



Regular Council

Monday, July 27, 2015

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Corporate Officer – David Weber

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

R15/14-1 1. It was moved and seconded

That:

- (1) the minutes of the Regular Council meeting held on July 13, 2015, be adopted as circulated; and***
- (2) the minutes of the Regular Council meeting for Public Hearings held on July 20, 2015, be adopted as circulated.***

CARRIED



**Regular Council
Monday, July 27, 2015**

COMMITTEE OF THE WHOLE

- R15/14-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

3. Delegations from the floor on Agenda items.

Item No. 23 – Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family and Two-Family Developments

Jim Wright, 8300 Osgood Drive, spoke to the definition of building height and read from his submission (attached to and forming part of these Minutes as Schedule 1).

Bob Williamson, 8166 Mirabel Court, expressed concern with regard to the proposed bylaws, and agreed with the Advisory Design Panel's comment that a maximum ceiling height of "5 metres is too generous even for big houses." Mr. Williamson was of the opinion that a maximum ceiling height of 3.7 metres was more appropriate.

Lynda Terborg, 5860 Sandpiper Court, spoke in opposition to the proposed bylaws to regulate building massing and accessory structures and read from her submission (attached to and forming part of these Minutes as Schedule 2).

██████████, Richmond resident, spoke to her experience attending the workshops on regulating building massing and accessory structures in single-family and two-family developments, and queried their purpose as she was of the opinion that the proposed bylaws do not reflect the wishes of the majority of those who participated.

Cindy Piper, Vancouver resident, stated that as a former architect and urban planner, she believed that the proposed bylaws permitting a maximum ceiling height of 5 metres would adequately control massing. Ms. Piper commented on potential misuse of such ceiling height, noting that additional habitable space could not be accommodated as the structure to create such space would render the space uninhabitable.



**Regular Council
Monday, July 27, 2015**

Raman Kooner, 3399 Moresby Drive, spoke to the effects the proposed bylaws would have on single-family home massing as a whole, noting that in addition to ceiling height, roof points, garages and accessory buildings will be affected too. He commented on the marketability of large lots with large homes, noting that the real estate market on such properties is lucrative. Mr. Kooner then requested that the proposed bylaws be considered as a package and not solely on the proposed provision of ceiling height.

Brianna Qiu, Royal Pacific Realty, was of the opinion that there is a market for bright, large homes, particularly in Richmond as the city's amenities attract new immigrants to invest here. Ms. Qiu then stated that should ceiling heights be lowered, she believed that property investors would look to other cities.

Samuel Yau, 8420 Pigot Road, spoke in favour of the proposed bylaws permitting a maximum ceiling height of 5 metres. He commented on the potential to restrict one area of the city to lower ceiling heights, and speculated on the negative effects of the area's real estate market.

John Roberts, 9120 Chapmond Crescent, expressed concern with a maximum ceiling height of 5 metres before areas are double counted for density calculations as he believed that this permits homes to be built taller and wider, which in turn permits the homes to consume larger lot coverage. Mr. Roberts then spoke to the importance of outdoor space for quality of life, and was of the opinion that residents who value such qualities may leave Richmond's real estate market in search of larger residential outdoor space.

Ivan Krpan, 8451 Fairbrook Crescent, stated that although the proposed bylaws address maximum ceiling heights, they do not manage truss heights, suggesting that all future building plans be accompanied with truss layouts and specifications. Also, Mr. Krpan was of the opinion that ceiling heights can be controlled with a conditional permit process, which would provide developers with a floor area ratio bonus once other building conditions have been met.

Calvin Lee, 8591 Fairhurst Road, spoke to the appeal of homes with high ceilings, and stated that should a bylaw prohibit high ceilings, he may consider relocating to another city to build his dream home.



**Regular Council
Monday, July 27, 2015**

John ter Borg, 5860 Sandpiper Court, referenced the City's Official Community Plan (OCP) as it relates to single-family neighbourhoods and commented on the city's natural qualities that maintain its appeal to residents. He expressed concern with regard to the proposed maximum ceiling height of 5 metres, and commented on its effect on lot coverage and outdoor space. Mr. ter Borg then requested that should the character of single-family dwellings be changing, the OCP be revised to reflect such changes.

Gursher Randhawa, 8311 No. 6 Road, was of the opinion that the majority of the comments forms submitted at the two workshops on regulating building massing and accessory structures in single-family and two-family developments were in favour of a maximum ceiling height of 5 metres. Mr. Randhawa then stated that in order for Richmond's real estate market to remain competitive, high ceiling heights would be important as Richmond's floor area ratio is low in comparison to that of other cities.

- R15/14-3 4. It was moved and seconded
That Committee rise and report (8:27 p.m.).

CARRIED

Councillor Day left the meeting (8:39 p.m.) and returned (8:40 p.m.).

CONSENT AGENDA

- R15/14-4 5. It was moved and seconded
That Items No. 6 through No. 22, with the removal of Item No. 13 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Community Safety Committee meeting held on July 14, 2015;*
- (2) *the General Purposes Committee meeting held on July 20, 2015;*
- (3) *the Planning Committee meeting held on July 21, 2015;*

4.



**Regular Council
Monday, July 27, 2015**

- (4) *the Public Works and Transportation Committee meeting held on July 22, 2015;*
 - (5) *the Parks, Recreation and Cultural Services Committee meeting held on July 23, 2015;*
- be received for information.*

ADOPTED ON CONSENT

**7. LIMITING CONSTRUCTION AND DEMOLITION ACTIVITIES-
NOISE BYLAW AMENDMENTS**

(File Ref. No. 12-8060-20-009263/009268) (REDMS No. 4604589 v. 5, 4554444 v. 3, 4588550 v. 5, 4616328)

- (1) *That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 9263 be introduced and given first, second and third readings; and*
- (2) *That the Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9268 be introduced and given first, second, and third reading.*

ADOPTED ON CONSENT

8. DISPOSAL OF SURPLUS EQUIPMENT

(File Ref. No. 02-0640-01) (REDMS No. 4589266 v. 2)

That the surplus City equipment listed in the staff report titled "Disposal of Surplus Equipment," dated June 18, 2015, from the Fire Chief, Richmond Fire-Rescue, be donated to Fire Fighters Without Borders.

ADOPTED ON CONSENT

**9. SUPPORTING PORT AND INDUSTRIAL DEVELOPMENT WHILE
PROTECTING AGRICULTURAL LANDS IN RICHMOND**

(File Ref. No. 01-0140-20-PMVA1, 08-4100-02-05) (REDMS No. 4573476 v. 12)

- (1) *That the staff report titled, "Supporting Port and Industrial Development While Protecting Agricultural Lands in Richmond," dated July 20, 2015, from the Director, Intergovernmental Relations and Protocol Unit, be endorsed;*



**Regular Council
Monday, July 27, 2015**

- (2) *That a letter and a copy of this report which outline the actions that the City of Richmond has undertaken to support the creation and protection of a local industrial land supply, and address the needs of general economic development, including port related uses, be sent to the Chair, Port Metro Vancouver (PMV) to respond to their April 30, 2015 letter and copied to the Metro Vancouver (MV) Board and all MV municipalities; and*
- (3) *That the aforementioned letter and a staff report be sent to the Prime Minister, the Minister of Transport Canada, the Premier of British Columbia, the BC Minister of Agriculture, the BC Agricultural Land Commission, Richmond Members of Parliament and Members of the Legislative Assembly, the Federal Leader of the Official Opposition, the Provincial (BC) Leader of the Official Opposition, and all other federal and provincial (BC) opposition leaders.*

ADOPTED ON CONSENT

10. COUNCIL POLICY HOUSEKEEPING AND POLICY UPDATES

(File Ref. No. 01-0105-00, 03-1000-00, 06-2270-00, 05-1400-00, 05-1580-00, 01-0190-00, 10-6190-00, 01-0050-00, 01-0105-00) (REDMS No. 4528400 v. 5, 4308735 v. 8, 4490756 v. 4, 4524683, 4560481, 4524588, 4528400, 112951, 113784, 113786, 113902, 115045)

