

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: January 13, 2012 1:47 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #610)

To Public Hearing
Date: Jan 16, 2012
Item # 1
Re: Bylaw 8794

Send a Submission Online (response #610)

Survey Information

Schedule 4 to the Minutes of the Council Meeting for Public Hearing held on Monday, January 16, 2012.

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/13/2012 1:46:40 PM

Survey Response

Your Name:	Gwen & Evan Perkins
Your Address:	20 Wellington Crescent
Subject Property Address OR Bylaw Number:	140 Wellington Crescent
	<p>Re: Rezoning application notice which I received by mail regarding my neighbour at 120 Wellington Crescent applying to build a Coach House (Granny Flat) on his property. We have a few concerns with this application which we will quickly outline below : - Fire risk in the neighborhood will increase given that there will be more buildings in closer proximity to one another on the same property; more dense building close to other existing dwellings. The Coach House that is already across the alley from 120 Wellington Crescent is only about 10-15 feet from the owner's home on the property. The Coach House's roof line is almost in direct contact with the overhead powerlines that run down the alley. - The "face" and integrity of the neighborhood will be changed forever, and not for the better. This will encourage more renters with little vested interest in the community to move into the neighborhood. Could become "slum like" if the densification continues. - This could potentially become a huge issue if all homeowners within Burkeville choose to build Coach Houses on their property. More burden would be placed on existing utilities and</p>



Comments:

infrastructure; this will be an issue that we as taxpayers would eventually have to pay for. - The term "Coach House" or "Granny Flat" is inaccurate in this case; the property owner wants to build a "Coach House above a detached garage". In my opinion, this is essentially another house on the same property, not a "Coach House". The Merriam-Websters dictionary defines the term Coach House as "noun: an outbuilding for a coach or carriage (in modern terms, a vehicle)". This is not a Coach House by definition, because there is a dwelling above it. - A Granny Flat on the other hand, would be a one level structure - it is defined in the Merriam-Websters dictionary as "an apartment that is adjacent to the main living quarters of a house"; but there is no mention of a garage or any type of vehicle storage. We could "live" with this type of development because it would put a limit on the size and height of the building. However, it would still create the other density issues we have already mentioned in our previous points. Thank you for your time, and I appreciate being the opportunity to have some input into the future of my neighborhood. Please give what I have outlined some serious thought; once the proverbial "Genie" is out of the bottle it will be impossible to put it back. Regards, Gwen and Evan Perkins