



Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 16, 2015.

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*The Voice of the Residential Construction Industry in the Greater Vancouver Area*

16 June 2015

Planning Committee  
City of Richmond  
6911 No 3 Road  
Richmond BC

Members of Planning Committee:

Re: Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family Developments

The Greater Vancouver Home Builders' Association (GVHBA) represents over 830 member companies involved in the development and construction of residential properties in the Lower Mainland. It has always been our opinion that the delivery of housing represents a collaborative effort between local government and industry.

In our opinion, the current proposal to amend the Richmond Zoning Bylaw, being presented today at Planning Committee, requires additional study and consultation before first and second reading and subsequent Public Hearing on 06 July.

While your staff have done an exemplary job in the short time provided to prepare the proposed bylaw, we believe there is still work to be done to examine potential unintended downstream impacts of the changes to the maximum height, building envelope and interior ceiling height elements. For example, has staff fully considered the comments from the Advisory Design Panel regarding the potential to "...stifle creativity..", "cause uniformity of design of single-family homes" and "the need for more time to study and provide comments regarding the proposed amendments"?

Has there been enough analysis to ensure that the proposed amendments will, indeed, address the concerns which have been brought to Council from Richmond residents? Has there been enough time to assess the impacts of Bylaw No. 9223 (the 2 ½ storey amendment) upon neighbourhoods before determining the need for a new bylaw? Has the analysis been completed to ensure that the 'offending homes' are not the result of Land Use Contracts, and not the existing Zoning Bylaw (in which case, the new Bylaw will have no impact until all LUCs have been terminated).



Canadian  
Home Builders'  
Association



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**British Columbia**  
Building A Better BC



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Council has the very significant responsibility to ensure that approved policies are in the best interests of Richmond as a whole, including residents, businesses, and employees of those businesses. Is the application of a city-wide zoning bylaw amendment the best vehicle to deal with concerns which have been raised by residents?

In our opinion, there are too many unanswered questions regarding this proposed zoning amendment. While it may very well be the case that some new restrictions will be required, we should ensure that those amendments are correct for the circumstances, meet Council's goals, and are in the best interests of Richmond as a whole. We therefore respectfully request that the Planning Committee refer this proposal back to staff, so that the implications of the amendments can be considered more fully, communicated and discussed in a thorough manner with residents and the housing industry, and all parties are confident that the results "on the ground" will meet expectations.

Yours truly,

Mark Sakai  
Director of Government Relations



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