- (1) *That the Council Policies, as listed in Attachment 1 to the staff report titled “Council Policy Housekeeping and Policy Updates”, dated July 6, 2015, from the General Manager, Community Services, be amended;*
- (2) *That the Council Policies, as listed in Attachment 2 to the staff report titled “Council Policy Housekeeping”, dated July 6, 2015, from the General Manager, Community Services, be rescinded; and*
- (3) *That all policies, procedures and directives with out-of-date titles for positions and Divisions, Departments, or Sections be updated, as needed, to reflect the current organizational structure.*

ADOPTED ON CONSENT



**Regular Council
Monday, July 27, 2015**

**11. APPLICATION BY 0717844 B.C. LTD. FOR A STRATA TITLE
CONVERSION AT 12371 HORSESHOE WAY**
(File Ref. No. 08-4105-03-02, SC 15-693380) (REDMS No. 4595363 v. 4, 113733)

- (1) *That the application for a Strata Title Conversion by 0717844 B.C. Ltd. for the property located at 12371 Horseshoe Way, as generally shown in Attachment 1, be approved on fulfilment of the following conditions:*
- (a) *payment of all City utility charges and property taxes up to and including the year 2015;*
 - (b) *registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC; and*
 - (c) *submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution; and*
- (2) *That the City, as the Approving Authority, delegate to the Approving Officer the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.*

ADOPTED ON CONSENT

**12. APPLICATION BY AM-PRI DEVELOPMENTS (2013) LTD. FOR
REZONING AT 5460, 5480, 5500, 5520, 5540 AND 5560 MONCTON
STREET FROM THE "SINGLE DETACHED (RS1/C & RS1/E)"
ZONES TO A NEW " SINGLE DETACHED (ZS23) – STEVESTON "**
ZONE

(File Ref. No. 12-8060-20-009274/9275; RZ 14-674749) (REDMS No. 460046, 4648037, 4625123, 4624055, 4600482)

- (1) *That Official Community Plan Bylaw 7100, Amendment Bylaw 9274, to replace the Trites Area Land Use Map in Schedule 2.4 (Steveston Area Plan) thereof, be introduced and given first reading;*
- (2) *That Bylaw 9274, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*



**Regular Council
Monday, July 27, 2015**

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

- (3) *That Bylaw 9274 and this report, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; however, out of courtesy, they be sent to the Richmond School Board for information purposes and the Richmond School Board may provide comments at the Public Hearing; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9275, to create the “Single Detached (ZS23) – Steveston” zone, and to rezone 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street from the “Single Detached (RS1/C & RS1/E)” zones to the “Single Detached (ZS23) – Steveston” zone, be introduced and given first reading.*

ADOPTED ON CONSENT

13. APPLICATION BY 1006738 BC LTD. FOR REZONING AT 11811 DUNFORD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)

(File Ref. No. 12-8060-20-009270; RZ 15-697230) (REDMS No. 4620626, 714236, 4641385)

Please see Page 13 for action on this matter.

14. SOUTHWEST AREA TRANSPORT PLAN – STRUCTURE AND PROCESS

(File Ref. No. 01-0154-04) (REDMS No. 4573211 v. 2)

That Councillor Chak Au be appointed to TransLink’s Southwest Area Transport Plan Senior Advisory Committee to provide input into the development of the Southwest Area Transport Plan.

ADOPTED ON CONSENT



**Regular Council
Monday, July 27, 2015**

15. UPDATE ON GEORGE MASSEY TUNNEL REPLACEMENT PROJECT

(File Ref. No. 01-0150-20-THIG1, Xr: 10-6350-05-08) (REDMS No. 4595519 v. 3)

- (1) *That the staff report titled "Update on George Massey Tunnel Replacement Project" dated July 10, 2015 from the Director, Transportation, be forwarded to the Ministry of Transportation & Infrastructure's George Massey Tunnel Replacement project team for consideration in the development of the Project Definition Report;*
- (2) *That a letter be sent to BC Hydro advising that, should the George Massey Tunnel be decommissioned, the City's preferred options for the relocation of the BC Hydro transmission line from the tunnel would be either an underground crossing of the Fraser River or attached to the new bridge; and*
- (3) *That a letter be sent to the Auditor General for British Columbia outlining Council's concerns with respect to the replacement of the George Massey Tunnel.*

ADOPTED ON CONSENT

16. PILOT MULTIFAMILY CONDOMINIUM ENERGY ADVISOR PROGRAM

(File Ref. No. 10-6125-07-02, Xr: 01-0340-03-01) (REDMS No. 4600669 v. 4)

That the development and implementation of a Pilot Multifamily Condominium Energy Advisor Program, as outlined in the staff report dated June 22, 2015, from the Director, Engineering, be endorsed.

ADOPTED ON CONSENT

17. AGEING INFRASTRUCTURE PLANNING – 2015 UPDATE

(File Ref. No. 10-6060-04-01, Xr: 10-6060-04-02/03/04) (REDMS No. 4582509 v. 6)

That staff utilize the attached "Ageing Infrastructure Planning – 2015 Update" report dated June 26, 2015 from the Director, Engineering as input in the annual utility rate review and capital program process.

ADOPTED ON CONSENT



**Regular Council
Monday, July 27, 2015**

18. AGEING FACILITY INFRASTRUCTURE – UPDATE

(File Ref. No. 06-2050-01, Xr: 10-6060-01) (REDMS No. 4578048 v. 7)

That staff utilize the attached “Ageing Facility Infrastructure – Update” report dated June 15, 2015 from the Director, Engineering, as input in the annual capital and operating budget preparation process.

ADOPTED ON CONSENT

19. STEVESTON CHANNEL SHEER BOOMS

(File Ref. No. 10-6150-02, Xr: 01-0150-20-FLAN1, 01-0140-20-TCAN1) (REDMS No. 4593379 v. 10)

(1) That the staff report titled “Steveston Channel Sheer Booms,” dated June 25, 2015, from the Senior Manager, Parks, be received for information; and

(2) That a letter be sent to the British Columbia Provincial Minister of Forest, Lands and Natural Resources Operations, to the Federal Minister of Transportation, Richmond’s Members of Parliament, and Richmond’s Members of the Provincial Legislative Assembly to raise awareness of the Steveston Cannery Channel floating debris issue, the continued hazards to navigation posed by it and to seek support to remedy the issue.

ADOPTED ON CONSENT

20. TAIT RIVERFRONT PARK CONCEPT PLAN

(File Ref. No. 06-2345-20-TRIV1) (REDMS No. 4629225 v. 8, 4631194, 4631217, 4631228)

That the Tait Riverfront Park Concept Plan, as outlined in the staff report titled “Tait Riverfront Park Concept Plan,” dated June 29, 2015, from the Senior Manager, Parks, be approved.

ADOPTED ON CONSENT



**Regular Council
Monday, July 27, 2015**

**21. PUBLIC PARKS AND SCHOOL GROUNDS REGULATION BYLAW
NO. 8771 REFERRAL – JUNE 2015**

(File Ref. No. 12-8060-20-008771, Xr: 06-2345-20-MSTE1/GARR2) (REDMS No. 4600713 v. 11, 4604995)

- (1) *That Manoah Steves Park be designated for model aircraft use under the code of conduct outlined in Attachment 1, in the staff report titled “Public Parks and School Grounds Regulation Bylaw No. 8771 Referral – June 2015,” dated June 29, 2015, from the Senior Manager, Parks; and*
- (2) *That Garry Point Park be designated for permit only – recreational power kite usage through the development and implementation of a permit system as detailed in the staff report titled “Public Parks and School Grounds Regulation Bylaw No. 8771 Referral – June 2015,” dated June 29, 2015, from the Senior Manager, Parks.*

ADOPTED ON CONSENT

22. CANADA 150 ACTIVITIES

(File Ref. No. 11-7400-20-CANA1) (REDMS No. 4620635 v. 6)

That:

- (1) *the vision for Richmond’s Canada 150 activities, events and infrastructure be endorsed, as outlined in the staff report titled, “Canada 150 Activities”, dated June 19, 2015, from the Director, Arts, Culture and Heritage Services;*
- (2) *the guiding principles for determining Richmond’s Canada 150 activities, events and infrastructure be endorsed;*
- (3) *staff be authorized to engage Council and the community for input into Richmond’s Canada 150 activities, events and infrastructure; and*
- (4) *staff report back with options for Council’s consideration.*

ADOPTED ON CONSENT



**Regular Council
Monday, July 27, 2015**

**CONSIDERATION OF MATTER REMOVED FROM THE
CONSENT AGENDA**

In accordance with Section 100 of the *Community Charter*, Councillor Dang declared himself to be in a conflict of interest as he is an owner of the property at 11811 Dunford Road and left the meeting (9:06 p.m.).

