Schedule 117 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

City of Richmond - Public Hearing September 8, 2015

Hello my name is John ter Borg, B.Eng., MLWS, LEED AP

I live at 5860 Sandpiper Court

I am speaking to the problem that is the City of Richmond's double counting control for overheight spaces. I first brought up the concern at the April 20th, 2015 Public Hearing.

Building Massing

As mentioned five months ago, reducing the overheight room allowance from 5.0 m (16.4 ft) to 3.7m (12.1 ft) would address the majority of the problems experienced with building massing that we experience in Richmond today.

If you have not noticed, Vancouver, Burnaby, and Surrey have done away with this awkward dimension long ago and they are in no hurry to turn back. The reason is because it contributes to construction practices that are damaging to neighbourhoods and the community.

In the proposed bylaw that we are discussing we will only need to change one thing. All references to 5.0 m overheight allowances need to be changed to 3.7 m. And everyone will go home happy tonight. Builders can still build rooms to 16 ft, 20 ft, or 22 ft heights if they choose, they only have to count these excessive height spaces as additional floor area as is the practice in our neighbouring cities.

Lego Demonstration

As demonstrated by these Lego building blocks we can see in three dimensions how uncontrolled overheight spaces contribute to massing in new houses.

1) You see these two houses are built with the same number of blue blocks.

2) The red blocks represent overheight areas.

3) These two houses are the same size. And they are both maxed out. They have the same FSR and there is no difference in the walkable floor area.

4) This shows us exactly what is happening in Richmond today.

5) Notice that the overheight spaces not only push the building footprint into the sideyards, but into the backyard as well. This loss of backyard area and green space is a community concern.

Protect Backyards

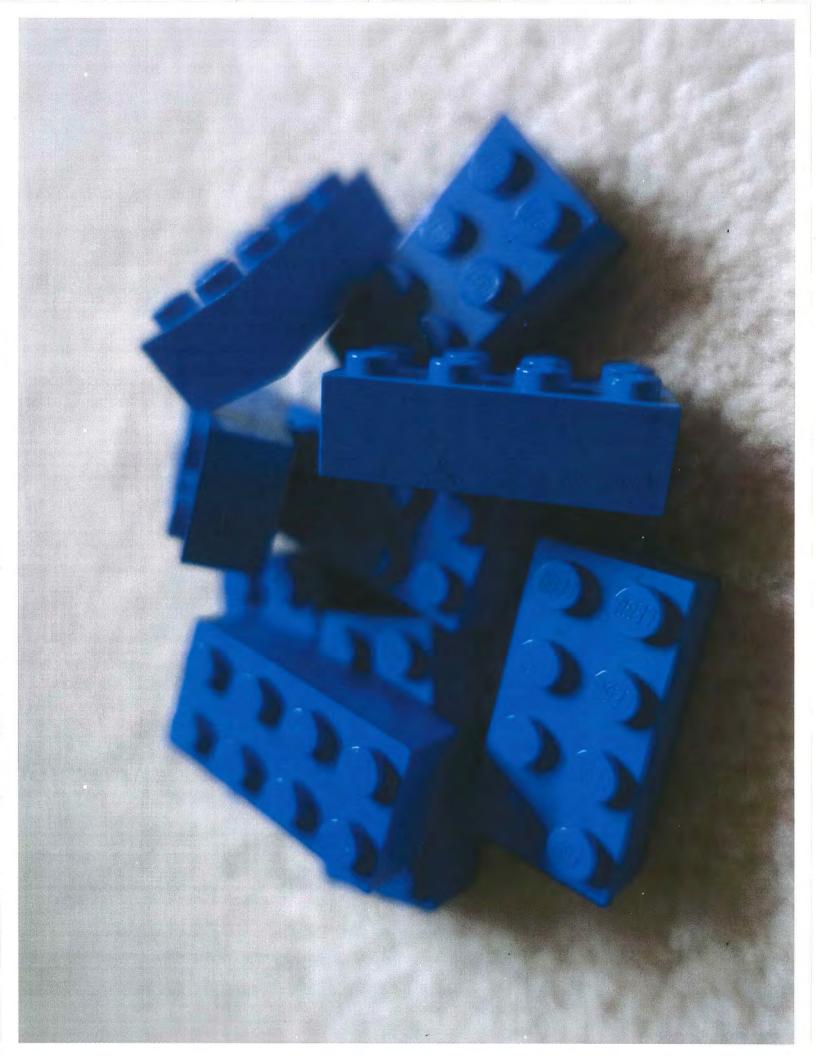
It is through this demonstration that we see how the 5.0 m (16.4 ft) overheight areas directly impact backyard areas and contribute to the loss of mature trees, the loss of privacy, and loss of sunlight in people's backyards.

