



**Regular Council meeting for Public Hearings
Monday, April 20, 2015**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Derek Dang
Councillor Carol Day (entered at 7:02 p.m.)
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Linda McPhail
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

Absent: Councillor Chak Au
Councillor Bill McNulty

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **TEMPORARY COMMERCIAL USE PERMIT RENEWAL APPLICATION (TU 14-670690)**
(Location: 12631 Vulcan Way; Applicant: Paul Cheung, Lions Communication Inc.)

Councillor Day entered the meeting (7:02 p.m.).

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Greg Roberts, 2691 Viscount Way (Schedule 1)

Submissions from the floor:

None.



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PH15/4-1

It was moved and seconded

That a Temporary Commercial Use Permit be issued to Paul Cheung for a Temporary Commercial Use Permit Renewal at 12631 Vulcan Way for the purposes of permitting an evening night market event between May 8, 2015 to September 27, 2015 (inclusive), May 6, 2016 to September 25, 2016 (inclusive) and May 5, 2017 to September 24, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.

The question on Resolution PH15/4-1 was not called as in response to a query from Council, Wayne Craig, Director of Development, advised that there are provisions in the Temporary Use Permit for the collection and disposal of litter in the area and that staff have spoken with the event organizer regarding said concerns. Additionally, Mr. Craig advised that an on-site grease disposal container is available free of charge to the vendors.

The question on Resolution PH15/4-1 was then called and it was **CARRIED**.

2. OFFICIAL COMMUNITY PLAN BYLAWS 7100 AND 9000, AMENDMENT BYLAW 9114, OFFICIAL COMMUNITY PLAN BYLAWS 7100 AND 9000, AMENDMENT BYLAW 9230, AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9115 (RZ 12-610630)

(Location: 5300, 5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive; Applicant: Yamamoto Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Carol Snaden on behalf of William and Lenora Felker, 5300 Granville Avenue (Schedule 2)
- (b) Clive Mason, Director of Facilities Planning, School District No. 38 (Richmond) (Schedule 3)

Submissions from the floor:

Rick Pearce, 7391 Lynnwood Drive, expressed concern regarding (i) access to the proposed development during construction, (ii) access during the construction of the proposed servicing upgrades along Ledway Road, and (iii) the development plans for the property to the east of the proposed north/south Lynnwood Drive extension.



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Mr. Craig commented that a rezoning application has been received for the property to the east of the proposed Lynnwood Drive extension; however, said application cannot be presented for Council's consideration until the proposed new road is secured. He further commented that a servicing agreement will be required for the proposed development and the construction schedule will be determined through consultation with the City's Engineering and Transportation Divisions to ensure that (i) the existing properties are not affected by the work, and (ii) the construction vehicles use Granville Avenue.

Mr. Craig stated that City inspections will be conducted prior to the opening of the proposed Lynnwood Road extension. In addition, Mr. Craig noted that staff will ensure that the Construction and Parking Management Plan directs all construction vehicle traffic for the proposed development through Granville Avenue.

Karen McDonald, 7111 Lynnwood Drive, spoke in opposition to the application and requested clarification regarding the Lynnwood Road expansion and expressed concern with the proposed park improvement, drainage, and site grading for the proposed development requesting a wall be constructed to protect adjacent sites. Ms. McDonald was of the opinion that single-family dwellings and additional park space would be preferred.

In reply to queries from Council, Mr. Craig provided the following information:

- the proposed Lynnwood Road extension is comprised of a north/south extension to Granville Avenue, as well as an east/west road connection;
- a nine-metre wide park expansion is proposed along the southerly portion of the development abutting the north edge of McKay Park;
- the proposed development will be required to provide perimeter drainage; additionally, the new roads will include storm drainage to ensure that water runoff is directed into the City's stormwater management system;
- the proposed development will be required to meet the minimum floodplain elevation requirements; and
- through the Building Permit process, a geotechnical report will be required indicating any potential damage to the adjacent properties and the mitigating measures to be put in place.



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Sergio Dratwa, 5551 Linscott Court, was of the opinion that the location map, included in the public notification, was inadequate and suggested that future notices include drawings showing the proposed development plan for the property.

Wen Chi, 7280 Lynnwood Drive, requested clarification on the construction and noise schedule for both the proposed single-family dwellings and the townhouse development along the north/south Lynnwood Road extension. Mr. Chi expressed concern regarding adequate parking for the site and queried whether improvements to McKay Park were being considered in order to accommodate the proposed townhouse development.

In reply to queries from Council, Mr. Craig advised that Development Permit approval and Servicing Agreements are required prior to the commencement of any construction activities. In terms of the proposed single family development, he indicated that the application had not been heard by Council and therefore construction timing is unknown at this time. Mr. Craig further advised that off-street parking would meet the City's requirements with respect to resident and visitor parking.

Jamie Esko, Park Planner, commented that staff will continue to monitor McKay Park to assess whether the current services provided are adequate to meet the needs of future residents. Also, she commented that, should further services be required, a submission would be brought forward for Council's consideration.

Barry Konkin, Program Coordinator-Development, provided information on construction hours as per *Noise Regulation – Bylaw No. 8856* and advised that a copy of the City's "Good Neighbour" brochure would be provided to the delegation.

Mayor Brodie acknowledged the conclusion of the first round of speakers. Speakers then addressed Council for a second time with new information.

Ms. McDonald spoke to the current parking issues in the area. She was of the opinion that the City's parking requirements were inadequate and that the neighbourhood would be adversely affected by the proposed development.

In reply to a query from Council, Mr. Craig stated that, in the event 5300 Granville Avenue is redeveloped, the required parkland dedication would qualify for a Parkland Development Cost Charges (DCC) credit.

Staff was directed to inform the current property owners with regard to the Parkland DCC credit.



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In reply to a query from Council, Ms. Esko advised that, with respect to the McKay Park and school site, a previous road configuration would have provided an opportunity for additional parkland; however, the proposed road configuration will provide a buffer between the new development and the park.

PH15/4-2

It was moved and seconded

That Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9114 be given second and third readings.

The question on Resolution PH15/4-2 was not called as in reply to a query from Council, Ms. Esko commented that the nine-metre buffer would be added to the approximately 3.5 acres of City-owned parkland and not to the Richmond School District property.

The question on Resolution PH15/4-2 was then called and it was **CARRIED**.

PH15/4-3

It was moved and seconded

That Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9230 be given second and third readings.

CARRIED

PH15/4-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9115 be given second and third readings.

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9214 (RZ14-665297)**
(Location: 8231 Ryan Road; Applicant: 0825215 B.C. LTD.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



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PH15/4-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9214 be given second and third readings.

CARRIED

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9218
(RZ 11-586707)**

(Location: 8395 Ruskin Place; Applicant: Robert Kirk)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/4-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9218 be given second and third readings.

CARRIED

There was agreement to vary the order of the agenda to deal with Item No. 6 – Richmond Zoning Bylaw 8500, Amendment Bylaw 9228 at this time.

**6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9228
(RZ 14-662478)**

(Location: 8760 and 8780 Rosemary Avenue; Applicant: Anwer Kamal and Nabeel Abrahani)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



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PH15/4-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9228 be given second and third readings.

CARRIED

5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9223
(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

Mr. Konkin provided background information on the proposed revisions to single-family and two-unit dwellings building height and half-storey building area regulations and it was noted that the proposed amendment would:

- prohibit a flat-roof portion containing a half-storey of habitable space;
- limit the roof framing containing a half-storey to a minimum of a 5:12 pitch;
- introduce setback requirements for half-storey areas to achieve further articulation and variation in building mass;
- introduce limits to the height of both gable end and shed dormers;
- prohibit balconies or decks on a half-storey area to enhance privacy and reduce over-look; and
- reduce the single-family height for a flat roof dwelling from 9.0 metres to 7.5 metres.

