

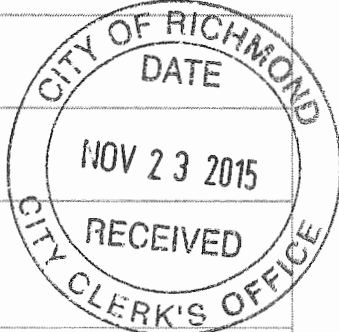
Schedule 65 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

MayorandCouncillors

From: MayorandCouncillors
Subject: FW: Send a Submission Online (response #894)

Sent: Monday, 23 November 2015 12:47
To: MayorandCouncillors

Your Name	Alice Chang
Your Address	10581 Hollybank Drive
Subject Property Address OR Bylaw Number	LUC 101, Bylaw 9402
<p>Comments</p> <p>City Clerk's Office - - - - 6 5 LUC Correspondence</p>	<p>My parents have lived in the "Hollypark" area for 36 years. As a child I recall new homes being built behind ours. Although I have come and gone over time (and have come back again), I can see that most of the homes in the neighbourhood are lovingly cared for, and have been renovated and updated by existing or new owners. There has been the occasional added room or a garage converted into an extra room, but they all have been done in good taste and within the character of the neighbourhood. It is a nice place for families to live, and homeowners take pride in their homes. And then came 2015. Imagine my surprise this July when the well-kept home (at least on the outside) at 10700 Hollybank Drive was torn down shortly after being sold. Standing there now is a 3-storey house under construction with an envelope so large it seems to be bursting at the seams of its lot. It is a scar on our neighbourhood and I pity the homeowners next door who have to deal with this and with the eventuality of neighbours looking down at them from above. I understand that the new home may sell for a higher price, but consider the value of the surrounding homes that may be negatively affected. This month, another home at 10470 Hollybank Drive was torn down. It is now an empty lot. A variety of families live in this neighbourhood. There are childless couples who like the current size of the homes (around 2200-2500 sq ft). There are retired empty-nesters who thought the current house size was a little small when the kids were growing but are now thankful that the house is just the right size. There are new families with young children who like the area. There is a reason why people come to Hollypark. Not everyone wants to downsize to a condo and not everyone needs the space of a monster house. Thirty-six years is still relatively young for a neighbourhood, especially where residents have taken care of their homes. There is a by-law in the City of Victoria that disallows the complete destruction of a home. To my understanding, a new owner can tear the old house down to its frame, but the new home must maintain the same envelope to keep in line with the character of the neighbourhood. Some of these neighbourhoods are 60-70, maybe 80</p>



years old. True, the real estate dynamics are different over there than in Richmond, but developers and City Council here should also consider the livability and character of an existing neighbourhood before a monstrosity that doesn't belong is built. If there is a whole neighbourhood to be re-zoned for 3-storey houses, that's fine. If there's a whole neighbourhood to be re-zoned for 3-car-garage monster houses, that's fine. After all, different families have different needs for house sizes. I am not opposed to redevelopment; it just should be done tastefully and tactfully. There is value to character as well. In closing, and speaking for my interest in the Hollypark area, I therefore support the early termination of the LUC in order to preserve the character and value of the neighbourhood. There are probably a few more decades of good life left in the existing homes here and some of us plan to stay here for a while.