direct City officials to begin consistent enforcement of the "double height - double count" requirement immediately.
- Furthermore, we demand immediate action to resolve the legal limbo of Land Use Contracts by the proactive termination of all LUCs by Richmond. This will permit and expedite the consistent application of the Zoning Bylaw, such as the maximum building height of residential homes to 29.5 feet, a measurement that we believe should be taken from grade to the top of the highest peak of the structure. (This is not the case currently).
- We urge you to investigate adjustments to the Zoning Bylaw that will reduce the massive exteriors of new homes that impact nearby homes and alter the streetscape significantly. For example, we believe that reduction of the "double height - double count" standard for interior heights in the Zoning Bylaw to 12.1 feet is a useful regulatory tool. Double height measurements should be taken from ground level to the highest point of the interior ceiling vault. Reducing the permitted interior area will decrease massive exterior appearances of new homes by altering room, staircase and entrance configurations, reducing the height of exterior walls and reducing or eliminating excessively high vaults, domes, false ceilings and inordinately tall windows.

We are not opposed to redevelopment, nor to changing styles and tastes not in keeping with our own. We are opposed to City officials who do not enforce existing zoning rules consistently. We are opposed to current measurements that permit construction of far too tall and far too big homes that directly impact the homes around them. We are opposed to Council's failure to bring in consistent regulations by dragging its feet on the termination of existing LUCs. Meanwhile, many more Richmond homes become bulldozer bait for developers. Councillors and bureaucrats have been listening to the voices of developers, architects and builders and not to those of homeowners. We want to be heard.

We want to hear your voice too. Where do you stand on the issues we have raised? What are you doing to ensure existing regulations are enforced? How do you intend to bring consistency to the zoning regulations? When will you terminate all Land Use Contracts in Richmond? How will you engage, involve and inform Richmond homeowners on these issues?

Yours truly,



Bob Hardacre



Elizabeth Hardacre

Cc:

Mayor Malcolm Brodie

Councillor Derek Dang

Councillor Bill McNulty

Councillor Harold Steves

Councillor Ken Johnston

Councillor Chak Kwong Au

Councillor Linda McPhail

Councillor Carol Day

Councillor Alexa Loo

Westwind Ratepayer Association for Positive Development (WRAPd)