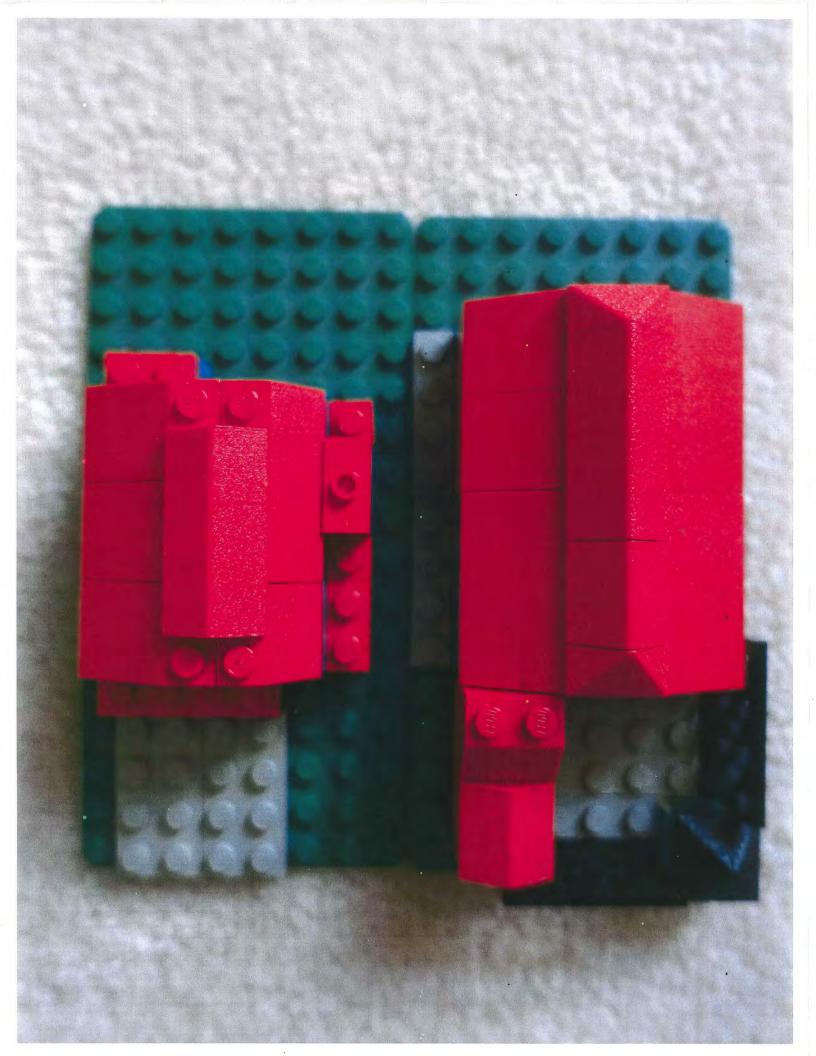
This is why I maintain that changing our bylaw from 5.0 m to 3.7 m is what is needed to control massing for new house construction in Richmond today.

