

Schedule 14 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

To Public Hearing
Date: <u>SEPT 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 + 9281</u>

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 3 September 2015 12:34
To: Mayor and Councillors
Subject: Send a Submission Online (response #848)

Send a Submission Online (response #848)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 12:33:11 PM

Survey Response

Your Name	John Montgomery
Your Address	5880 Sandpiper Court
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	<p>The bylaw, as presently proposed, will not solve the problem that it is intended to fix. The problem, as identified in April, is the building of monster houses (very tall houses with very large footprints) that overshadow neighbouring homes and deprive neighbours of sunlight and privacy. The bylaw as proposed features ceiling and building heights which were not recommended by the Design Advisory Panel, but were lobbied for by builders. A 3500 to 4000 square foot house with 16 foot ceilings will have a very large footprint, and if built to the full height proposed for 2-1/2 story homes will be a "monster house". That's the way the math works, and it will negatively affect up to five neighbours - one on each side, and up to three behind, as well as being visually displeasing from the street. As it stands, the bylaw will do very little to address the expressed concerns of the general public, and will do very little to stop the destruction of our very desirable neighbourhoods. The Mayor and all councillors campaigned on a promise to</p>

respect these neighbourhoods, and their preservation is a core City value and objective. Nobody campaigned on a platform of doing everything possible to keep builders and developers happy. There is a very simple solution - amend the bylaws to reflect a maximum ceiling height of 3.7 meters before double counting, and a maximum structure height of 9 meters for all new houses. This is consistent with the recommendations of staff and the Advisory Design Panel, is consistent with the City's stated objectives, and is consistent with the bylaws of neighbouring cities. These amendments will not be harmful to builders or the market - there will always be a market for tastefully designed, well built homes in Richmond.