

Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BVLAW # 9280 +</u>
<u>9281</u>

From: Frank Suto <fsuto@shaw.ca>
Sent: Friday, 4 September 2015 01:35
To: Mayor and Councillors; Erceg, Joe; Craig, Wayne
Subject: House Massing
Categories: 12-8060-20-9280

Schedule 21 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 8, 2015.

With regard to house massing, I'd like to suggest moving away from mandating maximum ceiling heights.

I'd like to recommend the introduction of a simple rule based on a 'standard ceiling height' (SCH) of 2.45 meters or about 8 feet with no allowances other than directly above stairs.

- The area with a ceiling height over two SCH i.e. 4.9 meters and less than three SCH i.e. 7.35 meters shall be multiplied by two for total area calculation;
- the area with a ceiling height over three SCH i.e. 7.35 meters and less than four SCH i.e. 9.8 meters shall be multiplied by three for total area calculation;
- the area with a ceiling height over four SCH i.e. 9.8 meters and less than five SCH i.e. 12.25 meters shall be multiplied by four for total area calculation;
- the area with a ceiling height over five SCH i.e. 12.25 meters and less than six SCH i.e. 14.7 meters shall be multiplied by five for total area calculation.

For areas with a cathedral ceiling the calculation shall be based on the height from the floor to the highest point of the ceiling.

This way the maximum height of the building can be defined as the distance between the ground and highest point of the roof irrespective of ceiling heights.

Regards,
Frank Suto

