

Schedule 57 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, December 17, 2018.

Naizer Kabani

22646 Fraserbank Crescent
Richmond B.C. V6V2L8

December 7, 2018

City of Richmond
Richmond City Hall
6911 No. 3 Road,
Richmond, BC V6Y 2C1

Dear City Councillor

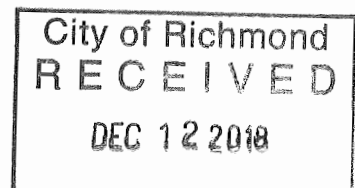
Richmond Zoning Bylaw 8500, Amendment Bylaws 9965,9966,9967, and 9968

The purpose of my writing is that I am a concerned Richmond citizen and taxpayer who voted in this municipal election. The original ALR Home size was 1,000 square meters. The previous Richmond council voted to reduce the ALR Home size 50% to 500 square metres.

However, the new Richmond City Councillors voted to reduce the ALR Home size, even further to 400 square metres. This has all been done in less than one year. This drastic change will affect many Richmond city residents by this decision.

I strongly oppose the Richmond Zoning Bylaw 8500 Amendments, Bylaws 9965, 9966, 9967 and 9968. I believe that the City of Richmond needs to keep the Provincial Proposed Guidelines of Bill 52, and leave the ALR Home size at 500 square metres.

Therefore, I request that the Richmond City Council leave the ALR Home size at 500 square metres and if they wish to propose any further reductions in size to have a comprehensive public consultation process, not just a single hearing on Dec 17,2018 All property owners affected should have the right to a democratic



process and all consequences be fully understood by all stakeholders before a final decision is made. The main purpose of reducing the home size on ALR land was to eliminate the monster homes... by reducing the size by 50% to 500 sq metres that problem has now been eliminated. A further reduction in size so soon (a few months later) is not appropriate and will cause an enormous amount of hardship, grief, stress and financial loss to Richmond residents and their families.

Thank you for your co-operation and consideration in this matter. I look forward to hearing from you.

Sincerely,

Naizer Kabani



CC all City Councillors and Mayor

MayorandCouncillors

From: MayorandCouncillors
Sent: Friday, 7 December 2018 12:55
To: Mah,Cheryl
Subject: FW: new proposed further size restrictions in ALR 22260 River Road

From: Nick Kabani [<mailto:kabani@telus.net>]
Sent: Thursday, 6 December 2018 14:17
To: Loo,Alexa
Cc: MayorandCouncillors
Subject: new proposed further size restrictions in ALR 22260 River Road

Hello counselor Loo,

Thank you for speaking to me on the phone today, I appreciate your time and concern.

I am a 30 year resident and taxpayer in Richmond with residential property and commercial property in the city.

I am greatly concerned about the proposed further size limitations in the ALR. The size was reduced this spring by 50% from 1000 sq. meters to 500 sq. meters.

I fully support this decision as the previous limits were too high and we did have a problem with monster homes in Richmond ALR. Now to further reduce the size from 500 to 400 is alarming!

The provincial government has proposed legislation to limit size in the ALR province wide to 500 sq. meters and I think Richmond to do the same.

It is very hard to abide by all the regulations when you keep moving the goal posts!... especially so drastic!

People are getting hurt... families are stressed out!

I myself am very afraid I will be affected negatively as I am a Hamilton resident and in January of 2018 purchased a 1429 sq. meter property on River Road (22260 River Road) just a few blocks away from my current residence. (22646

Fraserbank Crescent)

I had decided to build a new house for my family as my mother in law is aging and wanted her to move in with us so we can look after her in her glory years. We are building a wheelchair accessible home and have contracted

Balandra Development (Clive Alladin) to build our new house. We have followed all guidelines and requirements to date and consulted with the city confirming that we would be able to build our new house on this property before

we purchased it. The city indicated we could build up to 500 sq. meters on this property and we proceeded.

We have completed all required processes with respect to all the city guidelines. We obtained all necessary permits including demolishen permit, tree, and preload permit and are preloaded at the moment.

We are building a new house under the maximum 500 sq. meters and are significantly far along in this process and are submitting our building permit very soon. This new proposed reduction in the size requirements to 400 sq.

Meters would render my plans useless. I ask that the city protect those of us who are mid-stream in our development to be allowed to proceed as we are already fully invested and actively engaged in the process.

I am strongly opposed to these further reductions and as a new city council (whom I voted for) would ask that you protect myself and my family from these new proposed reductions as it would adversely affect me and financially

ruin me. This is my life savings ! This property has been a single family lot since the 1950's .. it has not been farmed and because it is close to the river 50 % of the property is in the Riparian management area so cannot be farmed or

built on. We have respected all these regulations and have abided by them... which essentially leaves me with a 7500 sq. ft building lot.

I respectfully ask that you reconsider these proposed reductions and leave the size limitations to 500sq meters. This is too much reduction too quick!

I am totally stressed out and cannot sleep! I don't think this is fair to us that have followed all the rules and the rules keep changing.

Please feel free to contact me for further info or clarification.

Yours respectfully

Nick Kabani

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e) kabani@telus.net

22646 Fraser bank Crescent

22260 River Road