

June 26/17

Schedule 1 to the Minutes of the Regular meeting of Richmond City Council held on Monday, June 26, 2017.

Building Massing Phase Two... side yards and backyards

We have gone thru an exhaustive process with multiple community meetings and hundreds of responses. The Builders Group even had a private meeting with City staff BEFORE City staff put together their recommendations to the Planning Committee last week.

The Builders presented a number of proposed changes for their own advantage at the Planning meeting and Bill McNulty made a motion to wholesale accept the Builder's recommendations against the balanced recommendations of the staff.

Someone who heard about how these bylaws we are looking at tonight were changed said... and I quote:

"I assume that if the staff recommendations are disregarded that the staff will be fired. After all, wouldn't that be in essence a vote of non-confidence in their work?"

But they can't really leave... they need their jobs and so will just have to put their tail between their legs and stand here today recommending these altered bylaws.

For ^{every} inch and concession you give to the builders you are taking away the privacy and enjoyment of the neighbouring homeowners. When you give on the garage depth you take away the neighbour's privacy because in this instance an extra .8 meters for a garage ACCESS DOOR is pushing the start of the house 2.3 feet further back on the lot. My garage door access is from my side yard.

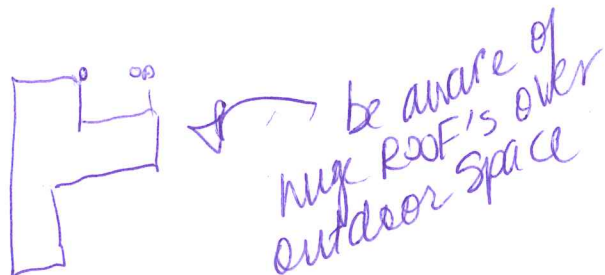
A 20 foot front yard set back plus a 30 foot triple garage and now an extra bonus 2.3 feet is excessive for a 66 by 120 foot and shorter lot. The triple garages were meant for the lots 130 ft and deeper and the push to put them on lots shorter than 120 ft is what is causing a lot of the crowding problems.

I presented the example of a corner house with a garage LESS than 21" from the side fence. It seems in Richmond if a loop hole is found it is taken. A garage is a projection and not a part of the PRINCIPAL BUILDING... in this case rather than stick to the concession made to deemed the side yard a back yard and reduce the required space from 6.5 feet to 4 ft.... the garage further encroached to less than 2 feet away from the side fence. No room for a walk way to a side door and no room for a meter reader so why not just have it posted on a pole in front of the garage. Only in Richmond do we see such ridiculous building examples. Mr. Erceg says it was okay yesterday and I don't see anything here that says it is not okay tomorrow.

** No wood burning f/p should be built and gas f/p don't need projections*

Reject these bylaw changes and support the original staff recommendation to the Planning Committee. They weren't that generous to anyone but at least they were professionally vetted by engineers and architects.

*Submitted by
Lyn ter Borg*



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