

Schedule 11 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, July 17, 2017.

MayorandCouncillors

To Public Hearing
Date: JULY 17 2017
Item # 7
Re: BYLAW 9737

From: steve coventry <stevecoventry@hotmail.com>
Sent: Monday, 17 July 2017 15:33
To: MayorandCouncillors
Subject: Bylaw 8500 amendment 9737 I disagree and how it negatively affects myself.

Dear Mayor and Councillors, I am writing in regard to tonight's meeting concerning bylaw 8500 amendment 9737. I am not a developer nor have any real estate connections however in my case I disagree with the proposed amendments outlined in 9737 for reasons outlined below.

My main concern is how the proposed changes will affect narrow frontage lots (30-33ft) that are deep 148ft. I have read the proposed amendment but it doesn't specify if the proposed changes are for all lot sizes or only those with a 40ft frontage and larger (such as was done with the vertical height building massing) so I have to write assuming the changes are intended for all size lots.

I am a long time Richmond resident 48 years in the current address, however on my street over the years most of the old houses have gone and the lots subdivided for two houses on each previous lot, the divided lots are narrow 30-33ft but 148ft deep. My home is one of the last old homes and is surrounded on all sides by homes built with a 6m setback and long depth so why would my property if developed be subjected to a 10.7m setback and greater home depth restrictions when all the surrounding properties are at the old 6m setback and building depths?

My home has been affected by all the building around me such that the entire back yard is surrounded by a wall of homes, so my property's value has been reduced to lot value as the house itself has become worthless as it currently stands, sadly it's only value now is in redevelopment, yet now after my street has been almost fully redeveloped under the old rules there is a plan to change the rules which would obviously negatively affect any development of the last remaining homes such as mine; in particular the building depth, front-rear setback, sidewall projections recommendations all greatly affect trying to build homes on the narrow lots which my property would be subdivided into.

I feel this subject needs more refinement as it is written it is particularly restrictive on any building on narrow long lots, I would like to see changes as was done with the vertical building height massing which had different rules tailored for the width of the lot, I sincerely hope a sudden decision isn't made to approve this subject tonight and more refinement is done. Thank you for taking the time to read, Steve Coventry.