Mr. Konkin advised that the proposed zoning amendments do not apply to Land Use Contracts. Also, he advised that the proposed bylaw amendment does not address concerns raised regarding the interior ceiling height requirements and the five-metre exemption for over-height areas over staircases and entryways.

As a result of the presentation, the following **referral** was introduced:

PH15/4-8

It was moved and seconded

(1) That staff investigate options to better control issues related to overall building massing and construction of high ceilings, including but not limited to:

- (a) what other municipalities are doing;**
- (b) enforcement options; and**



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report back through Planning Committee;

- (2) *That staff consult with stakeholders, residents, architects and home designers on the matter; and*
- (3) *That staff refer the matter to the Richmond Advisory Design Panel for analysis and comment.*

The question on Resolution PH15/4-8 was not called as in response to queries from Council, Gavin Woo, Senior Manager, Building Approvals, provided background information on roof line and cathedral ceiling measurements. Mr. Woo advised that inspection and enforcement of suspect construction activity is conducted on a complaint basis.

Mr. Craig commented that the 2008 amendments were related to (i) maximum height calculations for single-family homes, and (ii) half-storey building heights. Also, he noted that the City's Flood Plain Designation and Protection Bylaw No. 8204, adopted in 2008, identified new minimum slab elevations for single-family homes. It was noted that the referral before Council referenced building massing, which includes the examination of building height calculations.

The question on Resolution PH15/4-8 was then called and it was **CARRIED**.

Written Submissions:

- (a) Westwind Ratepayers Association for Positive development (Schedule 4)
- (b) Westwind Owner, Online Submission #822 (Schedule 5)
- (c) Ron and Verna Stricker (Schedule 6)
- (d) James Strilesky (Schedule 7)
- (e) Memorandum, Director of Development (Schedule 8)
- (f) Kathryn McCreary (Schedule 9)
- (g) Graham Taylor, 8571 Fairhurst Road (Schedule 10)
- (h) Lynda ter Borg (Schedule 11)
- (i) Patrick Hill, 5791 Bittern Court (Schedule 12)
- (j) Heather McDonald and Jack Olsen, 5640 Wagtail Avenue (Schedule 13)



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Submissions from the floor:

Lynda ter Borg, 5860 Sandpiper Court, spoke to concerns related to building height and massing and read from a written submission (attached to and forming part of these minutes as Schedule 14).

In reply to a query from Council, James Cooper, Manager, Plan Review, commented that accessory buildings less than 10 square metres do not require a building permit and that the maximum height for an accessory building is 5.0 metres under the City's regulations. In regard to the two-storey accessory structure identified by the delegation, Mr. Cooper noted that the size, form and location of said building complies with the City's regulations.

In response to a query from Council, Mr. Craig advised that the proposed amendment would require that multi-pitched roofs with any flat portion be measured to the peak of the flat portion. He further advised that, under the proposed amendment, buildings would not be permitted to exceed the maximum height of 7.5 metres for any flat-roof portion of the structure.

As a result of the discussion, the following **amendment** was introduced:

PH15/4-9

It was moved and seconded

That Resolution PH15/4-8 be amended by adding the following as Part 4:

"That staff investigate the regulations related to the height and design of accessory buildings."

The question on Resolution PH15/4-9 was not called as staff was directed to examine the past 20 years of the City's zoning regulations related to accessory buildings. The question on Resolution PH15/4-9 was then called and it was **CARRIED**.

Resolution PH15/4-8 as amended by Resolution PH15/4-9 now reads as follows:

- "(1) That staff investigate options to better control issues related to overall building massing and construction of high ceilings, including but not limited to:*
 - (a) what other municipalities are doing;*
 - (b) enforcement options; and**report back through Planning Committee;*
- (2) That staff consult with stakeholders, residents, architects and home designers on the matter;*



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- (3) *That staff refer the matter to the Richmond Advisory Design Panel for analysis and comment; and*
- (4) *That staff investigate the regulations related to the height and design of accessory buildings."*

With the aid of a PowerPoint presentation, John ter Borg, 5860 Sandpiper Court, raised concerns regarding building massing and read from a written submission (attached to and forming part of these minutes as Schedule 15).

Kathryn McCreary, 7560 Glacier Crescent, spoke to concerns with respect to massing, great rooms, and excessive ceiling heights and read from a written submission (attached to and forming part of these minutes as Schedule 16).

Mayor Brodie acknowledged the conclusion of the first round of speakers. Speakers then addressed Council for a second time with new information.

Lynda ter Borg was of the opinion that the interests of future generations must be protected and referenced an article by Peter A. Allard (refer to Pages 30 to 34 of Schedule 14).

Kathryn McCreary spoke to the rationale in permitting the demolition of homes 10 years young in light of the City's efforts to reduce, reuse, and recycle.

Robert Williamson encouraged the City to develop a communication strategy on the City's review of the zoning regulations related to building massing and other matters.

PH15/4-10

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9223 be given second and third readings.

The question on Resolution PH15/4-10 was not called as in reply to a query from Council, Mr. Craig advised that the floor area ratio regulations could be changed at Council's discretion.

The question on Resolution PH15/4-10 was then called and it was **CARRIED.**

PH15/4-11

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9223 be adopted.

CARRIED



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ADJOURNMENT

PH15/4-12

It was moved and seconded

That the meeting adjourn (8:59 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting for Public
Hearings of the City of Richmond held on
Monday, April 20, 2015.

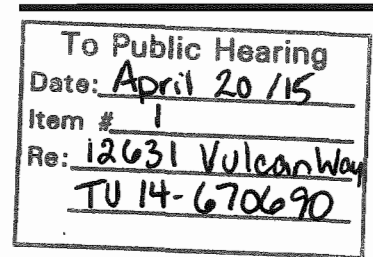
Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Michelle Jansson)

Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, April 20, 2015.

Mayor and Councillors

From: Webgraphics
Sent: Wednesday, 08 April 2015 9:18 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #821)
Categories: 08-4105-20-2014670690 - TU 12631 Vulcan Way



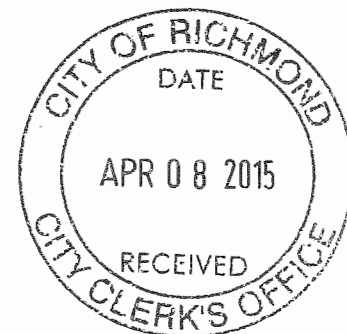
Send a Submission Online (response #821)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/8/2015 9:17:03 AM

Survey Response

Your Name	Greg Roberts
Your Address	101 - 2691 Viscount Way Richmond BC V6V 2R5
Subject Property Address OR Bylaw Number	Tu-14-670690
Comments	The night market always has users/vendors dumping their trash on our lot and their cooking oil down the street drains. I feel that there is insufficient mandatory waste controls. The litter, environmental damage to the river, illegally parked cars and traffic congestion make this event a negative for all residents in an around the area. Why not send the night market to East Richmond industrial zone.



Schedule 2 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, April 20, 2015.

To Public Hearing	
Date:	April 20 2015
Item #	2
Re:	BYLAWS 9114, 9230, & 9115 RZ 12-610630

MayorandCouncillors

From: MayorandCouncillors
Sent: Monday, 20 April 2015 14:24
To: 'Carol Snaden'
Cc: Badyal, Sara
Subject: RE: rezoning application for townhouse development next to your parent's home with OCP amendment affecting your parent's property. For Public Hearing RZ 12-610630

This is to acknowledge and thank you for your email of April 20, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information. Also, this email will be submitted as correspondence for this evening's Public Hearing.

