

9151 Pauleshin Crescent
Richmond, BC, V7E 5L4

Schedule 61 to the Minutes of
the Special Public Hearing
meeting of Richmond City
Council held on Tuesday,
November 24, 2015.

November 22, 2015

Richmond City Council
c/o City Clerk
City of Richmond
6911 No. 3 Road
Richmond, BC, V6Y 2C1

Dear City Council:

RE: Proposed Amendment Bylaws No. 9464 & 9465 – Early Termination of Land Use Contract 146

I am writing to request that the City amend the proposed Bylaw 9464 (zoning the properties RS1/B) to ensure the continuing ability to fully renovate and fully repair the existing buildings and structures that are in keeping with the established character of the neighbourhood. The Bylaw should explicitly enable my neighbours and I to renovate and fully repair our homes (hopefully with the aid of insurance) should some disaster strike. While I appreciate the concerns about the construction of “mega-houses” as lots are redeveloped, I don’t think that homeowners who want to keep their existing homes need the uncertainty (e.g. implications for insurance coverage or mortgages) brought about by the City’s imposition of “legal non-conforming use” on their home and the provisions of section 911 of the Local Government Act.

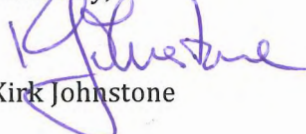
My preference would be that the City not apply RS1/B to the properties under Land Use Contract 146, but develop and apply a new zoning designation (say “RS1-146”) that will enable the existing properties in keeping with the character of the neighbourhood to comply with the new zoning designation (i.e. not have “legal non-conforming use” imposed). Is the City really getting complaints that set backs don’t all comply with RS1/B (e.g. front yard set back is 4.5 metres rather than 6 metres)? Is it really not possible to deal with the contentious issues of the size of new buildings, that are not in keeping with the character of the neighbourhood, while creating a zoning designation that permits many or most of the existing homes in a neighbourhood to comply with the revised zoning designation?

In the alternative, I request that the draft Bylaw 9464 be amended to include an explicit provision (based on the text in the City’s “Frequently Asked Questions (FAQ) Brochure”) to the effect:

Property owners will have the ability to fully renovate and fully repair existing buildings and structures, which were lawfully built at the time the Bylaw comes into effect, thus preserving the established character of the neighbourhood. All new buildings and structures that are different than the buildings and structures existing when this Bylaw comes into effect will have to comply with the underlying zoning regulations in place when a building permit application is submitted.

Thank you for considering my concerns and request.

Sincerely,


Kirk Johnstone

City Clerk's Office

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LUC Correspondence

