

My name is Raman Kooner I live at 3399 Moresby Dr in Richmond BC. I am here as a representative of the small builders group in Richmond.

I just wanted to start off by thanking staff for the long hours invested in the report brought forward. At planning committee on May 5th I was a delegate and spoke on the referral from council on this massing and construction of high ceilings. Councillor Day had asked me a question if as a representative of the building community was I willing to compromise and my answer to that was, yes we would.

In that spirit we attended a meeting with representatives from the small builders group and the westwind rate payers group. In this meeting we had good discussions amongst the people that were there. Towards the end of the meeting it seemed like there was very good progress made as to concerns and issues that needed to be addressed it really felt like the two parties were coming to agreements on many things and some things that still needed to be worked on.

During our Second meeting with staff that included UDI, Greater Vancouver Home Builders Association and The Small Builders group, We once again discussed with staff the proposed changes and expressed to them where we were willing to make compromises and significant adjustments to the current bylaw to address the massing and ceiling height issue.

In both of these meetings we pointed out to staff that we thought that the process was moving along very quickly and we did not have enough time to digest the information that was coming out. The informal report that staff had given us had three versions of what they said was going to come forward in the report one of which was going to be recommended. In that informal report we pointed out many errors that were made.

We feel that there has been a real disconnect here with staff, although they did meet with us on two different occasions and fielded many phone calls from us they also told us they would be going forward with these three options and one of those options has been ~~completely omitted~~ from the report.

changed

Although we have some real major issues with what staff has recommended here there are other things in the recommended bylaw that we are completely comfortable in making the compromise on.

One of these major issues is the second floor setback. On the RS1/A, RS1/B, R1,K this drastically changes the upper floor of the homes that can be built in these zones. On the RS1/A zone if this is allowed to pass it will effectively destroy that type of home. 99% of the homes in Steveston Village are RS1/A, Here I have a drawing of a Home in Stevenson Village; if the change to the bylaw is made the shaded area on the upper floor plan will be lost, this home will be left with 2 bedrooms and maybe an open den with a

1st floor high ceiling. Caps the floor.

As a representative of the small builders group we respectfully ask committee to refer this back to staff as a community we need more time to look at this bylaw and make sure it is clear and concise and free from these mistakes. We also ask that staff be instructed to take their time in this process and that they give all stakeholders including residents enough time to review information that they gather. The last thing we want to see is this coming back in 6 months to a year from now for changes again.

Thank You