In addition, your email has been referred to Wayne Craig, Director, Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

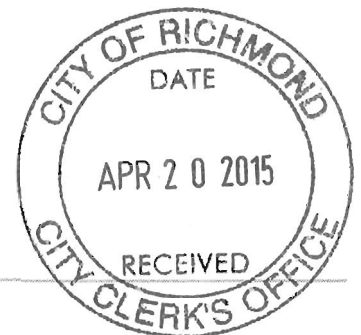
Yours truly,

Michelle Jansson

Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1

Phone: 604-276-4006 | Email: mjansson@richmond.ca



From: Carol Snaden [mailto:csnaden@shaw.ca]

Sent: Monday, 20 April 2015 14:17

To: Badyal, Sara

Cc: MayorandCouncillors

Subject: RE: rezoning application for townhouse development next to your parent's home with OCP amendment affecting your parent's property. For Public Hearing RZ 12-610630

Hello Sara,

I am writing this on behalf of my parents William and Lenora Felker, the owners of 5300 Granville Ave. They live at this address.

They would like these comments to be submitted to the public hearing for **RZ 12-610630**, which is today.

Their concerns are as follows:

- they do not want their property to be negatively impacted by the pre-loading of the neighbouring property
- a fence is requested on top of any large concrete blocks placed next to 5300. There has been a problem with garbage blowing down from the Laurelwood fire lane onto their property, as well as garbage being dumped into their yard. Since this condo development will be much closer to their house, they would like a fence to prevent dust and debris from coming into their yard from vehicle movement etc. and provide some privacy esp. in the immediate area of their house.

- during construction, the City of Richmond is asked to monitor construction waste handling by the developer. My parents do not want construction waste dumped on their property, as happened with Laurelwood by some sub-contractors (including pieces of concrete).
- the City of Richmond is asked to ensure that access is provided in the redevelopment plan for students going to McKay and Burnett school, as well as pedestrians wishing to access Granville for buses and the Community Centre. Currently pedestrians are cutting through the back of the Felker property on a regular basis, due to the lack of walkways to these areas.

Thank you for your assistance,

Carol Felker Snaden

From: Badyal, Sara [mailto:SBadyal@richmond.ca]

Sent: March-09-15 1:35 PM

To: 'csnaden@shaw.ca'

Subject: rezoning application for townhouse development next to your parent's home with OCP amendment affecting your parent's property.

Hi Carol,

This is a quick email to let you know that rezoning application RZ 12-610630 for the properties (5320, 5340 & 5360 Granville and 7260 Lynnwood Drive) neighbouring your parent's home will likely be moving forward for Planning Committee review in the next month or two. You asked me not to contact your parents and I wanted to let you know that they may be receiving a notice in the mail inviting them to a Public Hearing for the proposed OCP amendment affecting your parent's property and the rezoning to allow a townhouse development next to them.

As discussed back in 2012, the application does not include redevelopment or rezoning of your parents property. The application does include changing the OCP park designation on your parents property while maintaining the existing OCP road designation through your parent's property (to connect to the existing Lynnwood Drive cul-de-sac to the West). This means that if the City receives a rezoning application in the future to redevelop your parent's property, we would be discussing park expansion and road construction in the future as part of a future rezoning application process.

As you are aware, the City's OCP land use map includes a park designation over almost the rear half of your parent's 165 m deep property and the Laurelwood sub-area land use map does not. The proposal still includes amending the OCP to show a smaller 9 m deep park designation adjacent to McKay neighbourhood park. This designation would be over the south edge of your parent's property and the adjacent rezoning application site (in both OCP maps). The proposal still includes rezoning and developing the neighbouring development site to create a townhouse development, 9 m deep park expansion and extensions of Lynnwood Drive and Lynas Lane. The proposal still includes providing a cross-access legal agreement over the neighbouring townhouse site, to allow any future development of your parent's property to use the townhouse driveways (thereby increasing the number of townhouse units that could potentially be constructed on your parent's property if a rezoning application is submitted for their property in the future).

In the past, you were in touch with senior planner June Christy about the OCP designation on your parent's property. For your information, June Christy no longer works with the City of Richmond. John Hopkins is the senior planner responsible for our OCP. John can be reached at 604-276-4279.

I will send a separate email that provides a brief description of the rezoning process.

If you have any questions, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M.Arch., RPP

Planner 2

Development Applications Division

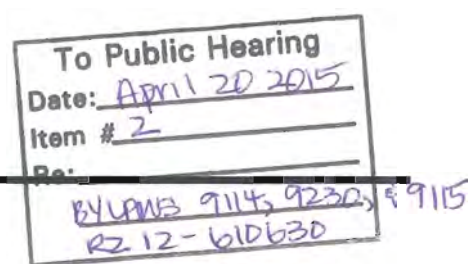
City of Richmond

Tel: 604-276-4282

Mayor and Councillors

From: Webgraphics
Sent: Monday, 20 April 2015 14:29
To: Mayor and Councillors
Subject: Send a Submission Online (response #823)

Categories: 12-8060-20-9115 - RZ 12-610630 - 5320 5340 5360 5380 Granville Avenue & 7260 Lynnwood Drive



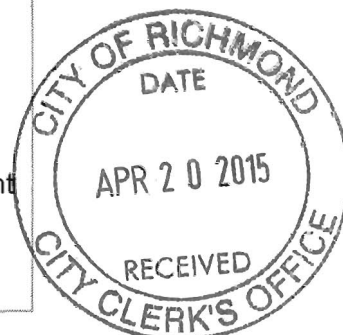
Send a Submission Online (response #823)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/20/2015 2:28:32 PM

Survey Response

Your Name	William and Lenora Felker
Your Address	5300 Granville Ave.
Subject Property Address OR Bylaw Number	RZ 12-610630
Comments	<p>I am writing this on behalf of my parents William and Lenora Felker, the owners of 5300 Granville Ave. They live at this address. They would like these comments to be submitted to the public hearing for RZ 12-610630, which is today. Their concerns are as follows: -they do not want their property to be negatively impacted by the pre-loading of the neighbouring property - a fence is requested on top of any large concrete blocks placed next to 5300. There has been a problem with garbage blowing down from the Laurelwood fire lane onto their property, as well as garbage being dumped into their yard. Since this condo development will be much closer to their house, they would like a fence to prevent dust and debris from coming into their yard from vehicle movement etc. and provide some privacy esp. in the immediate area of their house. - during construction, the City of Richmond is asked to</p>



monitor construction waste handling by the developer. My parents do not want construction waste dumped on their property, as happened with Laurelwood by some sub-contractors (including pieces of concrete). - the City of Richmond is asked to ensure that access is provided in the redevelopment plan for students going to McKay and Burnett school, as well as pedestrians wishing to access Granville for buses and the Community Centre. Currently pedestrians are cutting through the back of the Felker property on a regular basis, due to the lack of walkways to these areas. Thank you for your assistance, Carol Felker Snaden cc Sara Badyal

Schedule 3 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, April 20, 2015.

Jansson, Michelle

From: Clive Mason [cmason@sd38.bc.ca]
Sent: Monday, 20 April 2015 2:34 PM
To: Craig, Wayne; Badyal, Sara; Jansson, Michelle; Crowe, Terry
Cc: Mark De Mello
Subject: McKay Park OCP Amendment
Attachments: McKay Park OCP Amendment & Rezoning 2.docx

To Public Hearing
Date: <u>April 20 2015</u>
Item #: <u>2</u>
No. _____
<u>BYLAWS 9114, 9230, #9115</u>
<u>RZ 12-610630</u>

Hi Michelle,

Please see the attached District comments regarding the OCP amendment at 5300, 5320 and 5360 Granville Avenue and 7260 Lynnwood Drive.

