

Schedule 13 to the minutes of the
Regular Council Meeting for Public
Hearings held on Monday, November
19, 2012

CityClerk

To Public Hearing	
Date:	Nov 19, 2012
Item #	4
Re:	
Zoning Amendment	
Bylaw 8922	

From: Carol Day [carol@catsigns.ca]
Sent: Monday, 12 November 2012 23:28
To: Mayor and Councillors; City Clerk; Richmond Review
Subject: Edgemere Granny flat and Coach house zoning amendment BYLAW 8922
Attachments: Edgemere zoning amendment Granny Flats Coach houses.docx; GRannyFlat Coach house survey.jpg; Coach house.jpg

Categories: 12-8060-20-8922 - Single Detached with Granny Flat or Coach House Zone for Edgemere

Please see my letter, survey and photo attached

✓	INT
DW	ms
DB	

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Regarding BYLAW 8922 Edgemere Neighbourhood with lanes

Create new Single Family Granny Flat or Coach house 9RE1) zone

Major changes in the character of a neighbourhood should require major involvement from the residents. No answer, is not a YES. Many people living in Edgemere think that they have no say, that the decision is already made by Richmond City council so why waste their time. Ambivalence is not support, lack of involvement is not agreement. Until the City of Richmond receives expressed support from the residents, they don't have it.

I spoke to staff in the City of Delta and they have a much better process, more letters are sent out to homes and they do not have confidence in surveys because the results are often "questionable". An excellent example of a faulty survey is the one done by the city of Richmond in April 2012 whereby the staff concluded there was "High support for Granny flats and Coach houses in Burkeville and Edgemere". I disagree, in Burkeville 42 people voted yes and in Edgemere only 22 people voted yes. The questions were worded to indicate the decision was already made and the best the public could hope for was some say in the guidelines.

City Of Richmond Public Survey-Granny Flats and Coach Houses

Burkeville and Edgemere-2041 OCP Update

Due Thursday April 5, 2012

Question # 1 Do you support the proposed Development Permit Guidelines to control the form and character of granny flats and coach houses in Burkeville and Edgemere ?

Question # 2 Do you support the proposal that the City of Richmond amend the Zoning bylaw to permit and regulate granny flats and coach houses in Burkeville and Edgemere by Development Permit and Building Permit only (no rezoning)?

We could learn a lot from the City of Delta, they take longer to make decisions and they make better decisions.

But if we are going to talk about survey results then it is up to council to sift through the results because staff will not point out that in the 2041 OCP Concept Comment sheet feedback that 29% of people who responded disagree that "The vision and objectives in the OCP concept provide the direction necessary to prepare the 2041 OCP update." Almost one third of people said the city was doing a poor job.

ACTION ITEM :

Please consider sending out a new survey to every home in the Edgemere neighbourhood and require that at least 50% of homes respond and a minimum of 60 % give expressed approval for the zoning amendment . The survey should not be worded to garner support but rather to inform residents that access to the granny flats and coach houses will be through the lanes and that they can expect an increase in traffic and they can expect increased densification. If after the public are informed they support the densification of the Edgemere neighbourhood then and only then should Richmond City council vote to change the zoning.

We only have one chance to get it right, so let's take the time necessary to engage the people living in Edgemere and wait for their response, what's the hurry ?

Carol Day

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City of
Richmond

**Public Survey – Granny Flats and Coach Houses
Burkeville and Edgemere – 2041 OCP Update**

6911 No. 3 Road, Richmond, BC V6Y 2C1

1. Do you support the proposed Development Permit Guidelines to control the form and character of granny flats and coach houses in Burkeville and Edgemere?

Note: A granny flat is located totally on the ground floor (i.e., is a 1 storey dwelling). A coach house is located on both the ground floor and a ½ storey above the ground floor (i.e., is a 1½ storey dwelling).

☐ Yes ☐ No ☐ Unsure

2. Do you support the proposal that the City of Richmond amend the Zoning Bylaw to permit and regulate granny flats and coach houses in Burkeville and Edgemere by Development Permit and Building Permit only (no rezoning)?

☐ Yes ☐ No ☐ Unsure

Comments:

Thank you for your feedback.

Name:

Address:

Neighbourhood:

☒ Burkeville

☐ Edgemere

☐ Other

E-mail:

Phone:

Request

Please fill out the survey form and return it by **Thursday, April 5, 2012.**

- Mail it to the City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1; or
- Fax it to the City of Richmond at 604-276-4052 (fax); or
- E-mail it to the City of Richmond to the attention of hburke@richmond.ca; or
- Fill it out online at the City's website at www.letstalkrichmond.ca; or
- Leave it in the drop off boxes provided at the Public Open House.

Thank you very much. Please use the other side for any additional comments.

Your comments will be considered by Richmond City Council in preparing the 2041 Official Community Plan (2041 OCP Update).

