

Mayor and Councillors

Schedule 94 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

From: Martin Woolford <martin_woolford@telus.net>
Sent: Tuesday, 8 September 2015 09:55
To: Mayor and Councillors
Subject: September 8 Public Hearing Bylaw 9280

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

In July, City Council failed on controlling building massing. Mayor and Councillors rejected the advice of the City's own Design Advisory Panel, recommendations from staff and pleas from the public. The Bylaw that is being voted on for final reading appears to be developer driven, and not a response to public concern. Regrowth has to happen but The Bylaw does nothing to improve the situation that is currently allowed to happen, with the infill/ new construction destroying the livability of our well established communities and sub divisions. It should actually have focused on and addressed ways of improving our city:

- 1 - **Building massing** - The single most effective action to reduce the massing of new homes in Richmond is to reduce the 'double height' standard. Room heights should be 12 feet, as staff have recommended. Not 16.4 feet, as the bylaw proposes. Richmond is the only city in Metro Vancouver that uses 16.4 feet as a normal room height. Vancouver, Surrey and Burnaby limit heights to 12 feet.
- 2 - **Building height** - A 9 metre (29.5 feet) height limit for **ALL** new houses is needed. No loopholes and wasteful exceptions for 2.5-storey houses. 3rd storey floor areas must fit within the standard roofline.
- 3 - **Backyards** - Backyards and **green** space need to be preserved to allow space, privacy and sunshine. There is a Council referral back to staff to investigate the protection of backyards. A date for reporting back is required on:
 - *Reducing maximum building depth (to 50% of lot)*
 - *Increasing rear and side yard setbacks (backyard from minimum 20 ft to at least 30 ft)*
 - *Rules regarding to detached accessory building setbacks*
 - *Eliminating projections into 4 ft side yard setbacks altogether. No exceptions.*
 - *Limiting 2nd storey floor areas (to 80% of 1st storey floor area)*
 - *Incentivize new building footprints that preserve mature trees on site*

Yours

Martin Woolford (Richmond Resident Since 1960)