- 13. **APPLICATION BY 1006738 BC LTD. FOR REZONING AT 11811 DUNFORD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-009270; RZ 15-697230) (REDMS No. 4620626, 714236, 4641385)

R15/14-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9270, for the rezoning of 11811 Dunford Road from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

CARRIED

Councillor Dang returned to the meeting (9:07 p.m.).

NON-CONSENT AGENDA ITEMS

PLANNING COMMITTEE –
Councillor Linda McPhail, Chair

- 23. **PROPOSED ZONING BYLAW AMENDMENTS TO REGULATE BUILDING MASSING AND ACCESSORY STRUCTURES IN SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENTS**

(File Ref. No. 08-4430-01, 01-0100-30-DESI1-03, 12-8060-20-009249/9265/9266/9278/9279/9280/9281/9282) (REDMS No. 4630710, 4574786, 4600483, 4586651, 4593963, 4596454, 4596456, 4590030, 4641594, 4645832, 4645850, 4645867, 4645846, 4645852)



**Regular Council
Monday, July 27, 2015**

R15/14-6

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 to amend the zoning regulations for building massing, interior ceiling height and floor area calculation, and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 to amend the residential vertical lot width building envelope within single-family, coach house and two-unit dwelling zones:*
 - (a) *be updated at section 4.18.2 and 4.18.3 to change the figures “12.5 m” to “15 m”; and*
 - (b) *be introduced and given first reading ; and*
- (3) *That staff report back to Planning Committee in one year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.*

The question on Resolution R15/14-6 was not called as there was agreement to deal with Parts (1), (2) and (3) separately.

The question on Part (1) of Resolution R15/14-6 was then called and it was **CARRIED** with Cllrs. Day and Steves opposed.

The question on Part (2) of Resolution R15/14-6 was then called and it was **CARRIED** with Cllrs. Day and Steves opposed.

The question on Part (3) of Resolution R15/14-6 was then called and it was **CARRIED**.



**Regular Council
Monday, July 27, 2015**

- 23A. **BUILDING MASSING AND ACCESSORY STRUCTURES IN SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENTS**
(File Ref. No.) (REDMS No.)

R15/14-7

It was moved and seconded

That staff conduct further research and analysis into (i) maximum depth of house, (ii) rear yard setbacks to house, (iii) front rear yard setback for larger detached accessory buildings, (iv) interior side yard setbacks, (v) projections into required side yard setbacks, and (vi) secondary (upper floor) building envelope and report back.

CARRIED

PUBLIC ANNOUNCEMENTS

Mayor Brodie stated that as the community grows and plans for the future, the City is looking to determine the best approach to ensuring police services meet local needs and priorities, and that Richmond continues to be a safe place to live, work and visit.

Richmond's policing is provided by the Royal Canadian Mounted Police (RCMP). The RCMP has done a good job protecting the people of Richmond, have a proud tradition, and contribute to the high quality of life we enjoy. However, the City is concerned about its ability to control costs and influence important decisions about the management of police resources in the community under the current RCMP contract model. Therefore, the City is considering establishment of a new independent municipal police force for the delivery of police services.

Over the past few years, the City has extensively reviewed options for the delivery of police services in Richmond. Based on that review, two options are now being considered: (1) continuing the RCMP contract for police services or (2) creating a new, independent municipal police service with specialized contracted services.



**Regular Council
Monday, July 27, 2015**

Council wants to continue to support safe neighbourhoods and a safe environment for economic development. We want to ensure that police services continue to adapt to our community's changing needs and priorities at a time when Richmond is experiencing growth resulting in increased population, density and diversity. The City is also interested in ensuring a high degree of accountability from its police service, in areas such as governance and costs.

No decision has been made. Our next step, should council decide to continue this review, will be to engage the public in this process by presenting our findings and asking for input.

Mayor Brodie then announced that Councillor Bill McNulty has been appointed to the Board of the Emergency Communications for Southwest British Columbia (E-COMM) until its AGM in 2016.

Also, Mayor Brodie advised that the Richmond Sports Wall of Fame Policy 8711 has been amended to include the categories Coach, Pioneer and Special Achievement as has the criteria for these additional categories.

BYLAWS FOR ADOPTION

R15/14-8

It was moved and seconded

That the following bylaws be adopted:

***Housing Agreement (8111 Granville Avenue and 8080 Anderson Road)
Bylaw No. 9227***

Board of Variance Bylaw No. 9259

Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9267

***Hamilton Area Plan Community Amenity Capital Reserve Fund
Establishment Bylaw No. 9276***

***Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8943
(2420 McKessock Avenue and a portion of 2400 McKessock Avenue, RZ
12-610919)***



**Regular Council
Monday, July 27, 2015**

Richmond Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 9065

(8451 Bridgeport Road and Surplus City Road, RZ 12-605272)

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9066

(8451 Bridgeport Road and Surplus City Road, RZ 12-605272)

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9094

(13040 No. 2 Road, RZ 12-602748)

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9174

(3011 No. 5 Road, RZ 13-642848)

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9177

(10231 No. 5 Road, RZ 14-656004)

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9178

(10211 No. 5 Road, RZ 14-658540)

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9214

(8231 Ryan Road, RZ 14-665297)

CARRIED

R15/14-9

It was moved and seconded

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9196

(10726 Hollybank Drive, RZ 14-663343) be adopted.

CARRIED

DEVELOPMENT PERMIT PANEL

R15/14-10 24.

It was moved and seconded

(1) That the minutes of the Development Permit Panel meeting held on July 15, 2015, and the Chair's reports for the Development Permit Panel meetings held on March 10, 2015, July 15, 2015, March 25, 2015, February 11, 2015, July 30, 2014, July 16, 2014, April 16, 2014, February 26, 2014, July 10, 2013 and August 11, 2010, be received for information; and



**Regular Council
Monday, July 27, 2015**

- (2) *That the recommendations of the Panel to authorize the issuance of:*
- (a) *a Development Permit (DP 14-668373) for the property at 13040 No. 2 Road;*
 - (b) *a Development Permit (DP 14-669686) for the property at 5580 Parkwood Crescent;*
 - (c) *a Development Permit (DP 14-676613) for the property at 5600 Parkwood Crescent;*
 - (d) *a Development Permit (DP 13-641791) for the property at 3011 No. 5 Road;*
 - (e) *a Development Permit (DP 14-677534) for the property at 7008 River Parkway and 7771 Alderbridge Way;*
 - (f) *a Development Permit (DP 12-624180) for the property at 8451 Bridgeport Road;*
 - (g) *a Development Variance Permit (DV 13-634940) for the property at 5311 and 5399 Cedarbridge Way;*
 - (h) *a Development Permit (DP 12-605094) for the property at 8080 Anderson Road and 8111 Granville Avenue; and*
 - (i) *a Development Permit (DP 07-389656) for the property at 12900 and 13100 Mitchell Road;*
- be endorsed, and the Permits so issued.*

CARRIED

ADJOURNMENT

R15/14-11

It was moved and seconded
That the meeting adjourn (9:57 p.m.).

CARRIED



City of
Richmond

Minutes

**Regular Council
Monday, July 27, 2015**

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, July 27, 2015.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

Jim Wright, 8300 Osgoode Drive, on Agenda Item 23

Mayor Brodie and Councillors,

In the proposed new Bylaw 9280 about house massing, only one piece of cleanup is essential for the future of the Garden City. Fortunately, it is a simple change.

At your recent planning committee meeting, I explained how a vestigial problem has

adverse effects for my family because our Rideau Park neighbourhood would be one of the first victims. I illustrated with this photo of a house next to mine. I'll reuse the photo to go into



detail about the conservation value of a “half-storey” above the second storey. Cleaning up Bylaw 9280 will retain that intended value, not make a mockery of it.

Please again notice the large window under the peak of the roof. It's part of clever architecture that conserved space that would otherwise have been wasted. The half-storey is very habitable as an artist's studio. Half-storeys tucked under rooflines can continue to be great for conservation and quality of life. They can be the epitome of Zero Waste.

