

June 8, 2006

City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 2C1
Att: Mr. Holger Burke

To Public Hearing
Date: <u>June 19, 2006</u>
Item # <u>2</u>
Re: <u>Arterial Roads in</u> <u>West Richmond</u>



SCHEDULE 2 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JUNE 19TH,
2006.

To: Mr. Holger Burke

I would like to express my dismay over the City's proposal in by-law 8063 to require a Landscape Architect to prepare detailed drawings of front yard landscaping as part of rezoning applications along arterial roads.

I agree wholeheartedly with the need for such landscaping and details; as a pioneer of such development in Richmond, I clearly see that the manner in which many new homes are being built along our arterials is leading to a very poor and unattractive streetscape. That being said, I hesitate to make further cost requirements of builder redeveloping such properties. In reviewing your staff's proposals within the by-laws, I wonder whether it would be more cost effective and expeditious to simply monitor builder adherence to current zoning requirements. Too often I see builders ignore the requirements for permeable surface on single family homes. If permeable surface requirements currently in place, along with new requirements for landscaping, outlining number of trees, fence details, and other details were spelled out clearly, I am sure the extra cost could be avoided. This cost, of course, would simply be passed onto buyers as another "tax" faced by new home buyers.

I believe the City should clearly outline its requirements and have City inspectors ensure these requirements are met, prior to issuance of final occupancy permits. Let's not increase costs any more than need be. In addition, due to the extreme backlog professionals in the building industry face, this requirement would add further delay to the building process, again increasing final costs. I am sure that good builders would continue to produce quality homes, complete with effective landscaping, while lesser builders would continue to find ways to beat the system.

I sincerely appreciate the efforts you and your staff are making to ensure City by-laws are adhered to, and implemented well, but we need to step back and consider all of the effects of by-laws such as these. I can be reached at 604-603-7885 with any comments.

Thank you for your time.

Best Regards,

A handwritten signature in black ink, appearing to read "Rocky Sethi", with a long horizontal stroke extending to the right.

Rocky Sethi
President
Pacific Western Developments Limited
Email: rocky@pac-west.ca