

2015 09 08 Public hearing

To: Mayor and Councillors and public present

I read the comments of the Richmond residents and their desire to reduce among other things the open areas ceiling heights from 5 meters to 3.6 meters.

I have concerns about comments such as "If you don't like it go and build somewhere else" That takes away from the friendly atmosphere that people complaining about the big homes are preaching all along.

The problem with creating so many restrictions in what people want to build for themselves will eventually lead to further implications. Another resident complains about the block fences, metal railings and gates and garages that protrude from the house and said this restrictions will be good just to start.

With this precedent one can expect in the future that having pillars, brick or rock veneer in your building face is too much for some residents who will ask the City to impose restrictions and force them to use cedar siding to blend with their homes. Where do we stop?

The fact of the matter is that nobody building a new home is asking them to change theirs, or asking them to move and build somewhere else if they don't like it.

There is however, some room for improvement in the present bylaw:

Making the 5 meter height measured to the top plate of the floor will make a big difference in building mass, about 5 feet less in height from the existing conditions.

Lowering the maximum height of protruding garages as proposed will do that too.

Lowering the maximum height to 3 meters for accessory buildings less than 10M<sup>2</sup>, to 4 meters for accessory buildings over 10M<sup>2</sup> and to 9 meters for the dwelling will contribute to a great decrease in building massing that will still provide an spacious inside open areas for owners and a great decrease in massing for their neighbours.

Thank you.

Juan Miguez

Richmond resident since 1985