

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2015.

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| To Public Hearing |  |
| Date:             | April 20/15                            |
| Item #            | 5                                      |
| Re:               | Zoning Bylaw 8500 Amendment Bylaw 9223 |

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CityClerk

From: Graham Taylor [grahamtaylor1954@yahoo.ca]  
Sent: April 17, 2015 11:48  
To: CityClerk  
Subject: Zoning Bylaw 8500 Amendment Bylaw 9223

Categories: 12-8060-20-009223

Please accept this email as my submission to the public hearing scheduled for April 20. In my view the proposed amendment does not go far enough. The staff report referral motion refers to concerns related to overall building height. The proposed amendment does nothing to deal with building height. I do not know exactly when the roof allowance was raised to 29.5 feet but that was a mistake. As you know, since then most, if not all, new buildings have been built to the maximum allowance. These new buildings block the sun, detract from views and infringe privacy. I am going to try to enclose a picture of the house built to the south of me with this email. It is the view from my second-story kitchen looking south.

To my mind, the current zoning allows the houses to be too tall, too big and too close to its neighbours.

I suspect we are too far gone to erase all these mistakes but as the amendment to the roof height limit is fairly recent, I believe you should go back to the old limits.

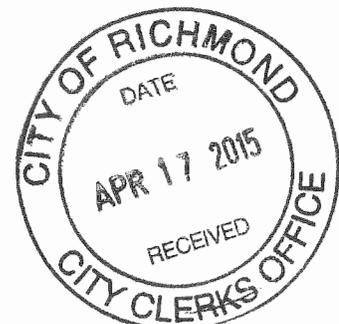
I note to staff report says you are going to consult with the building associations before the public hearing. I hope you will also consider the views of the public, the people that live in the houses next to the new houses.

I also note that the staff report states that homebuilders using the existing regulations build to the fullest which reflects current market land and construction prices. that sentence has it backwards. It is the maximum build that creates the land prices.

I would like council to consider what social good is being accomplished by allowing these new bigger houses. You have a plot of land that is supposedly worth \$1 million. Someone buys it, puts up a bigger house and then sells it for \$2 million. However, it is still just a single-family dwelling so all that has been done is that the price of a house has doubled. What is good about that?

Yours truly,  
Graham Taylor  
8571 Fairhurst Rd.

Sent from my iPhone



**To Public Hearing**  
**Date:** \_\_\_\_\_  
**Item #** \_\_\_\_\_  
**Re:** \_\_\_\_\_

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**CityClerk**

**From:** Graham Taylor [grahamtaylor1954@yahoo.ca]  
**Sent:** April 17, 2015 13:53  
**To:** CityClerk  
**Subject:** Bylaw submission  
**Attachments:** IMG\_0268.JPG; ATT00001.txt; IMG\_0269.JPG; ATT00002.txt

Please accept these photos as part of the submission of Graham Taylor emailed earlier. Thank you