Thanks

Clive Mason, Architect AIBC, LEED AP
Director of Facilities Planning

School District No. 38 (Richmond)
7811 Granville Avenue,
Richmond V6Y 3E3
Phone: 604.668.6127
Cell: 604.626.2087
Fax: 604.668.6687

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April 20, 2015

To Michelle Jansson, Manager Legislative Services
Re: School & Institutional Use Proposed OCP Amendments at 5300, 5320 and 5360 Granville Avenue and 7260 Lynnwood Drive; and, Rezoning Application at 5320, 5340, and 5360 Granville Avenue and 7260 Lynnwood Drive

Dear Ms. Jansson:

Thank you for the opportunity to comment on the above application by Yamamoto Architecture. At this time, the School District has no comment on the concept development plans presented in your package; however we would like to share our observations on the OCP amendments.

SD 38 and the City have many co-located sites in Richmond where both City and District land shares the common OCP land use designation as School and Institutional. McKay Park is one such co-located site. The proposed OCP amendment reduces the amount of park space in the neighbourhood. The District would like assurances from the City that removal of a portion of this commonly designated open space area at the Park will not restrict the School District's ability to use its McKay school property for other uses should it no longer need the site for school purposes.

The second observation on the proposal is that the opening up of the north west corner of the Laurelwood subdivision will alter traffic flows in the neighbourhood and increase traffic around the proposed new residential developments. While this traffic may, or may not directly impact McKay school, advanced notice for circulation amongst our stakeholders would be useful.

Again, thank you for the opportunity to comment on the Land Use amendments.



Clive Mason, Architect.AIBC, LEED AP
Director of Facilities Planning

Cc: Mark De Mello, Secretary Treasurer
Wayne Craig, Director of Development
Terry Crowe, Manager, Policy Planning
Sara Badyal, Planner 2

Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2015.

Door Still Open for Three-Storey Houses!

To Public Hearing
Date: <u>April 20, 2015</u>
Item # <u>5</u>
Re: <u>Zoning By-law 8500,</u> <u>Amendment By-law</u> <u>9223</u>

WRAPd (Westwind Ratepayers Association for Positive development) has comment:

A new Zoning By-law amendment has passed first reading and will be going to Public Hearing April 20th to drop the height of flat roof houses and to eliminate balconies on third-storey "Zoning" governed properties. If you read the local newspapers you might be lulled into believing that Richmond Council has finally come to their senses and are limiting the size of monster houses on steroids. This "zoning" By-law change will do **NOTHING** to stop the gargantuan 3 storey homes being built on any of the roughly 4,000 Richmond "LUC" (Land Use Contract) governed properties (Westwind properties are over half LUC and the rest governed by Zoning). The By-law will also do **NOTHING** to stop unnecessary vertical MASSING (on fronts, backs and sides) of houses that we are seeing built on "zoning" lots.

Share the conversation - View the pictures - www.WRAPd.org

This MASSING of house sizes to aggrandize frontage and puff up cubic volume is stretching the limit. Many of the new homes being built are bending the rules on double counting the double ceiling heights. Often rooms are built with greater than the allowable 16.4 foot ceilings but without deducting the additional square footage against the allowed total square footage of the house. Our neighbouring municipalities (Vancouver, Burnaby and Surrey) all use 12.1 ft as their double height, double counted standard (Table 1).

Table 1. Comparison of Double Height Allowances	
Municipality	Height
Richmond	16.4 feet (5.0 m)
Vancouver	12.1 feet (3.7 m)
Burnaby	12.1 feet (3.7 m)
Surrey	12.1 feet (3.7 m)



We are also seeing this MASSING in the back of new homes. All the careful town planning done to create our subdivisions is rapidly being dismantled by a wrecking ball approach to new building. **What is the new plan for how these neighbourhoods will look in 10 years?** New buildings are changing the character of single family neighbourhoods, overshadowing adjoining properties, blocking out access to the sun, and violating privacy with windows and balconies that overlook family backyards. This is not what we signed up for when we bought into a "planned" community. We didn't just purchase a home we purchased a neighbourhood and a lifestyle for our kids growing up. **Who is honouring the intent of the Land Use Contract for those who don't want to sell and redevelop?** The rights to quiet enjoyment are being usurped by a loophole. Many of the new houses we see built violate the City's Official Community Plan

put in place by a Council who ran on a promise to “*preserve the character of single family neighbourhoods*”. We are seeing homes being built that appear to be non-conforming to current bylaws. **Ask the City to strike a task force and hold an audit!**

A 1990's Solution... But Not for Long

In the late 1980's and early 90's Richmond residents were displeased with the size of the large monster homes being built and the Council of the day responded. The zoning bylaws were changed to reduce the maximum house size permitted to be built on zoning lots from 55% of the lot size... to a new fixed formula: 55% on the first 5,000 sq ft and 30% thereafter. However, now in 2015, the zoning houses being built today are much bigger in height and volume than those houses which were built in the 1990's **and yet these new houses also claim to be much smaller in square footage?** The new homes reportedly 20% smaller in square footage are now overshadowing the older 1990's monster homes and are MASSIVELY bigger! **How can that be?**

Land Use Contracts - Bigger Problems on Smaller Lots

Original LUC houses were built by contract in the 1970's and were linked to the current zoning bylaw of the time, Zoning Bylaw 1430. The LUC only described percentage-lot-coverage and setbacks required by the new subdivisions. All other building guidelines referenced Zoning Bylaw 1430 “*plus amendments thereto*”. Three key words were missing “*and successors thereto*”. The LUC was silent about continuing its linkage to subsequent adopted Bylaws if Bylaw 1430 was to be repealed. Bylaw 1430 after two decades of use and 1,000 amendments was repealed and replaced in 1989 by Bylaw 5300. From this point on, interestingly, LUC properties were redeveloped as if the same rules for all other Richmond properties applied and were interpreted as if they were linked to Zoning Bylaw 5300 for the building requirements.

Concerned citizens made the City aware at the time that Bylaw 5300 was being updated that there was a problem with LUC properties not being “legally” linked to Bylaw 5300 because the contracts did not include the words “*and successors thereto*”. Building permits were challenging the LUC interpretations. The City carried forward with a repeal of Bylaw 5300 anyway and in November 2009 adopted Zoning Bylaw 8400. We were told 5 ½ years ago the city would control building on LUC's “by persuasion” and they would appeal to the Province for help re-linking LUC to current City Zoning, that would eventually merge all single family residential properties into one active Zoning Bylaw with the same rules for all.

The Province passed that legislation in May 2014, the *Miscellaneous Statutes Amendment Act* (Bill 17, 2014) giving the City the green light and the legal right to initiate changes.

link: http://www.cscd.gov.bc.ca/lgd/intergov_relations/planning_bulletins/bulletinBill17.htm

If the City were to do nothing the LUC would expire in ten years automatically in 2024. Nearly one year has passed and the City has still not affected any changes to mitigate the redevelopment of LUC properties and the houses being built are getting more and more audacious. **We have to do something to stop the madness!** LUC properties for the most part initiated the change in Richmond from larger 66 x 120 ft lots to smaller sized properties. Most LUC properties are 100 feet deep or less. Without back lanes to separate homes for more privacy, backyards are effectively 40 feet closer between LUC homes. Old Zoning Bylaw 1430 is “dead”, repealed in 1989, yet is the only guideline for building on LUC properties and that bylaw permitted three-storey homes. Extreme overbuilding (example...three levels of 6,200 sq. ft. on a 5,300 foot LUC lot) is massively invasive for privacy and shadowing. On a “zoning” property of 5,300 sq. ft. the maximum house that can be built is 2,840 sq. ft. The LUC house can be more than twice as big as what is permitted on a zoning lot! Building this home on three stories and adding third floor viewing decks is a further insult and a travesty. The attached pictures are bad enough but imagine rows of these houses and still much bigger houses backing onto each other. These new houses built on LUC are more imposing than most of our townhomes and yet they claim to be single family detached residences. We won’t need an Official Community Plan to preserve the character of single family neighbourhoods in 2041 because there will be nothing left to preserve but these apartment houses where you rent a room with an ensuite. Sounds like the old rooming houses of the dirty 30’s.