To retain the values of half-storeys, the city just needs t to *fully* restore the earlier common-sense definition of building height that was replaced in 2008. In essence, it says that building height is the distance from the ground to the top of the roof.

In contrast, the problem that got slipped in caused building height to be measured to a point only halfway up a sloping roof, which makes no sense at all. It's like measuring people's height as the distance from a floor to their shoulders instead of the tops of their heads. With that method, tall women who are five-foot-nine in the rest of the world would become less than five feet tall in Richmond.

Bylaw 9280 would eliminate the definition problem but, bizarrely, put it back for two-and-a-half-storey houses, with the effect of making them 1.5 metres taller than other new houses. While restoring the absurd notion of height, that would defeat the purpose of half-storeys. Instead of enabling Zero Waste, half-storeys would bring in Total Waste.

The floor area and habitable space of the house would not change, but there would be a bonus of 1.5 metres of vertical space. That suits trophy houses that feature conspicuous waste of space, often with ultra-high ceilings and roofs, apparently as a status symbol. Just for that, there would be immense harm for neighbourhoods and the Garden City, as I described to the committee.

In contrast, look what happens without that problem. The term “building height” is then consistently defined as “the vertical distance between **finished site grade** and the highest point of the **building.**”

If a new two-and-half-storey building ever replaces the one in the photo, that definition would allow well over a metre of additional vertical space, mainly for the half-storey. It is simply necessary to keep to eight-foot ceilings or even a nine-foot one. Even a developer who spoke out on this issue said that he chose eight and nine foot ceilings for his own home. The effect of having a Zero Waste half-storey on the third floor would be less floor area on lower floors and therefore a smaller footprint that leaves more of the lot area for nature and gardens, which that type of family is likely to value.

If you take a stand, there will be more attempts to confuse the issue and entice you to procrastinate. Please see through them and restore the common-sense definition of building height consistently. Please reward conservation and Zero Waste, not Total Waste. In advance, thank you!

LYNDA TEBORG (WRAPd) Presentation to City Council first reading Bylaw Amendment July 27, 2015

After three months of intensive study on a referral motion to “control building height and massing” what really are you voting on today:

BUILDING HEIGHT

In 2006 Tranquille Place residents petitioned to protest 2.5 storey houses that overlooked the neighbourhood and for all purposes had the appearance of three storey houses.

In 2008, in exact opposite of what was requested, the overall building heights were increased 5 feet to 10.5 for 2 and 2.5 storey houses.

Subsequent citizen’s pleas for relief from building massing were ignored.

Today in 2015, we currently are looking at an amendment with no change to the double height standard [of 5.0m (16’4”)] and no change to the 2.5 storey house height [of 10.5m (34.5 feet)]. How does this effect “control of building height and massing”?

You are looking at an amendment to only lower the 2 storey height [to 9.0m (29.5 ft.) to peak]. No other municipality distinguishes height between 2 and 2.5 storey houses because this half storey is supposed to be tucked within the roof line.

I have no problems with 2.5 storey houses if they are restricted to properties with a view, on farmland, or overlooking green spaces. They do not fit within the character of a single family neighbourhood. And if they are permitted, windows and dormers should face toward the front streets rather than towards the back and side neighbours. We feel this proposed amendment will lead to more 2.5 storey houses within subdivisions rather than less and safeguards must be put into place to mitigate this potential result.

DOUBLE HEIGHT

The proposed bylaw amendment retains the current standard of 5.0m (16’4”) for double height calculation so there will be no relief to building massing from this control either.

The City’s own Advisory Design Panel commented that “*the maximum height definition of a storey to remain at 5m but not allowing drop ceiling, is susceptible to manipulation by the builder*” “*is too generous even for big houses*” and “*the proposed 3.7m maximum ceiling height is more appropriate*”.

Vancouver, Burnaby and Surrey all use 3.7m as their standard. Citizen’s support and City Staff recommended 3.7m. On the basis of such overwhelming support to change the standard to 3.7m how can you justify no change to the double height standard and still say this amendment effects “control on building massing”.

CEILING Definition

City staff says we have ambiguity in the double height bylaw and propose a definition change. Thru the lead up to this bylaw we have been given material defining the height of a storey as the **top plate of the wall supporting the roof structure.**

The new definition in this bylaw is supposed to remove ambiguity. Top of wall plate has been substituted for: "*underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss*"

Vancouver uses top of roof joists, Burnaby uses top of wall plate.

At Planning Committee on July 20, 2015 we discussed the calculation of ceiling height in the open beamed Anderson Room as an example of the ambiguity that can continue to result in using interior space for double height calculation. Builders were even confused by this and the Planning Committee requested something more definitive. Staff was requested to provide clarification. We do not see any changes in this proposed Bylaw. We need to eliminate ambiguity not contribute more ambiguity.

My big question remains ...at what point in the enforcement process of this proposed bylaw amendment is the double height construction to be checked against the plans submitted? Is it at the framing inspection? Or when it is too late or too expensive to mandate correction, at the final building inspection?

The dropped ceiling height in this Council chamber is approximately 14 ft.... an institutional space designed to hold 100 people.

The George Massey tunnel has a height restriction to 4.15m (13'6").

You are proposing a Bylaw to permit the standard construction of several interior spaces (living, dining, family rooms and entrance foyers and staircases) in single family houses to be higher than this Council chamber.

You can drive a semi trailer truck thru these houses and park them in the back yard and you can drive a truck thru the bylaw you are proposing.

The ceiling definition needs to be tightened, the double height standard needs to be reduced to 3.7m and a 2.5 storey house does not belong within the confines of existing single family neighbourhoods.

Rescind this motion and instead pass Bylaw amendment 9278 with a reduction for 2.5 storey houses. Serve your citizens well, uphold your campaign promises, and be true to the Official Community Plan.

ATTACHMENTS

Schedule 1 Advisory Design Panel minutes – comments on double height 2015-05-21

Schedule 2 Wayne Craig Planning Committee Report - ceiling height definition 2015-06-10

Schedule 3 L. Terborg Presentation - Planning Committee Bylaw amendment proposals 2015-07-21

Schedule 4 10- Years of Deflected Concerns - Westwind Town Hall Meeting 2015-04-29

Advisory Design Panel

Thursday, May 21, 2015

Time: 4:00 p.m.

Place: Rm. M.1.003
City of Richmond

Present: Grant Brumpton, Chair
Tom Parker
Xuedong Zhao
Michael Mammone
Jane Vorbrod
Jubin Jalili

Also Present: Diana Nikolic, Planner 2
David Brownlee, Planner 2
Suzanne Carter-Huffman, Senior Planner/Urban Design
Barry Konkin, Program Coordinator-Development
James Cooper, Manager, Plan Review
Gavin Woo, Senior Manager, Building Approvals
Rustico Agawin, Auxiliary Committee Clerk
Lisa Jones – Auxilliary Architect, Building Approvals Division

Absent: Matthew Thomson
Paul Goodwin
Steve Jedreicich
Cst. Barry Edwards

The meeting was called to order at 4:04 p.m.

1. ADOPTION OF THE MINUTES

It was moved and seconded

That the minutes of the meeting of the Advisory Design Panel held on Thursday, April 16, 2015, be adopted.

CARRIED

Advisory Design Panel

Thursday, May 21, 2015

- like the variety of different architectural styles; appreciate the idea of extended planes; however, it could be further extended throughout the proposed development to tie together the different architectural styles; consider extended planes of materials other than glass, e.g. concrete, brick, etc.; proposed pillar does not appear to work with the idea of extended planes; consider design development;
- the west tower's curved wall does not appear dynamic in the model; consider applying the idea of extended plane to the curved wall or other measures to make it more exciting;
- Pearson Way (south) elevation/frontage needs more attention; streetscape character with street trees in metal grates is not successful; enhanced landscaping may be an effective way to tie together the different architectural elements and make the street more pedestrian friendly; consider further landscaping treatment, e.g. introducing pockets of greens and shrubs to add layering;
-
- appreciate the well-resolved programming at the podium level; appreciate the green roofs in the upper levels; however, look at access to the green roofs for maintenance work; and
- review the proposed colour (white) and cladding for the affordable housing units and consider long-term maintenance issues.

