

Mayor and Councillors

Schedule 83 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>

From: Wilbur Walrond <walrond@wecl.ca>
Sent: Tuesday, 8 September 2015 02:20
To: Mayor and Councillors
Subject: Bylaw 9280

Importance: High

Categories: 12-8060-20-9280

To Mayor & Councillors

"Please use the 3.7 meter ceiling height and the nine metre building height for all new houses."

Other suggestions:

I think this Megahome situation could have been handled differently by our City fathers especially in the case of West Wind, which was developed under the Provincial Government Land Use Contract (LUC) circa 1975 and which carried a 'shelf life' of about 25 years. Was it not?

As a result, after the gestation period when the development reverted to the City of Richmond had they been diligent in their duty to that development's home owners knowing that the latter would soon be victims of the LUC, would it not have been the City's moral and fiduciary duty (*kind hearted too*) to introduce a bylaw that would have protected those owners' rights and conditions under which they had entered into the LUC in the first place?

Could this not still be done with a moratorium on any future development of Megahomes in those particular sensitive areas while at the same time looking to creating a special subdivision(s) in some of those areas coming on stream in Richmond for redevelopment, thus making it part of the City's normal overall Community Plan? Let them build their monstrosities in an assigned area, the same as the present designated areas for town houses, single family homes etc.

I believe one developer made a similar suggestion and one City staff member responded that would be too complicated to do! No kidding! Somebody needs to find an easier job requiring less thinking and more pay.

My other concern is that Developers, House builders and Realtors should not have any role in the drafting of any City Bylaws especially for their own self serving financial benefit as they have been brazen enough to mention recently in the media with comments such as "The higher ceiling homes sell better!" Their job is to sell the product as is, if and when they get the listing it to sell!

What right do they have seeking changes to bylaws to help them make more money?

Isn't there a process in place for dealing with changes to bylaws by all citizens through the Board of Variance, and each request is based on its own merit?

Wilbur Walrond P.Eng,
Walrond Realty Inc
Chairman Design Panel
City of Richmond
1974-1976





**Walrond
Realty Inc.**

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