Potential Solutions for Today?

Two urgent solutions are required. One for zoning properties and one for LUC properties. There are approximately 4,000 LUC properties in Richmond. In our Westwind neighbourhood more than half of our lots are under LUC and the rest are under zoning jurisdiction. We need relief on both LUC and Zoning properties from MASSING of new homes.

Zoning Change Proposals

Surrey responded to public pressure and has tightened their building bylaws as of last July, 2014. We seem to not have learned from their lessons learned and are instead permitting these MASSING building practices to proliferate in our City. We need to look to other municipalities to see how they are moderating these monster homes. Vancouver, Burnaby, and Surrey all double count ceiling height starting at 12.1 ft. Richmond alone allows 16.4 feet. The single most effective action Richmond can take to reduce the MASSING of homes is to reduce the double height provision in By-law 4.2 from 16.4 ft (5.0 m) to 12.1 ft (3.7 m) to bring us in line with our neighbouring municipalities. This can be a simple fix with a revision to the general section of By-law 4.2 which will automatically cover all building zones.

The second most effective measure to rightsize the new homes being built is to re-establish the measurement criteria pre 2008 to determine the maximum height of a house being built. Prior to 2008 the maximum height for a house was 29.5 ft and still is. The 2008 amendment changed the building height measure from the top of the roof peak to now be a measurement to the mid-point of the roof. Roof pitches are getting higher and sharper; the overall heights are rising purposely just to create a “big” presence. The overall true height to the top of the peak now exceeds 29.5 feet and is often upwards of 34 feet. This proposal was instigated after discussions with whom the City of Richmond calls their stakeholders: Greater Vancouver Builders Association (GVBA), the developers and architects at the Urban Design Institute (UDI) and Richmond Small Builder’s Group (RSBG). Richmond citizens have no comment until the “uncontested” first reading... well after policy development... and then to Public Hearing. This methodology is well orchestrated to control and manipulate public input. Delegations are limited to 5 minutes and have no opportunity to rebut staff input. The policy review that was promised in 2008 to assess the impact of these changes to roof height measurement has never happened. The complaints from the ratepayer “stakeholders” continue, but no changes are made. The current Public Hearing for amendment of three story heights scheduled for April 20th **DOES NOT change** the maximum height measurement for houses with peaked roofs.

Land Use Contract Change Proposals

LUC properties need a moratorium before any more building permits are granted. Redevelopment could continue under Zoning Bylaw 8500 rules or by replacement of the same square foot livable area currently on the lot, whichever is larger. No more three story building permits should be granted until the problems with LUC are resolved. A special “Z” zoning as used in Terra Nova could be a potential solution. Most importantly, double height provisions need to be **‘REDUCED TO 12 FEET’** and stringently enforced.

What Can You Do?

1. To show MASSING from your backyards, take pictures and send to WRAPD, of:
 - Double height ceiling rooms overlooking and shadowing your backyard
 - Large upper story balconies with big full roof extensions
 - Large ground floor patios with full living space above
 - Your side yards overshadowed by neighbouring houses
2. Talk to friends in other neighbourhoods (LUC or Zoning) about having their voices heard.
3. Write to City Council and send a copy to WRAPd to double record your opinions.

Mayor and Councillors Office	Email: mayorandcouncillors@richmond.ca
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4. **Attend the Public Hearing at 7pm Monday, April 20th.**

WRAPd.org Steering Committee: www.WRAPd.org

Committed to positive development by the rules, not the loopholes

Lee Bennett Joel Berman Neil Cumming
Graham Johnsen Lynda ter Borg Martin Woolford
Email: info@wrapd.org



Mayor and Councillors

From: Webgraphics
Sent: Tuesday, 14 April 2015 2:35 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #822)

<p>To Public Hearing Date: <u>April 20, 2015</u> Item #: <u>5</u> Re: <u>Zoning Bylaw 8500,</u> <u>Amendment Bylaw</u> <u>9223</u></p>
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Send a Submission Online (response #822)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/14/2015 2:33:58 PM

Survey Response

Your Name	Westwind owner
Your Address	Westwind
Subject Property Address OR Bylaw Number	RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9223
Comments	<p>To whom it may concern, We are Westwind owners, and one of us has lived in Richmond for most of our lives. I would like our comments to be considered at the public hearing on April 20, 2015 with respect to the bylaw amendment being proposed regarding the height and size of houses in our area. Please first let us start off by saying that we live in one of the original westwind houses built in the 1970's with an approximate floor area of 2000 square feet. We purchased in this area a few years ago, one of the main reasons for doing so was due to the current zoning and allowance for a larger house to be built. Although we do not have plans to tear down our home in the near future, we believe the current zoning and allowances are in large part the reason for our property's value. Because we live in the area we have received a lot of information on this topic both in print media and in the form of unsolicited flyers delivered to our door by the Westwind Ratepayers Association for Positive Development. (Wrapd) In reading this "literature" and in doing our own research we</p>

respectfully disagree with the views of Wrapd, and resent that they are representing themselves as the "voice" of Westwind, not everyone in Westwind agrees with their views even though they allude to that being the case. The flyers and website of the Wrapd association coin the larger houses in our area as "monster" houses and "rooming houses of the dirty 30's". We would like to know what defines a "monster" house and what evidence they have that these houses are being used as rooming houses? In our area all the larger houses are occupied by large families needing the space. Because you cannot have a basement in Richmond often these "third stories" are being used a rec room area for children, if that area was underground would Wrapd still be creating this fuss? And still defining these homes as "monster" houses? Further, given the high prices of real estate we are now seeing a lot more multi generational families occupying a larger single family dwelling. It is near to impossible for young families to purchase a single family home without the aid of their parents/grandparents; sometimes that aid comes in the form of house sharing with the older generation. Not only does this bring a new diverse age group to our neighborhood, it advocates a family togetherness and the helping of one another. To us it just appears that the Warp d group is advocating this bylaw amendment because they may not like the look of these homes and want our area to be stuck in the 1970's. The world changes, neighborhood growth should be welcomed, not dismissed. We would like to emphasize that we do not and will not be represented by Wrapd and completely disagree with their views. We will be attending the Public Hearing however, will not be speaking as we fear retaliation from the Wrapd group, it appears they believe that their views are the correct views and don't wish to be challenged by anyone. They've even gone as far as taking pictures of the newer houses in our area without the permission of the owners and plastering those photos all over flyers circulated to Westwind owners. Furthermore, they have invited media to do stories on their "association" in front of houses under construction again without the consent of the owners. This is far from neighbourly, and certainly not the type of community that Westwind strives to be. We welcome new families, new growth and new neighbours into our community. The smaller houses from the 1970's are not going to last forever and are not going to be sufficient for growing families. Respectfully, Westwind owners

Schedule 6 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, April 20, 2015.

Mayor and Councillors

To Public Hearing
Date: <u>April 20, 2015</u>
Item # <u>5</u>
Re: <u>Zoning Bylaw 8500,</u> <u>Amendment Bylaw</u> <u>9223</u>

From: Mayor and Councillors
Sent: Wednesday, 15 April 2015 11:46 AM
To: 'Ronstricker'
Subject: RE: Mega homes in single family zoned area

This is to acknowledge and thank you for your email of April 14, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

-----Original Message-----

From: Ronstricker [<mailto:gronstricker@gmail.com>]
Sent: Tuesday, 14 April 2015 3:57 PM
To: Mayor and Councillors; Jay Morrison
Subject: Mega homes in single family zoned area

>> Hello All,

>>

>>

>> I would like to add some comments about the new bylaw that you are proposing. The proposed 2.5 story bylaw for single family houses does not address the massing and increasing volume of housing that is happening in Richmond neighbourhoods that are being redeveloped.

