

To Richmond City Council

Nov 19th, 2012

Regarding BYLAW 8922 Edgemere Neighbourhood with lanes

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

Council is being asked tonight to make a decision to fundamentally change the character of the Edgemere neighbourhood and I believe there is not enough accurate and sufficient information to make that decision. There has been very poor involvement from the residents of Edgemere and I think I know why.

They believe that the zoning change to allow for Granny Flats and Coach houses is a done deal .

Reason # 1 City survey Question # 1 PH 1134

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

This question does not allow for a yes or no as to the densification only guidelines as to the appearance, Any rational person would conclude that the decision to densify Edgemere is already made.

Reason # 2 City Survey 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)

This question is confusing to most people who do not speak the language of planners, they have asked me , "can we choose not to have any change or is this a done deal?"

Reason # 3 City Survey result are questionable which creates confusion and empathy.

PH1138 previous survey results states there are 545 households in Edgemere and **PH 1105** staff survey results state there are 391 households we lost 154 households. Only 57 surveys have been submitted by the residents and that is not enough to gage support for this massive change in zoning. I can guarantee you that Edgemere residents are not " % 79 in Support of Granny Flats and Coach Houses" as staff has indicated on **PH 1105**. This is a classic example of survey results that are not reliable and I urge councilors to listen to the people of Edgemere when they say they are concerned about traffic, densification, safety and their quality of life.

Major changes in the character of a neighbourhood should require major involvement from the residents. A No answer, is not a YES. Until Richmond city council receives expressed support from the residents, they don't have it. Councilors should not be forced to make a decision under these circumstances.

In the 2041 OCP Concept Comment sheet feedback 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" The fact that 29% of people have no confidence in the process speaks to a much larger problem and that must be of great concern to Councilors.

Most residents have not read the city staff report they have not realized that the densification will allow for a primary house with a secondary suite, and a coach house or Granny flat, three residences in an area originally designed for one residence per lot. Most people do not realize that the " Permitted lot Coverage is 70 % for buildings , structures and non-porous surfaces."PH 1154

When the densification of existing neighbourhoods came up. Richmond Gardens said a loud NO and now the Burkeville community has asked for a delay of two years to better study the densification of their neighbourhood to allow Granny Flats and Coach houses. Edgemere should also be given a 2 year reprieve to better understand the proposed zoning and make informed decisions.

Councilors are overwhelmed with binders of information and cannot be expected to sift through and decipher all the information provided by staff. It is not possible for councilors succeed in their fiduciary responsibility when some of the information they receive is questionable .

Edgemere also deserves a chance to better understand the ramifications of the change in zoning and they deserve a new survey worded in such a way that allows for their answer can be clear and concise. Edgemere also deserves the same two year extension that Burkeville has asked for. I think Richmond Council also needs and deserves a chance to talk to the people in Edgemere and really hear their concerns. These are some of the concerns from the survey compiled by staff.

See 2012 OCP Public consultation PH 1132

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. If after the public are informed and they support the densification of the Edgemere neighbourhood then and only then should Richmond City council be tasked with making a decision to change the zoning.

See attached sample of Survey

Thank you very much

Carol Day

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Survey Questions for Granny Flats and Coach houses

1

Do you support densification in the Edgemere neighbourhood with

Coach houses (Two Storey with Garage on ground floor) _____ Yes _____ No

Granny flats (One storey with parking beside) _____ Yes _____ No

2

If your answer is yes to # 1, do you support

* re-zoning of the entire area _____

*or one lot at a time? _____

Choose one