

Schedule 28 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 +</u>
<u>9281</u>

To City Clerk
and Mayor & Council
City of Richmond

Sept. 6, 2015

from Erika Simm
4991 Westminster Hwy
Richmond B.C. V6C 1B7

Re: public hearing on residential building bylaws, Sept. 8th, 2015

Dear Mayor and Council,

I think it would be prudent to introduce clear and precise building bylaws that would not leave themselves open to manipulation (or interpretation) by builders, which includes double ceiling heights.

This would be followed by rigorous enforcement of the City's building regulations through building inspections on an ongoing bases, paid for by the builder.

Any changes that would have to be made and re-inspected should be at an increased charge and must also be at the builders expense .

I know that builders just pass on any initial and additional expenses to the purchase price of the house. So there should also be a disallowance for builders that repeatedly ignore Richmond's building bylaws to build in Richmond.

I agree with developer Dana Westermarck, who is a proponent of "different zoning, building regulations and design protocols" for specific neighbourhoods. Individual neighbourhoods could have different rules and zoning regulations. Much of this depends on lot sizes in various areas.

It makes for a much more interesting City as a whole. The word "generic" should not be synonymous with " Richmond". A variety of housing forms for different neighbourhoods will create different character and will add to the vibrancy of our City.

Design and building forms should be varied. For instance the area which is presently being built to the east and south of the OVAL should not all be rectangular 8-storey apartment buildings. It could include townhouses for a variety of density, massing and height.

The same goes for the area at Cambie close to No.4 Rd. There are too many 8-storey apartments too close together and it makes the area unattractive. It needs a variety of housing forms. The overall maximum height of 16 story's in Richmond because of Airport regulations is another visual impediment. It looks like a bad haircut!

Sincerely, ... Erika Simm