>>

>> Cathedral ceilings are very popular. The existing bylaw allows for 16ft4inch ceilings. The ceilings can be higher if the square footage is double counted. This bylaw is being interpreted such that where the ceiling meets the wall the ceiling is 16 ft 4 inches, but at the centre point where the ceiling height is the tallest, the ceiling could be for example 21ft 4 inches, 5 ft higher than is allowed.... The bylaw is being adhered to where the ceiling meets the wall but not at the centre of the ceiling.

>>

>> This results in extra volume in the ceiling and consequently a much taller roofline at this part of the house potentially contributing to blocking out someone else's sunlight.

>>

>> I am proposing that the bylaw be enforced so that the measurement for ceiling height is taken to the centre point of the ceiling and not the low point of the ceiling where the ceiling meets the wall.

>>

>> Another point I would like to raise is that in your proposed bylaw amendment you state and show an image of a max ceiling height being 9 meters. In reality building heights are allowed to be 10.5 meter high when you invoke the midpoint rule of the roof. This allows the highest point of the roof to be almost 35ft. This is not stated on your bylaw documentation. Why do single family homes need to be 10.5 meters tall?

>>

>> Looking forward to April 20th.

>>

>> Ron&Verna

>>

>> Sent from my iPad

Mayor and Councillors

Schedule 7 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, April 20, 2015.

To Public Hearing	
Date:	<u>April 20/15</u>
Item #	<u>5</u>
Re:	<u>Zoning Bylaw 8500</u> <u>Amendment Bylaw</u> <u>9223</u>

From: Mayor and Councillors
Sent: Wednesday, 15 April 2015 12:05 PM
To: 'James Strilesky'
Subject: RE: LUC changes needed for Westwind/Richmond

This is to acknowledge and thank you for your email of April 14, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director, Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: James Strilesky [<mailto:jstrilesky@me.com>]
Sent: Tuesday, 14 April 2015 3:48 PM
To: Mayor and Councillors
Cc: WRAP Steering Committee
Subject: LUC changes needed for Westwind/Richmond

I am a 40 year resident of Richmond. I have lived in Westwind for over 30 years. I have watched Richmond evolve into a diverse, cosmopolitan community under civic leadership that has generally been very responsive and wise in steering a course to maintain a vibrant, liveable and welcoming city community. However, I am very disappointed with how our civic leadership has handled the issue of Land Use Contracts and building/zoning bylaws and the negative impact this is having on the liveability and desirability of our established city neighbourhoods.

I am looking to our mayor and councillors to take the following action to reverse the disturbing trend of three story and MASSING homes which are destroying not only the nature of the Westwind planned community which I had bought into but also the fabric of our community and city. More specifically I am looking for the mayor and council to make the following changes in:

Zoning

-reduce the double height provision in By-law 4.2 from 16.4 feet (5.0 m) to 12.1 feet (3.7 m) to bring us in line with our neighbouring cities and municipalities

-reestablish the measurement criteria pre 2008 to determine the maximum height of a house being built in an established community. Prior to 2008 the maximum height for a house was 29.5 feet. However an amendment in 2008 changed the measurement from the top of the roof peak to the mid-point of the roof permitting the true

height to exceed 29.5 feet and climb to 34 feet and beyond. Aside from the questionable process used to implement this amendment, the policy review process promised to review the impact of these changes has never happened.

Land Use Contracts

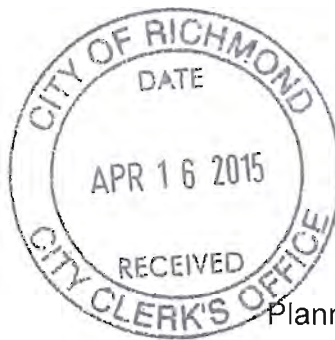
-LUC properties need a moratorium before any more building permits are granted. Redevelopment could continue under Zoning By-law 8500 rules or by replacement of the same square foot livable area currently on the lot, whichever is larger. No more three story building permits should be granted until the problems with the LUC are resolved.

-Double height provisions need to be reduced to 12 feet and stringently enforced

Over my four decades of working and living in Richmond I know many of you personally. I know you are caring, committed and hard working people. I hope you will focus on this issue and consider the future implications of delaying or not taking action on this important matter to preserve the nature of our neighbourhood and our Richmond community.



City of
Richmond



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

Memorandum

Planning and Development Division
Building Approvals

To: Mayor and Councillors
From: Gavin Woo, P. Eng.
Senior Manager, Building Approvals Department
Wayne Craig
Director of Development
Date: April 16, 2015
File: 08-4430-01/2015-Vol 01
Re: **Westwind Ratepayers Association for Positive Development "WRAPd" Comments on Height and Massing of Single-Family Homes**

The purpose of this memorandum is to provide Mayor and Councillors with information in response to the recent submission from the Westwind Ratepayers Association for Positive Development "WRAPd" regarding building height and massing in residential areas (Attachment 1). The submission outlines concerns with recent house construction in areas regulated by Land Use Contracts and Richmond Zoning Bylaw No. 8500.

Land Use Contract Areas

A Land Use Contract (LUC) is a legally binding contract between the land owner and the City. The development regulations are unique to each LUC and any reference in a LUC to the City Zoning Bylaw, is specific to the Zoning Bylaw in place at the date the contract was entered into, unless the contract specifically indicates otherwise.

As economic conditions presently favour redevelopment of a number of existing homes, we are seeing new construction maximizing the potential of the lot, resulting in homes which are typically larger and taller than the original homes constructed under the LUC regulations.

While the land owner is legally entitled to achieve the full development potential permitted by a LUC, Building Approvals staff has developed a process where the proposed design is discussed with the property owner, in an effort to address some of the massing, privacy and urban design issues prior to issuance of a building permit. Staff has experienced varying levels of success in these discussions, and the land owner cannot be compelled to make any changes, outside of meeting all requirements of the LUC and the BC Building Code.

A staff report outlining an implementation plan for the early discharge of LUCs is anticipated to be brought forward to the April 21 Planning Committee meeting.

PHOTOCOPIED

APR 16 2015

Building Size and Ceiling Height in Single-Family Zones (Zoning Bylaw No. 8500)

On lots regulated by the Richmond Zoning Bylaw No. 8500, the maximum size of a home is limited by the maximum permitted Floor Area Ratio (FAR) in each zone. FAR is effectively the maximum ratio of building area to lot area.

Recent trends in single-family house construction are showing a strong preference for high ceiling spaces over portions of the home, typically the entry, stairs to the 2nd floor, and often a 'great room' area. While Zoning Bylaw does not specifically impose a maximum height of a storey (measured from floor to underside of ceiling), the Bylaw does stipulate a maximum ceiling height of 5 m (16.4 ft) before that area is considered to be comprised of two floors for the purposes of determining the maximum FAR. The maximum 5 m (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 have seen almost no incidences in the last 20 years of conversion of high spaces into additional second floor area.

The Zoning Bylaw amendments to building height and half storey building regulations on the April 20 Public Hearing Agenda did not contemplate amendments to the 5m (16.4 ft) interior ceiling height regulations. Since the 5m (16.4 ft) regulations relate to the permitted density on a property, Council is unable to make amendments to this regulation at the Public Hearing. Given the increasing utilization of higher volume interior spaces in new single family construction staff believe Council may want to review the interior ceiling height regulations in consideration of the concerns being raised. Upon direction from Council, staff will prepare a separate Zoning Bylaw amendment report on this issue for Council consideration.