Panel Decision

It was moved and seconded

That DP 14-662341 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

(At this point, Jubin Jalili rejoined the Panel and participated in the Panel's consideration of Item No. 4)

4. PANEL REVIEW OF PROPOSED REVISIONS TO SINGLE FAMILY ZONES/ ZONING BYLAW TO ADDRESS HEIGHT AND MASSING CONCERNS

PROPONENT: City of Richmond (Planning and Building)

Advisory Design Panel

Thursday, May 21, 2015

Staff's Presentation

Barry Konkin, Program Coordinator-Development, advised that as per Council's referral to staff in the April 20th Public Hearing, staff is seeking the Panel's analysis and comments on the proposed package of measures to control the overall building height, massing and interior ceiling height of single-family homes. Mr. Konkin clarified that staff proposals labelled as Future Considerations regarding revisions to existing building envelope regulations included in the package circulated to Panel members will still need further study and analysis and will not form part of proposed Zoning Bylaw 8500 amendments to be recommended by staff to Council.

James Cooper, Manager, Plan Review, provided background information regarding the trend in construction of large infill single-family homes and noted the concerns raised by existing single-family. Mr. Cooper mentioned that the goal of the proposed revisions to the existing zoning bylaw is to provide the appropriate controls in overall building height and vertical building envelope to ensure compatibility of new single-family developments within existing single-family neighbourhoods.

Mr. Cooper highlighted the following proposed modifications to the single-family zoning bylaw that would significantly impact on the height and massing of single-family homes:

- for 2-storey construction on lot widths less than 18 metres, reduction of (i) maximum overall building height from 10.5 metres to 9 metres, (ii) vertical perimeter wall height from 6 to 5 metres,;
- for 2 ½ -storey construction on lot widths less than 18 metres, (i) maximum building height is 9.0 metres measured to the midpoint between the highest ridge and eave line and 10.5 m to the peak of the roof, (ii) reduction of angle of vertical plane from 45 degrees from horizontal to 30 degrees;
- for 2-storey construction on lot widths more than 18 metres, reduction of (i) maximum building height from 10.5 metres to 9 metres to roof peak, (ii) vertical perimeter wall height from 6 metres to 5 metres, (iii) angle of vertical plane from 45 degrees horizontal to 30 degrees, and introduction of second-storey setback; and
- for 2.5-storey construction on lot widths more than 18 metres, (i) maximum building height is 9.0 metres measured to the midpoint between the highest ridge and eave line and 10.5 metres to the roof peak, (ii) reduction of angle of vertical plane from 45 degrees from horizontal to 30 degrees, and (iii) introduction of second-storey setback.

Advisory Design Panel

Thursday, May 21, 2015

Mr. Cooper added that the above proposals are intended to lower the height of single-family building and transfer the mass away from the neighbours to the middle of the buildable volume.

Also, Mr. Cooper presented (i) three options on maximum height definition of a storey to address concerns on building bulk due to high floor to floor heights, (ii) proposed changes to attached garage construction to control height and massing, (iii) proposed changes to limit the massing and required setbacks of detached accessory buildings with an area of 10 square metres or less, and (iv) massing and setback requirements for detached accessory building greater than 10 m² in area, limited to a maximum of 40% of the rear yard, and a maximum size limit of 70 square metres.

(Jubin Jalili left the meeting at 6:15 p.m. and did not return)

Panel Discussion

Comments from the Panel were as follows:

With regard to the three options presented by staff regarding proposed changes to the current Zoning Bylaw 8500 height definition of a storey, a Panel member commented that (i) Option 1, which allows the maximum height definition of a storey to remain at 5 metres with the height defined to top plate of wall supporting the roof structure but not allowing drop ceiling, is susceptible to manipulations by the builder, (ii) the proposed maximum ceiling height of 5 metres is too generous even for big houses, and (iii) the proposed 3.7 metre maximum ceiling height is more appropriate.

With regard to the proposed amendments to the current Zoning Bylaw 8500 to control the massing of single-family homes, a Panel member noted that the goal can be achieved through a simpler formula which provides flexibility, not stifle creativity, and not cause uniformity of design of single-family homes.

A Panel member noted that staff is going in the right direction and expressed appreciation for their efforts to investigate the design implications of proposed amendments to current Zoning Bylaw 8500. Also, support was expressed for the staff proposal for a maximum building depth of 50 percent of the lot depth. In addition, it was noted that the staff proposals for the secondary vertical building envelope and wall plane articulation to control massing may result in homogeneity of house design.

Panel commented that more time is needed to study and provide their comments regarding the proposed amendments to Zoning Bylaw 8500. In response to the comment of Panel, Mr. Konkin advised that Panel members are welcome to submit their written comments to staff.

Advisory Design Panel
Thursday, May 21, 2015

5. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 6:50 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Advisory Design Panel of the Council of the City of Richmond held on May 21, 2015.

Grant Brumpton
Chair

Rustico Agawin
Auxiliary Committee Clerk



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee **Date:** June 10, 2015
From: Wayne Craig **File:** 08-4430-01/2015-Vol 01
 Director of Development
Re: **Proposed Zoning Bylaw Amendments to Regulate Building Massing and
 Accessory Structures in Single-Family Developments**

Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9249 to amend the zoning regulations for building massing and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9249 be forwarded to a Special Public Hearing to be held Monday, July 6, 2015 at 7:00 p.m. at Council Chambers at Richmond City Hall; and
3. That staff report back to Planning Committee in one year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.

Wayne Craig
 Wayne Craig
 Director of Development

GW/BK/JC:blg
 Att.

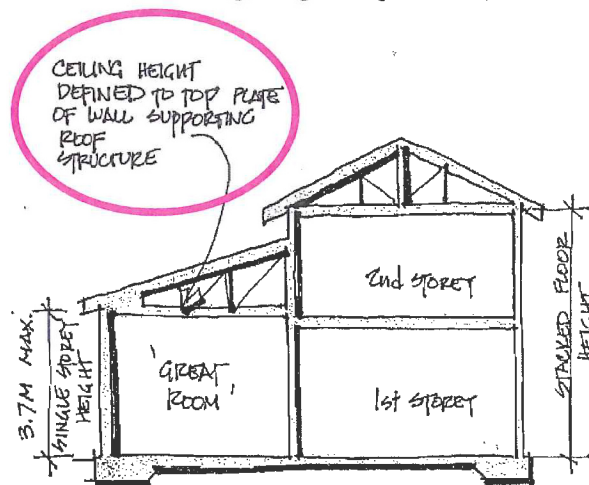
REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	<i>[Signature]</i>
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: <i>[Signature]</i>	APPROVED BY CAO <i>[Signature]</i>

In recognition of the importance the building community has placed on tall interior ceiling spaces, the proposed bylaw amendment would allow additional 15 m² of higher ceiling area – up to a maximum height of 5 m (16 ft.) located internally to the building to be counted once (rather than double) towards the maximum floor area. This 15 m² space must be set back an additional 2.0 m (6 ft.) from any required interior side yard or rear yard setback. This 15 m² exception is in addition to the 10 m² exception for exclusively entry and stair purposes.

Exterior Wall Ceiling Expression: Recent house trends, including the general increase of the height of the top ceiling plate which has resulted in tall building facades. Proposed Richmond Zoning Bylaw 8500 Amendment Bylaw 9249 would address this issue by requiring that no exterior wall that fronts onto the required rear or interior side yard setback can have an eave line or other exterior expression taller than 3.7 m above the finished floor, if the construction takes advantage of the exceptions for interior ceiling height (i.e. 10 m² exception for entry and stair purposes and the 15m² general exception for ceiling height between 3.7 m and 5 m). This proposed amendment would not preclude a ‘traditional’ two-storey house design with two (2) stacked floors.

A simplified cross-section of how this revised provision would be implemented is shown in Figure 2.

Figure 2 –Interior Ceiling Height Regulation (Recommended)



Staff are of the opinion that the combination of the reduced interior ceiling height of 3.7 m (12 ft.) from 5.0 m (16 ft) before the floor area is counted twice for density purposes, in combination with the proposed additional setbacks for the additional 15 m² (215 ft²) permitted exception will result in reduced massing on the exterior of the house and should address a number of the concerns raised by Council and members of the public.

