

October 27, 2008 (unable to attend in person)

The District of West Vancouver.

(4)

Attention : **MAYOR AND COUNCIL**

re : **PROPOSED PLANNING BYLAW AMENDMENTS**

Last year purchased a small house, on a very small but very charming lot in Ambleside. While the house is currently rented, (while we wait to sell out current house – timing definitely is NOT on our side) our intention is to build our future home there. We have just relocated our Architectural Practice to Ambleside and are very excited to be part of that communitiy

We read and clearly understood the RS-9 Zoning in place there prior to purchasing, and were excited and satisfied that we could build a modest home appropriate to our future needs. (2013 square feet plus covered decks, hardly a monster house!)

While we understand and believe that some Zoning Reform may be appropriate, we also had an expectation that any zoning reform would follow a reasonable process of discussion and consideration prior to finding its final form and adoption. You might imagine our dismay when we were informed by staff that not only was this proposed bylaw amendment already in effect (second floor covered decks as FSR, limited accessory building), but that it was being enforced retroactively to the date when first proposed.

Surely to enforce a law that has not been properly discussed, debated, processed, and adopted with due process, is outside the spirit of a participatory democracy.

While there may be some poor examples of excessive covered decks, surely in our temperate but (occasionally) wet climate there is a more balanced approach to limiting that problem than to include covered decks as equivalent to enclosed interior floor space. (This could be as a ratio to floor area, not included up to a given size-followed by a % amount- similar to basement areas, or many other approaches that reward good design)

So we find ourselves with :

1. A personal challenge and disappointment for our own home design (taking covered decks out of 2013 square foot makes a modest house pretty small).
2. Clients that are not happy that we did not see this coming and have invested time and money on our Architectual Services. We have yet to see if we have a legal issue here.

Thank you in advance for your fair and thoughtful consideration.



Russ Meiklejohn MAIBC AAA SAA
1178 Esquimalt – hopefully sooner than later...

Dorothy Meiklejohn B.Arch

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