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**From:** Ted Bruce <tedbruce51@gmail.com>  
**Sent:** Monday, 23 November 2015 15:52  
**To:** LUC (Land Use Contract)  
**Subject:** Land Use Contract 052

I am writing to comment on Richmond Zoning Bylaw 8500 Amendment Bylaw No 9354. I received a large document outlining the changes proposed including changes in zoning to a street with houses that back onto my property. Upon reading this document, I was disappointed that it incorporated little in the way of explanation in plain language about the nature of the changes. Through an email exchange, staff provided some very helpful clarification of the technical elements in the proposal. What is clearly lacking, however, is any overview or discussion of the rationale for changes in zoning. It appears there will be changes in height restrictions and in provision for secondary suites and home based businesses. While I might support these measures, my view is very subjective and the document sent to Richmond residents does virtually nothing to explain the relevant issues and proposals to the residents of our community. If the City truly wishes to enter into a dialogue about zoning issues, it could do more to explain the thinking and implications behind the proposed changes.

Without some objective information about the potential implications of the proposed changes, my initial reaction is as follows:

Allowing secondary suites is a commendable change given the issue of housing affordability. Allowing for extra floor space or height alone however does nothing to ensure this happens and in many cases larger homes are simply incorporating design elements to increase living space for status reasons and not to respond to a true need for space. More compact designs would seem to be a better approach unless the additional space is truly designed to improve housing accesibility and affordability. It might be worth considering some additional requirements on increased size so that there is some assurance that the zoning achieves an overall community housing objective such as an increase in legal secondary suites.

I believe it would be useful for the City of Richmond to provide an analysis of the proposed changes and their implications on issues such as housing affordability and accessibility, parking and traffic when requesting comment on zoning changes.

Thank-you for the opportunity to comment.

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**City Clerk's Office**

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**LUC Correspondence**