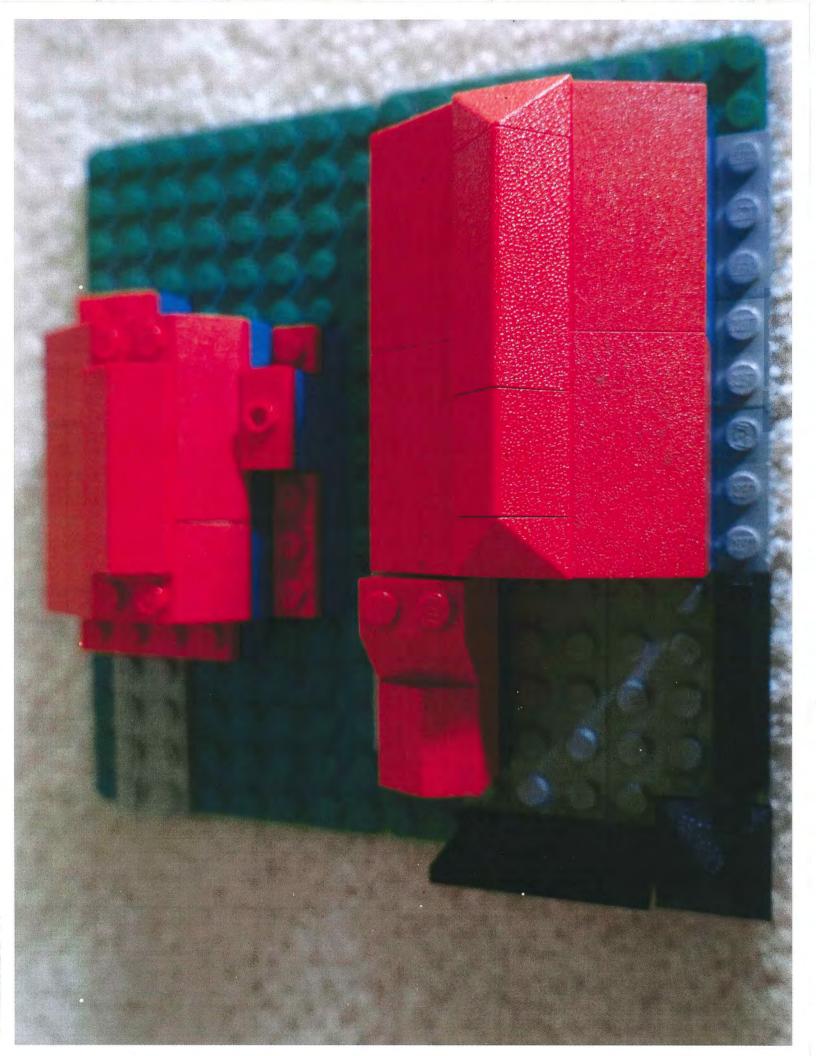
For science-based guidelines and technical resources that further support the retention of onsite greenspaces we can look to the cities of Seattle and Portland as leaders that we can follow to encourage 'greening' of Richmond's Building Bylaws.