We note for Council that these proposed amendments do not prohibit the construction of a ceiling higher than 3.7 m (12 ft.), but rather, establish the limit in terms of internal ceiling height and clarification of the potential area for exceptions for calculation of floor area of the house.

LYNDA TERBORG (WRAPd) Presentation to Richmond Planning Committee, July 21, 2015

(1) Proposed Building Height and Massing Bylaw Summary

Double Height & Massing & Accessory Buildings	Amendment Bylaw #	Control	Double Height Standard	Bonus 'Additional FAR'	Height		Accessory Buildings	
					Control	No Change	Increase	Control
1 Residents option	9278		12.1 ft (3.7 m)	∅	29.5 ft (9 m)	2.5 storey house	753 ft ² (70 m ²)	Setback from front lot line
2 Staff recommendation	9279		12.1 ft (3.7 m)	161 ft ² (15 m ²)				
3 Builders option	9280		16.4 ft (5.0 m)	∅				

(2) Proposed Building Envelope Bylaw Summary

Building Envelope	Amendment Bylaw #	Control	
		Control	Amend Frontage Lot Widths
4 Staff recommendation	9281	3 different lot envelopes: (1) 'status quo' < 41 feet (2) 41 to 59 feet (3) > 59 feet	
5 Builders option	9282	2 different lot envelopes: (1) 'status quo' for lots < 59 feet (2) amending for lots > 59 feet	

(3) Bylaw Future Considerations ***Council must direct staff in order for the following reviews to proceed**

Through the consultation held July 8 and July 9, 2015, several issues were raised by the public which, with the benefit of more time, might warrant additional analysis. These issues were:

- Maximum depth of house
- Rear yard setbacks to house
- Front Rear yard setback for larger detached accessory buildings
- Interior side yard setbacks
- Projections into required side yard setbacks
- Secondary (upper floor) building envelope

Bylaw Amendment Concerns

No Change to FAR requested

- Additional Bonus FAR' not disclosed at public workshops or on story boards
- Why give a free bonus? What will the new house give back to the neighborhood in return? (deeper setbacks?, preserve all mature trees?)
- A free bonus (161 ft²) overheight space left to 'float' inside a house is difficult to administer and easy to abuse
- if at all, tie bonus extra height area to the front of the house where it belongs
- No other municipality distinguishes height differences between 2 and 2.5 storey houses. The 3rd half storey is to be tucked under the roof pitch**
- 16.4 feet does not work with today's construction practices (10 ft, 11 ft, 12 ft storey heights). Vancouver, Surrey, and Burnaby have all made the switch**
- Proposed clause includes additional unnecessary defined term: 'ceiling height'. This only complicates the intent of the Bylaw and is problematic.
- Richmond proposed double height control is to 'underside' of floor joist, 'underside' of roof joist, or 'underside' of bottom chord of structural truss
- Vancouver double height control is to 'top' of roof joists, 12.1 ft (3.7 m)
- Burnaby double height control is to 'top' of wall plate, 12.1 ft (3.7 m)
- Surrey double height control is floor area with 'extended height', 12.1 ft (3.7 m)

New House Massing and Height Questions

for City of Richmond workshops, Planning Committee, Public Hearing, and for a finalized Bylaw.

Preserve current Floor Area Ratio (FSR) but control massing and height



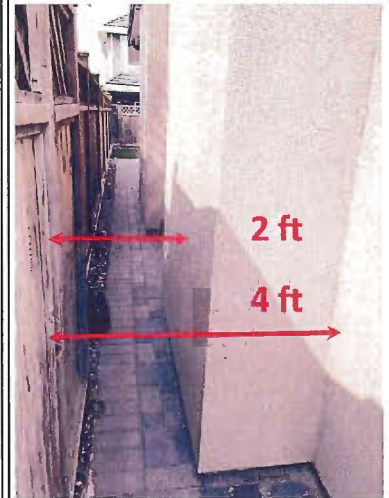
TOO MASSIVE

- What is massing?
- Please explain double height spaces?
- What are void spaces? Are these extra rooms?
- What is back-framing? and when is it used?
- What are standard architectural massing controls?
- Why give a free bonus (161 ft²) of over height space? What will the new house give back to the neighborhood in return? (deeper setbacks?, preserve all mature trees?)
- What are habitable and non-habitable spaces and overheight spaces? And how are they calculated into the total square footage?



TOO DEEP

- Will backyard detached garages respect the 20 foot rear yard setback?
- How do you propose to eliminate massing of houses in backyards?
- Why are maximum building depth (50% of lot) and limits on 2nd storey floor areas (80% of 1st storey) controls postponed for another year?



TOO WIDE

- Why does the City allow projections into side yard setbacks?



1990 Construction

2015 Construction

TOO HIGH

- Why provide a bonus height allowance for 2.5 storey houses when other municipalities make no distinction and the 3rd half storey is tucked under the roof pitch?
- What is a half storey and its purpose?
- Why do you measure to the midpoint of the roof to calculate overall building height and not the roof peak?
- How is building height calculated when multiple peaks, pitches, ridges, and hybrid flat/pitched roofs are combined?
- How does the building height change from 29.5 ft (in 2008) to 34.5 ft contribute to massing challenges?

West Richmond Association for Positive development
Stay Current, Subscribe: info@WRAPd.org

www.WRAPd.org



1. Can you tell us what aspects of house construction make the house appear too big?

- Overall building height
- Interior ceiling height and floor area calculation
- Side-wall height
- Front yard massing
- Rear yard massing
- Other

Comments:

Houses don't just appear massive but ARE too massive for lot size. Not accurately double counting the overheight VOIDS and allowing back framing to create voids is breaching the intent of the bylaws. 22' outside wall expression is a 22 feet high single storey. Current bylaw says 16' 4" is the maximum height. Dropping a false ceiling to 16' in a 22' space doesn't reduce outside effect on the neighbours. This is a false interpretation.

2. Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?

- Yes
- No

Comments:

The "structural element" & height should be defined as the top of the wall plate not ceiling and is measured on the house plan and at framing when the roof is on.... not after a decorative ceiling (with or without back framing and drops) is added. A plan checker does not see nor needs to comment on ceiling treatments (such as coffered or floating). That is the prerogative of the owner and builder, to finish inside of the house as they want.

3. What maximum interior ceiling height do you support?

- 3.7 m
- 5.0 m

Comments:

This is the best control for reducing massing. Reduce Richmond's 5 m (16'4") to 3.7m (12' 1") for single storey height. Vancouver, Burnaby and Surrey all use 3.7m as their double height maximum for double counting floor area ratio. Nothing is preventing higher heights in a particular room, you just have to pay for it by off setting the area of VOID space created from the total allowable floor area ratio permitted for the specific lot.

4. We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?

- Yes *see comments*
- No

Comments:

Can't be answered simply. Yes to reduced heights, but no if habitable area can be encouraged over the garages to reduce depth of lot coverage.. No to revised setbacks if detached garages are permitted on 20 foot backyard setbacks. This setback is required to put a distance to the back neighbour. Detached accessory buildings should not be allowed on the front of the lot as this pushes the house too far back on the lot.

5. Do you support the proposed changes to building envelopes?

Yes

No

Comments:

Need to address maximum lot depth coverage, and reduce second storey floor area maximum of 80% of the first storey to let more light into yards. Massing control tools encouraged by City's Design Advisory Panel. Bringing habitable space forward over the garages eliminates the problems with knock out trusses presently being used to create illegal suites exceeding allowable floor area ratios after occupancy.

6. Please provide any other general comments you wish to make.

Comments:

NO to an additional FREE 161 sq. ft. BONUS that was offered within all three proposals to the Planning Committee June 16. This proposed bonus wasn't included in any storey board or online material, nor was it proposed or discussed in the public or the builder's workshops on July 8 & 9th. If this was to be included in the final staff recommendation to Planning on July 20, it would be seen as counter productive to the referral motion asking for "control of massing and height " and disingenuous to the process of public consultation. Need common height 9m for both 2 & 2 1/2 storey homes. No other municipality offers two heights and this added height to 34.5 feet given in 2008 has directly resulted in the escalating massing and building height problems we are experiencing in 2015. 29.5 feet to roof peak minimizes use of the third level and also illegal filling-in of third floor attic space for habitable space. Tighten regulations, eliminate void spaces, beef up enforcement. Many 22' (no drop) single storey rooms have been approved by inspectors. How is this possible?

