

**Lynda Terborg**

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**To:** Lynda Terborg  
**Subject:** Overlooking

When I looked over this staff report I was disappointed because I'm an optimist and only optimists can be disappointed when our community leaders continue to miss the message. Negotiations are a give and take but the review for Building Massing Second Phase is all take and not much give.

Richmond started with lots 66' x 120' and larger, with small homes on them. In the seventies the city introduced smaller lots 40 or 50' x 100' on the average. The houses got bigger and the backyards smaller but still often deeper than the minimum setback required. But the important difference between then and now is the lack of concern today for the impacts and how to mitigate and make it better for the old and new to live together in harmony. We are lacking empathy and a concern for our neighbours plight.

Processes such as this one proposed create more disharmony than you can ever appreciate

The pictures you use on the cover are an insult and show a "Leave it to Beaver life" long past. The lovely backyards in the pictures are overlooked and enjoyed by the new houses being built around. Certainly your pictures are what the new occupants see... but you failed to add the picture of what those old neighbours see when they look back. (I can lend you mine to use show picture "overlooked")

The Land use contracts of the seventies increased density, made homes more affordable and wedged people closer together. But the planning and regulations to do that transition used language and I quote:  
*"The purpose is to avoid "overlooking"... to lessen the visual impact ..... to maximize privacy in yards, design of individual dwellings shall only be carried out in a comprehensive basis ... with regards to aesthetics, privacy, sunlight and function are considered."*

I don't see those goals expressed in this report. Enhancing compatibility by giving a 4 ft side yard setback and taking it away with a 2 foot projection is not compatible. We no longer install wood burning fireplaces and we don't need projecting chimneys. Stating we have a 6 meter (20 ft ) backyard setback and taking it away by allowing a three car garage (20 by 37 ft) to be buildt 4 feet off the back fence and calling it an 70 m2 accessory building is worse tactics than those used by sleight of hand snake oil salesmen.

This report is technically too cumbersome for a lay person to assimilate and respond intelligently in an evening walk session with poster boards and handouts. By time it gets to Public Hearing the die is cast and no changes are ever made.

The continuous wall spoken of in "maximum depth of house" is a direct result of the infamous Richmond special L shaped design. Including the front yard 20 foot setback, the three car garage, the auto court hard surface, and some with side door entrance...the front door of the house is now well back 50 to 60 feet from the front of the lot. Therefore 50% of the lot is devoted to the car culture. One solution could be to take 5 or 10 feet off the front yards and add it to the backyards. Aso putting existing FAR on top of those 700 sq. ft. triple car garages could allow a dedication of an additional 5 feet to the backyard.

The major effects of our new rebuilds on residential properties is not seen when driving down the front of our roads. The catastrophic changes to the backyard and side yard perspectives is the what is most devastating to our well being. It is Richmond's dark secret.

In regards to the upper floor building envelope, today, I am submitting to Mr. Erceg three properties for review and formal complaint. I am also reminding him he has not responded to my last email regarding the deflected Elsmore complaint. In addition I will also file another formal complaint on the house at 4971 Foxglove that has projected the WHOLE garage LESS than 2 feet to the side fence and also has a Hydro meter planted in the driveway, as it is obvious there is no room for it to be installed safely on the side of the garage let alone room for the meter reader, a wheelbarrow, wheelchair, painter, or firefighter.

The last point I want to make today is around fire safety .... Air B&B's, hot plates, legal and non-conforming suites, attic conversions are adding to the angst.

In 2012, BC Fire Code was changed after the Kelowna fires. I witnessed the fire on No 1 Road just across from Hugh Boyd school. The firefighters were quick but not able to stop the fire jumping to the adjoining house to the south, against the prevailing wind. The only reason this fire didn't take more houses in a row was because the house next to it on the north was an older smaller house and the fire couldn't skip to the roof as easily. The code changed the requirements for the amount of sidewall window glazing, and emphasized the requirements to have a minimum of 4 foot separation between buildings. Our old Land Use Contract houses had reduced window openings and many had high clerestory windows in dining rooms and upper floor bedrooms to meet the glazing and privacy restrictions. Would the Building approvals department please let us know what are the guidelines and restrictions for side yard windows today in Richmond.

Thanks you.... I could say more.

# ADJOINING SIDELYARD SETBACKS





**3928 Pacemore Avenue** - Non-conforming to vertical lot width envelope changes. Building permit issued September 2016.



**3928 Pacemore Avenue** - Non-conforming to vertical lot width envelope changes. Building permit issued September 2016.



**3931 Tinnmore Place** - Non-conforming to vertical lot width envelope changes.  
Building permit issued August 2016.



**3931 Tinmore Place - Non-conforming to vertical lot width envelope changes.**  
Building permit issued August 2016.





**4691 Cabot Drive - Non-conforming to vertical lot width envelope changes.**  
Building permit issued March 2016



**4971 Foxglove Cres** - Non-conforming encroachment into side yard setback (garage less than 0.6 m (2 ft) to fence). Building permit issued October 2015.



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