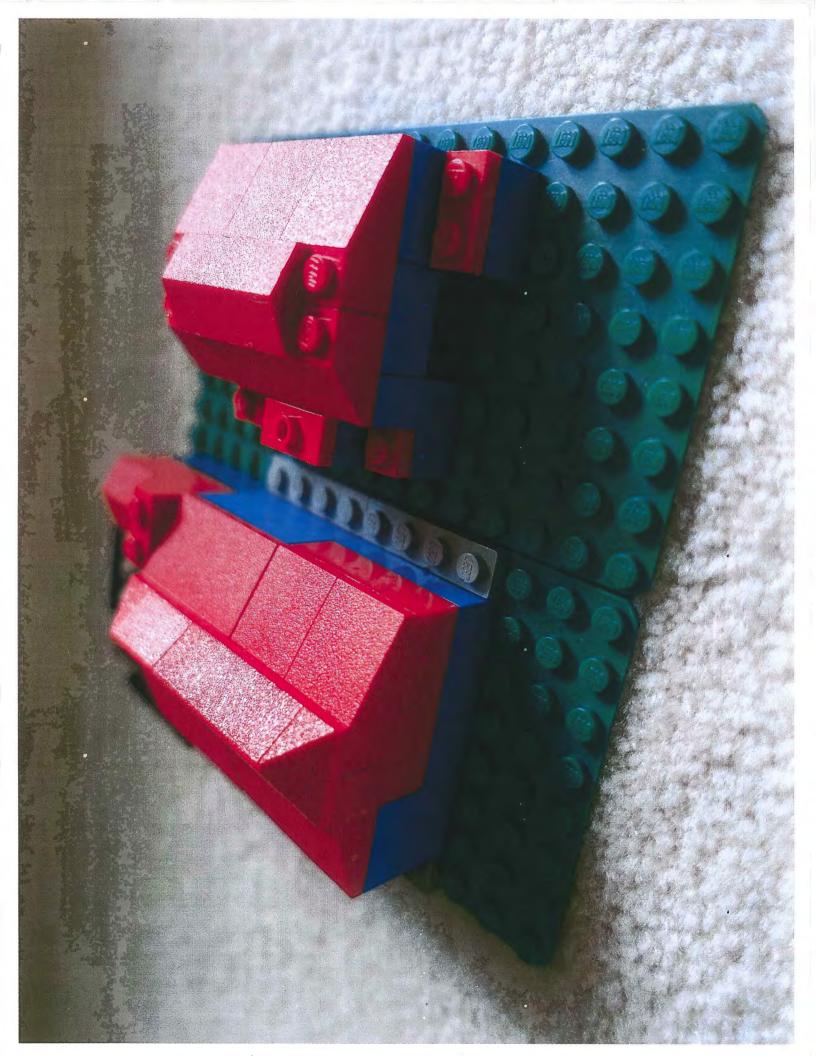
Appendices

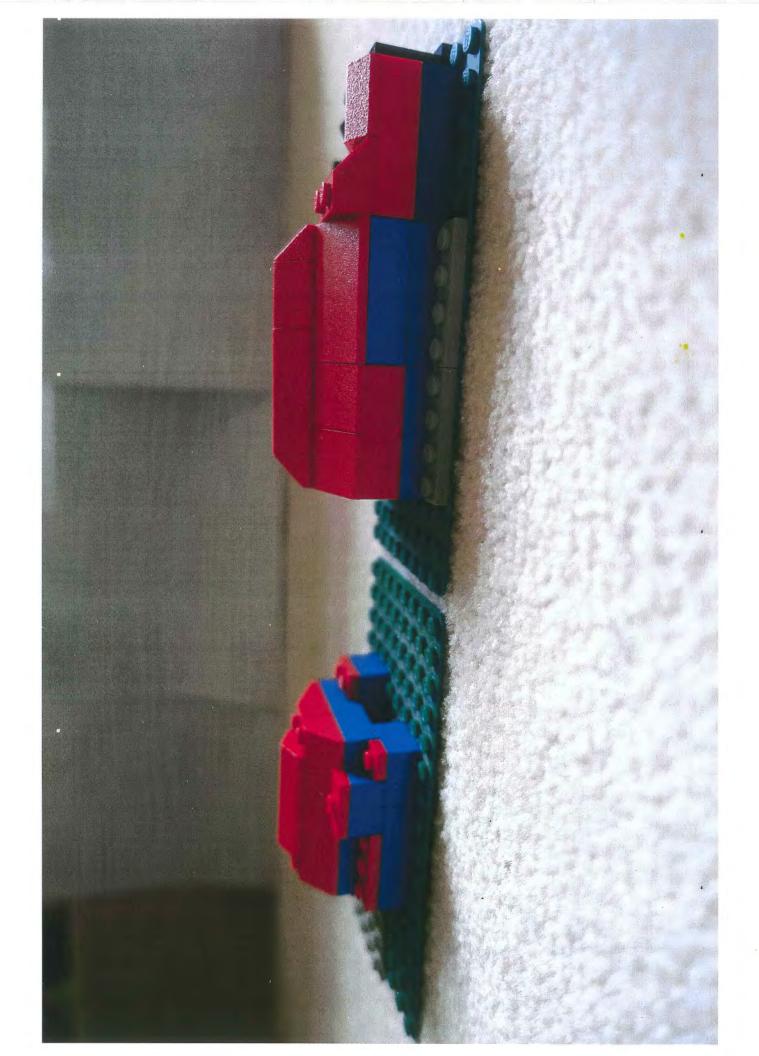
- 1) Lego Demonstration Pictures
- 2) City of Seattle Green Storm water Infrastructure Requirement Calculator













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Applicant is responsible to ensure system overflow conveyance is provided per Section 4.2.5 of the Stormwater Manual Volume 3.