Thank you for your feedback. .

Name: _____

Address: _____

E-mail: _____ **Phone:** _____

Please complete this Comment Form and return it, to the attention of Gavin Woo – Senior Manager, Building Approvals, by **Wednesday, July 15, 2015**.

- Mail it to the City of Richmond, 6911 No. 3 Road, Richmond BC V6Y 2C1; or
- Fax it to the City of Richmond at 604-276-4052; or
- Leave it in the drop-off box provided at the Public Workshop.

If you would like an opportunity for further review of the information boards presented at today's workshop, please visit the City's website at www.richmond.ca . The display boards will be provided at the following page:

<http://www.richmond.ca/plandev/planning2/projects/buildingmassingstudy.htm>

10 Years of Deflected Concerns

****Please remember we are talking about product (houses), not people.**

Intro

My name is Lynda Terborg

I have been a resident of Richmond since 1973.

I started my real estate career in 1988. Over the last 27 years I have viewed thousands of homes in Richmond and in neighbouring municipalities.

I live in Westwind which is a neighbourhood composed of both Zoning and Land Use Contract (LUC) properties.

Statement

We have a problem

Citizens are concerned about the building heights and massing of new houses in residential neighbourhoods.

Through my work I have seen a lot of newly constructed product on the market.

And what we are seeing is a pattern. A pattern of excessive massing on the upper floors of houses that is driving rooflines higher. We are seeing the massing escalating to the back and sides of houses.

For neighborhoods that have few back lanes and for LUC lots that are 100 feet deep at the most, the impact of new house construction on adjoining properties can be huge.

The section of the Zoning Bylaw directly addressing MASSING is not consistently applied or enforced in Richmond. Excessive building MASSING and uncounted floor area is the result.

Last Week's Public Hearing (April 20th, 2015)

Originally we thought our problem was only with the redevelopment of LUC properties in the City.

But upon studying the proposed Zoning Bylaw Amendment discussed at the Public Hearing last week we realized that the problems of massing and height were being abused in Richmond's zoning properties. LUC's have a severed linkage to these current Zoning regulations.

Zoning properties have a serious problem with enforcement of the Bylaws that govern house sizes. Zoning Bylaws that are already overly generous when compared to our neighbouring municipalities.

New houses are being built in excess of the double height allowance and the houses are massively larger than permitted. These houses are in breach of the Zoning Bylaw. How can this be?

Citizens have been complaining loudly, when elected officials hear them, they refer the concerns to City Staff for recommendations.

Yet the same old problems continue year after year and the result of these past few years is extreme.

Some of the houses currently built in Westwind are MASSIVE and are in breach of the Zoning Bylaw.

New houses that are more blatantly abusing the Zoning Bylaw are being built in Riverdale, Maple Lane and other parts of Central and West Richmond.

And LUC properties are starting to see redevelopment.

Caravel Court (off Gary St.) - LUC



6400 Goldsmith Drive (front) - LUC



3

6400 Goldsmith Drive (back) - LUC



4

Westwind (back) - LUC



5

History

Between 1992 and 1994, in response to citizen's MEGA house concerns, eight separate Amendment Bylaws were passed by the Council-of-the-day with input from a citizen's task force. These actions effectively reduced the bulk and height of large boxy two storey houses.

Building height was set at 29.5 feet to the top of the roof pitch, and a double height, double count standard was set at 16.4 ft. Massive houses were finally brought under control by eight carefully written Bylaw Amendments. A period of relative calm and careful building resulted, and continued until the early 2000's.

Slowly citizens began to notice an unravelling of the controls. Houses started to MASS and bulk up again. Citizens began to complain again about the very real impacts of: loss of privacy, loss of access to sunlight, loss of plantings in gardens, especially in backyards and side yards.

By 2006 the complaints amplified and a neighbourhood petition got the attention of elected officials who asked City Staff for recommendations to address the concerns about 2^{1/2} storey houses with balconies (6140 Tranquille Place).

LYN
Sch: 6140 Tranquille Place, Richmond



2006 - Building Height and Massing Concerns

April 8, 2008

- 2 -

08-4430-01/2008-Vol 01

Staff Report

Origin

At the **January 17, 2006** Planning Committee Meeting, the following referral motion was made:

"That the issue of the building height of a Single Family Building be referred to staff to provide appropriate changes to the definitions in the City's Zoning Bylaw..."

Background

Neighbourhood Concern related to a 2½-Storey House at 6140 Tranquille Place

The Planning Committee referral motion was related to a neighbourhood concern about a 2½-storey single-family dwelling under construction at 6140 Tranquille Place. A number of residents submitted a letter and **petition to Planning Committee** citing concerns about the overall building height of the single-family dwelling under construction. **Residents were concerned** that the third storey of the single-family dwelling was well above the roofline of most existing two-storey single-family dwellings and the form and character of the house was no different from that of a three-storey building.

6

Two years later, when the Zoning Bylaw was finally updated, Staff presented a redefinition for the third-floor ½ storey and a redefinition of **building height**.

It took over two years between 2006 and 2008 before a By-law was passed that fine-tuned the definition of 2^{1/2} storey houses and a new method and definition for calculating building height that actually **added 5 extra feet** to single family dwellings!! The exact opposite of what was needed and asked for! Where is the promised review of the consequence of this action?

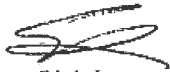
2008 – Zoning Amendment Bylaw 8319 Height Increase in Response to Concerns

Conclusion

Planning Committee and Council have asked staff to examine the issue of single-family dwelling height specifically as it relates to 2½-storey single-family dwellings. Staff have reviewed the zoning provisions related to Building Height and Half-Storey, and have identified that some definitions in the Zoning Bylaw should be amended or added.

The proposed amendment to Zoning Bylaw No. 5300 will also address the potential building height issue resulting from the increase of minimum habitable elevations as proposed in the Flood Plain Designation and Protection Bylaw No. 8204.

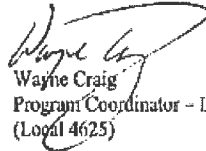
Staff will monitor the implementations of the proposed changes to the Zoning and Development Bylaw and determine if any further revisions are required.



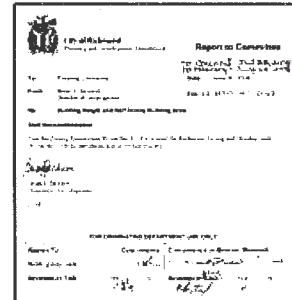
Edwin Lee
Planning Technician – Design
(Local 4121)

EL/WC:rg

Attachment 1: Building Height and Half-Storey Building Area dated April 8, 2008



Wayne Craig
Program Coordinator – Development
(Local 4625)



Report to Committee
TO: Planning Committee
FROM: Wayne Craig
DATE: 2008-04-08
SUBJECT: Building Height and Half-Storey Building Area

7

“This was business as usual”


Two years later, a bulletin in 2010 was sent to builders/owners and designers to address new houses that were “greatly impacting adjacent properties”...

- the bulletin quoted standard definitions.
- with No mention of double height controls for MASSING, and
- No changes made or recommended for height regulations.

2010 – Bulletin, Definitions

Background:

- Some previous definitions have left these terms open to various interpretations, resulting in building designs not anticipated, and in some instances **greatly impacting adjacent properties.**



“This was business as usual”

Houses would continue to increase in mass and citizen’s concerns grew with them.

Last week, on April 20th, 2015, City Staff’s recommendations:

- reducing the height of flat roof houses, and
- eliminating third floor balconies.
- Fine-tuning a definition of 2 ½ storey.

addressed less than 10% of the problem.

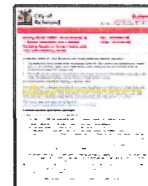
On February 17, 2015, Planning Committee passed the following referral motion:

That staff:

- (1) review potential amendments to the zoning bylaw to address concerns related to overall building height and massing of new two and two and a half-storey homes;*
- (2) review existing half-storey regulations to strengthen requirements that the upper half storey be fully enclosed within a pitched roof line; and*
- (2) examine potential restrictions for flat roofs on two and two and a half-storey homes; and report back.*

The concerns about height and massing of new 2 and 2^{1/2} storey houses that was deflected in 2008 was being IGNORED again... 10 years later!