Building Height in Single-Family Zones

The City's Zoning Bylaw limits the maximum building height through a number of related regulations. The maximum building height for most single-family zoning districts is typically limited to a maximum height of 9 m (29 ft).

For a house design which features a pitched roof, with a roof slope between 4:12 and 12:12, the maximum height may be measured to the mid-point of the roof provided that the peak of the roof does not exceed 10.5 m (34 ft). The provision to allow mid-roof measurement of single-family dwelling height is a common feature of single-family zones across the region and ensures that any portion of the roof structure above 9m (29 ft) in height is centralized on the building.

Maximum building heights are further regulated by the residential vertical envelope regulations that further define the building envelope in relation to the lot width and depth. These restrict the vertical building profile from the side and front property lines.

Please note that the proposed Zoning Bylaw amendments being considered at the April 20 Public Hearing include reducing the maximum height of flat roof homes from a maximum of 9 m (29 ft) to 7.5 m (25 ft).

April 16, 2015

- 3 -

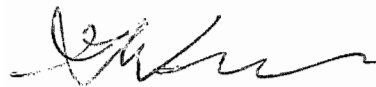
Possible City Action

To better control issues related to overall building massing and construction of high interior volume spaces, staff be directed to investigate potential options to address these concerns. Potential options include but may not be limited to:

- Reducing the maximum interior ceiling height defining a single-storey from 5 m to 3.7 m before the space is considered to be comprised of two floors for the purpose of calculating the maximum Floor Area Ratio.
- Maintaining the maximum interior height of 5 m, but define a maximum floor area for that space before the space is counted twice.
- Redefining the maximum interior ceiling height regulation to require that the 5 m height be determined from structure elements of the building rather than to a dropped ceiling.
- Defining the maximum area of the second floors as a percentage of the first floor.
- Redefining and controlling strictly, the building envelope maximum volume. By example, the City of North Vancouver limits massing from the street with maximum volume defined by a sloping plane at 45° starting at 15' from the ground at the front yard setback.
- Setting the maximum cap on the size of homes (inhabited area) irrespective of the lot size.

Should Council wish to have staff review and further refine the existing regulations on building massing and interior ceiling heights, a staff report including further Zoning Bylaw amendments will be brought forward to Council for consideration.

Should you have any questions regarding this information please do not hesitate to contact the undersigned directly.



Gavin Woo, P. Eng
Senior Manager, Building Approvals Department
604-276-4113



Wayne Craig
Director of Development
604-247-4625

JC:rg

c.c. Joe Erceg, General Manager Planning and Development
Barry Konkin, Program Coordinator – Development
James Cooper, Manager Plan Review



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MaceyT@remax.net



Lynda
Terborg
Personal Real Estate Corporation
604.250.8676
LTerborg@shaw.ca



www.WRAPd.org

(Westwind Ratepayer Association for Positive development)
Sends **IMPORTANT UPDATES** prior to Public Hearing - April 20th

"Stop the Monster Madness"

go to www.WRAPd.org to become informed of changes happening in our neighbourhood.

To quote Frank Lloyd Wright ...

"I'd like to have Architecture that belonged where you see it standing and with a grace to the landscape instead of a disgrace. Where everybody would have room, peace, comfort and every establishment would be appropriate ... to every man."

JUST SOLD



Somerset Mews - Elegance & Grace
#65 - 11771 Kingfisher Dr

ROBERT LEDINGHAM designed upgrades. Listed \$569,000

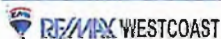
NOW SOLD

JUST LISTED



WESTWIND CUSTOM DESIGNED EXECUTIVE
12026 Osprey Court

Bring your dreams, fill this home and it will sing for you.
Wonderful 5 bedroom + Games, 4 FULL baths in quiet cul-de-sac.
NEW roof & gutters. Excellent floor plan includes a bedroom with
adjoining shower/bath on main floor. Newly Listed \$1,338,000



Each office independently owned and operated. This communication is not intended to cause or induce breach of an existing agency agreement.

Door Still Open for Three-Storey Houses!

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Burnaby	12.1 feet (3.7 m)
Surrey	12.1 feet (3.7 m)

We are also seeing this MASSING in the back of new homes. All the careful town planning done to create our subdivisions is rapidly being dismantled by a wrecking ball approach to new building. **What is the new plan for how these neighbourhoods will look in 10 years?** New buildings are changing the character of single family neighbourhoods, overshadowing adjoining properties, blocking out access to the sun, and violating privacy with windows and balconies that overlook family backyards. This is not what we signed up for when we bought into a "planned" community. We didn't just purchase a home we purchased a neighbourhood and a lifestyle for our kids growing up. **Who is honouring the intent of the Land Use Contract for those who don't want to sell and redevelop?** The rights to quiet enjoyment are being usurped by a loophole. Many of the new houses we see built violate the City's Official Community Plan

put in place by a Council who ran on a promise to “*preserve the character of single family neighbourhoods*”. We are seeing homes being built that appear to be non-conforming to current bylaws. **Ask the City to strike a task force and hold an audit!**

A 1990's Solution... But Not for Long

In the late 1980's and early 90's Richmond residents were displeased with the size of the large monster homes being built and the Council of the day responded. The zoning bylaws were changed to reduce the maximum house size permitted to be built on zoning lots from 55% of the lot size... to a new fixed formula: 55% on the first 5,000 sq ft and 30% thereafter. However, now in 2015, the zoning houses being built today are much bigger in height and volume than those houses which were built in the 1990's **and yet these new houses also claim to be much smaller in square footage?** The new homes reportedly 20% smaller in square footage are now overshadowing the older 1990's monster homes and are MASSIVELY bigger! **How can that be?**

Land Use Contracts - Bigger Problems on Smaller Lots

Original LUC houses were built by contract in the 1970's and were linked to the current zoning bylaw of the time, Zoning Bylaw 1430. The LUC only described percentage-lot-coverage and setbacks required by the new subdivisions. All other building guidelines referenced Zoning Bylaw 1430 “*plus amendments thereto*”. Three key words were missing “*and successors thereto*”. The LUC was silent about continuing its linkage to subsequent adopted Bylaws if Bylaw 1430 was to be repealed. Bylaw 1430 after two decades of use and 1,000 amendments was repealed and replaced in 1989 by Bylaw 5300. From this point on, interestingly, LUC properties were redeveloped as if the same rules for all other Richmond properties applied and were interpreted as if they were linked to Zoning Bylaw 5300 for the building requirements.

Concerned citizens made the City aware at the time that Bylaw 5300 was being updated that there was a problem with LUC properties not being “legally” linked to Bylaw 5300 because the contracts did not include the words “*and successors thereto*”. Building permits were challenging the LUC interpretations. The City carried forward with a repeal of Bylaw 5300 anyway and in November 2009 adopted Zoning Bylaw 8400. We were told 5 ½ years ago the city would control building on LUC's “by persuasion” and they would appeal to the Province for help re-linking LUC to current City Zoning, that would eventually merge all single family residential properties into one active Zoning Bylaw with the same rules for all.

