

To Public Hearing
Date: <u>December 19, 2016</u>
Item # <u>2</u>
Re: <u>BYLAW 9603</u>
<u>BYLAW 9604</u>

December 17, 2016

David Weber  
City Clerk,  
City of Richmond, BC  
(Sent via email)

**Subject:** Feedback on replacing the existing Arterial Road Policy in Section 3.6.1 of the OCP Bylaw 9000 with the new Arterial Road Land Use Policy

David:

I am submitting my opinions on the proposed new Arterial Road Land Use Policy being considered at the Public Hearing scheduled for December 19, 2016.

My overall goals in submitting this letter to the City of Richmond are as follows:

1. To reduce the significant negative impacts on existing single family homes caused by adjacent higher density and massing of new housing on arterial roads.
2. Avoid building over-height new housing which can dramatically reduce privacy and daylight for adjacent existing single family homes.  
New housing should not exceed 2 storeys in height (7.5 metres to the roof peak) – regardless of roof style.
3. Maintain rear yard setbacks at 6 metres;
4. Ensure lot coverage for new housing does not exceed 45%;
5. Prevent the loss of mature trees on redeveloped properties - or ensure that replacement trees, vegetation and green space adequately compensates for that which would be lost during redevelopment.
6. Reduce the prevalence of brick walls and large gate structures which typically impacts green space on new housing being built on arterial roads.

Here are the details on my concerns as they relate to the many types of housing being considered for arterial roads:

1. Townhouses:
  - a. Rear Yard Setback: I strongly recommend keeping the existing 6 metre setback requirement.



I do not agree with the proposed 4.5 metre setback for 50 % width of the back wall (ground floor only).

- b. Height: Must not allow more than 2 storeys (7.5 metres); particularly along rear yards next to single family lots.
- c. Lot coverage should be no greater than 45%.

2. Row Houses:


- a. Lot coverage should be no greater than 45%.
- b. Height: Must not allow more than 2 storeys (7.5 metres); particularly along rear yards next to single family lots.
- c. 6 metre rear yard setback.

3. Compact Two Unit Dwelling:

- a. Lot coverage should be no greater than 45%.
- b. Height: Must not allow more than 2 storeys (7.5 metres); particularly along rear yards next to single family lots.
- c. 6 metre rear yard setback.

New housing on arterial roads should be built to be lived in; designed to be harmonious with the height, setbacks and style of adjacent existing homes in the neighbourhood; retain mature trees and vegetation; and not designed for investment purposes only.

Thank you.



Jim McGrath  
10131 Lawson Drive,  
Richmond, BC V7E 5M2