2015 - Amendment Bylaw 9223



The purpose of the proposed amendments is to revise the definition of a half-storey in single family and two unit dwelling zones, to address recent concerns raised by the public regarding building massing in recently constructed homes. Other amendments include a prohibition of decks and patios on any half-storey area and a maximum height limit for a two storey home with a flat roof of 7.5 m (25 ft.).

Pitched roofs occur on more than 90% of the new houses built in Richmond. A third level under the pitch of the roof with dormers and windows is still permitted. Third levels and balconies could still be built on 4,000 LUC properties.

The stories being told are confusing.



But we are not confused.... "This is business as usual at City Hall"...

Our presentations to City Council in the Monday April 20th Public Hearing pointed out the omission of the Bylaw Amendment to address the MASSING and height problems observed in over 90% of the new houses being built in Richmond.

Councillors yet again **referred** the matter to City staff for recommendations. A third lengthy process for addressing a documented concern that was raised 10 years ago.

We are frustrated by the lack of serious concern on this matter and that is why we called this Town Hall Meeting. The City should **red-letter** the April 20, 2015 date, and

- hold a moratorium on issuing any more building permits for 60 days.
- allow a complete audit of the building plan approvals department, and
- the building inspection department, to
- ensure current By-Laws are consistently enforced.

But "**business as usual**" means that City Staff will continue to study the changes, time will pass, and maybe the citizens will settle down. We can't wait for another two more years to pass like we did in 2006, only to come out with a worse solution worse than the problem.

- We can not look away any longer.
- Something is wrong at City Hall and it needs to be fixed now.
- Why do we need to petition City Hall to do their job and to enforce the Bylaws?

We do need to drop the double speak on double height. The intent of the Bylaw is to reduce the mass.

- The 16' 4" maximum height must be reduced to be in line with our neighbouring municipalities who have all come to the same hard earned conclusion about what is needed to best protect the character of single family neighbourhoods.
- Vancouver, Burnaby and Surrey all use 12' 1" as their standard for double counting storey height.
- Reduce the standard to 12'1", in Richmond
- Respect our City's Official Community Plan "to protect the character of our single family neighbourhoods".

To give you some idea of the numbers, we had:


- 302 demolitions in 2013
- 464 demolitions in 2014, and
- We are projecting over 500 demolitions for 2015.

Families are directly affected

Long time homeowners are feeling helpless. They question the sizes being built and are told everything conforms. They are told that if they don't like it they can move. But the vast majority of new houses being built today are breaching the City's size Bylaw.

This "Business as Usual" means we are seeing houses being built today that are overshadowing houses built in the 1990's.

MASSING of houses in Richmond



~4,200 ft² ~3,600 ft²

5300 Lapwing Crescent 5260 Lapwing Crescent
1990 Construction **2015** Construction

We need a change because “**business as usual**” is not good enough this time. The Escalation of MASSING to the front, to side, and now to the backs of houses, is what we can no longer look away from.

Gavin Woo, P. Eng, Senior Manager, Building Approvals Department and Wayne Craig, Director of Development in their Memo dated April 16, 2015 to Mayor and Councillors stated:

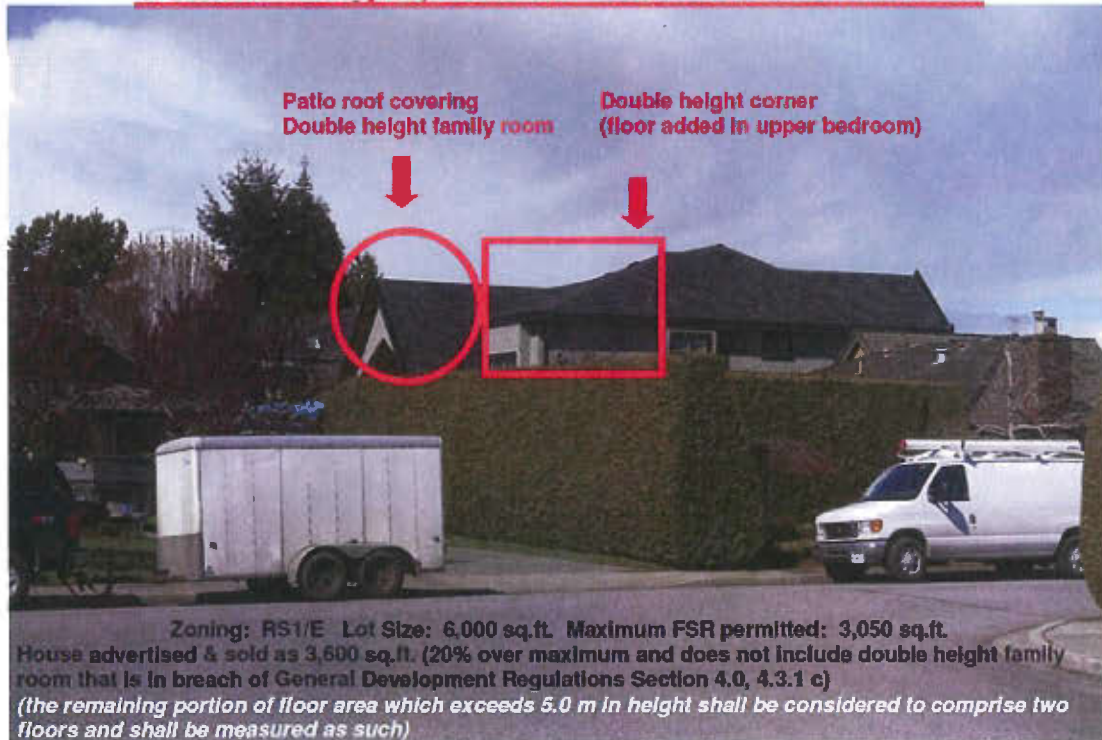
“The maximum 5m (16.4 ft) interior ceiling height is commonly met through construction of permanent, drop ceilings below the level of the roof structure. However, these ceilings are typically stout and elaborate in nature and Building Approvals staff has seen almost no incidences in the last 20 years of conversion of high spaces into additional second floor area.” A false ceiling is a false interpretation and is not a permanent structure; a floor has been added to fill in a double height void. This is a breach of the double height Bylaw and the Floor Area Ratio is in excess of the maximum permitted for the lot size. Trumpeter Drive has had a floor added to fill in a double height void, over the eating area. The new house, one year old, was sold as 3,600 sq. ft. Maximum FAR (Floor Area Ratio) for the 6,000 sq. ft. lot is 3,050 sq. ft.



Trumpeter Drive, Westwind (back) - Zoning

BACK MASSING

double height, double count not enforced



Summary

The Councillors want staff to consult with whom they call their "Stakeholder Group "

- Urban Design Institute (UDI)
- Greater Vancouver Home Builders Associations (GVHBA), and
- Richmond Small Builder's Group

We challenge the notion that these three named lobby groups are "the" stakeholders when it comes to changing the Zoning Bylaws that will affect the tax-paying residents to whom the City owes its primary duty.

Double check what is proposed, strengthen documentation requirements, double check what is being built, and triple check the enforcement of our Bylaws. Rules are meant to be fair to all. This is a decisive moment and we need our politicians to act.

There is public support for making the hard decisions. To investigate the reasons why we are here today with houses larger than they are legally supposed to be. This is a critical moment and citizens need to be engaged in the solutions.

We need action not more referral for study; we need audits to check how these plans are approved and how these houses are built in breach of the bylaws. We need transparency and accountability.

- The City must change its Bylaws to reduce the massing.
- 20 ft storey heights cannot be allowed to become the new 16' 4" standard.
- We need to change Richmond's double height count to 12' 1" as quickly as possible to be in line with other neighbouring cities.
- The over 4,000 single family residential LUC properties on predominantly smaller lots are the next pressure point in Richmond. We need to work together to resolve the governance issues in an open forum.

Many in our Group have intensively researched this issue for more than 6 years. We have positive contributions to make for the redevelopment and stability of our Westwind neighbourhood and the surrounding Richmond neighbourhoods. But first we need a City Council with a willingness to engage with its citizens and enforced the City's Bylaws

Thank You.

Summary

1. There is problem
2. We will have 500 house demolitions this year
3. *"Business As Usual"*
 - Is NOT good enough
 - We can NOT look the other way

www.WRAPd.org