The Province passed that legislation in May 2014, the *Miscellaneous Statutes Amendment Act* (Bill 17, 2014) giving the City the green light and the legal right to initiate changes.

link: http://www.cscd.gov.bc.ca/lgd/intergov_relations/planning_bulletins/bulletinBill17.htm

If the City were to do nothing the LUC would expire in ten years automatically in 2024. Nearly one year has passed and the City has still not affected any changes to mitigate the redevelopment of LUC properties and the houses being built are getting more and more audacious. **We have to do something to stop the madness!** LUC properties for the most part initiated the change in Richmond from larger 66 x 120 ft lots to smaller sized properties. Most LUC properties are 100 feet deep or less. Without back lanes to separate homes for more privacy, backyards are effectively 40 feet closer between LUC homes. Old Zoning Bylaw 1430 is “dead”, repealed in 1989, yet is the only guideline for building on LUC properties and that bylaw permitted three-storey homes. Extreme overbuilding (example...three levels of 6,200 sq. ft. on a 5,300 foot LUC lot) is massively invasive for privacy and shadowing. On a “zoning” property of 5,300 sq. ft. the maximum house that can be built is 2,840 sq. ft. The LUC house can be more than twice as big as what is permitted on a zoning lot! Building this home on three stories and adding third floor viewing decks is a further insult and a travesty. The attached pictures are bad enough but imagine rows of these houses and still much bigger houses backing onto each other. These new houses built on LUC are more imposing than most of our townhomes and yet they claim to be single family detached residences. We won’t need an Official Community Plan to preserve the character of single family neighbourhoods in 2041 because there will be nothing left to preserve but these apartment houses where you rent a room with an ensuite. Sounds like the old rooming houses of the dirty 30’s.

Potential Solutions for Today?

Two urgent solutions are required. One for zoning properties and one for LUC properties. There are approximately 4,000 LUC properties in Richmond. In our Westwind neighbourhood more than half of our lots are under LUC and the rest are under zoning jurisdiction. We need relief on both LUC and Zoning properties from MASSING of new homes.

Zoning Change Proposals

Surrey responded to public pressure and has tightened their building bylaws as of last July, 2014. We seem to not have learned from their lessons learned and are instead permitting these MASSING building practices to proliferate in our City. We need to look to other municipalities to see how they are moderating these monster homes. Vancouver, Burnaby, and Surrey all double count ceiling height starting at 12.1 ft. Richmond alone allows 16.4 feet. The single most effective action Richmond can take to reduce the MASSING of homes is to reduce the double height provision in By-law 4.2 from 16.4 ft (5.0 m) to 12.1 ft (3.7 m) to bring us in line with our neighbouring municipalities. This can be a simple fix with a revision to the general section of By-law 4.2 which will automatically cover all building zones.

The second most effective measure to rightsize the new homes being built is to re-establish the measurement criteria pre 2008 to determine the maximum height of a house being built. Prior to 2008 the maximum height for a house was 29.5 ft and still is. The 2008 amendment changed the building height measure from the top of the roof peak to now be a measurement to the mid-point of the roof. Roof pitches are getting higher and sharper; the overall heights are rising purposely just to create a “big” presence. The overall true height to the top of the peak now exceeds 29.5 feet and is often upwards of 34 feet. This proposal was instigated after discussions with whom the City of Richmond calls their stakeholders: Greater Vancouver Builders Association (GVBA), the developers and architects at the Urban Design Institute (UDI) and Richmond Small Builder’s Group (RSBG). Richmond citizens have no comment until the “uncontested” first reading... well after policy development... and then to Public Hearing. This methodology is well orchestrated to control and manipulate public input. Delegations are limited to 5 minutes and have no opportunity to rebut staff input. The policy review that was promised in 2008 to assess the impact of these changes to roof height measurement has never happened. The complaints from the ratepayer “stakeholders” continue, but no changes are made. The current Public Hearing for amendment of three story heights scheduled for April 20th **DOES NOT change** the maximum height measurement for houses with peaked roofs.

Land Use Contract Change Proposals

LUC properties need a moratorium before any more building permits are granted. Redevelopment could continue under Zoning Bylaw 8500 rules or by replacement of the same square foot livable area currently on the lot, whichever is larger. No more three story building permits should be granted until the problems with LUC are resolved. A special “Z” zoning as used in Terra Nova could be a potential solution. Most importantly, double height provisions need to be ‘**REDUCED TO 12 FEET**’ and stringently enforced.

What Can You Do?

1. To show MASSING from your backyards, take pictures and send to WRAPD, of:
 - Double height ceiling rooms overlooking and shadowing your backyard
 - Large upper story balconies with big full roof extensions
 - Large ground floor patios with full living space above
 - Your side yards overshadowed by neighbouring houses
2. Talk to friends in other neighbourhoods (LUC or Zoning) about having their voices heard.
3. Write to City Council and send a copy to WRAPd to double record your opinions.

Mayor and Councillors Office	Email: mayorandcouncillors@richmond.ca
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4. **Attend the Public Hearing at 7pm Monday, April 20th.**

WRAPd.org Steering Committee: www.WRAPd.org

Committed to positive development by the rules, not the loopholes

Lee Bennett Joel Berman Neil Cumming
Graham Johnsen Lynda ter Borg Martin Woolford
Email: info@wrapd.org



Schedule 9 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, April 20, 2015.

Mayor and Councillors

To Public Hearing	
Date:	April 20/15
Item #	15
Re:	Zoning Bylaw 8500, Amendment Bylaw 9223

From: Kathryn McCreary [REDACTED]
Sent: Thursday, 16 April 2015 7:42 PM
To: Mayor and Councillors
Cc: McPhail, Linda; Steves, Harold
Subject: Maple Lane neighbourhood massive houses

Categories: 12-8360-01 - Permits - Building - General, 12-8060-20-9223 - To regulate half-storey in single family dwellings

Mayor and Councillors,

Following up on my concerns...

Last week I was on site with an inspector from the City to look into the ceiling heights in the new houses being built in our neighbourhood.

It was confirmed that the highest ceiling heights in the house were built to 16'4". But in one of the rooms the ceiling height had been dropped artificially to meet this height standard.

Walking through houses with the inspector and trades people and measuring from the top of the stairs I could see by looking towards the front of the house that 16'4" ceiling height came to just above my head.

Walking my dog in my neighbourhood a subcontractor allowed me to view another house at 7900 Goldstream Place.

I walked all the rooms in the house. Again from the second floor looking towards the front of the house I noticed the same 16'4" ceilings dropping down.

The drop in the ceiling was achieved by using large coffers. The coffers were about 5 feet in height at their maximum.

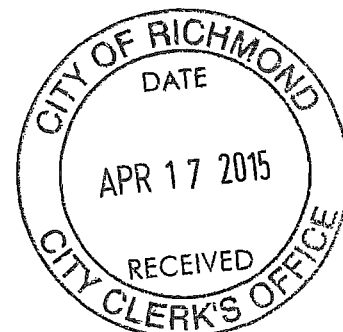
This describes a 5' + 16'4" = 21'4" room.

I alerted City staff and an inspector was sent to take pictures of the ceiling. A City staff person said we would have an intelligent conversation about this matter. I requested to know the square footage of the house. Staff said that he would pull the drawings to see if the area associated with the 21 foot high ceilings had indeed been double counted.

Could you please ensure that this has been addressed by the April 20th Public Hearing date.

Thank you,

Kathryn



CityClerk

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2015.

To Public Hearing	
Date:	April 20/15
Item #	5
Re:	Zoning Bylaw 8500 Amendment Bylaw 9223

		INT
	DW	
	MJ	
	DB	

From: Graham Taylor [grahamtaylor1954@yahoo.ca]
Sent: April 17, 2015 11:48
To: CityClerk
Subject: Zoning Bylaw 8500 Amendment Bylaw 9223

Categories: 12-8060-20-009223

Please accept this email as my submission to the public hearing scheduled for April 20. In my view the proposed amendment does not go far enough. The staff report referral motion refers to concerns related to overall building height. The proposed amendment does nothing to deal with building height. I do not know exactly when the roof allowance was raised to 29.5 feet but that was a mistake. As you know, since then most, if not all, new buildings have been built to the maximum allowance. These new buildings block the sun, detract from views and infringe privacy. I am going to try to enclose a picture of the house built to the south of me with this email. It is the view from my second-story kitchen looking south.

To my mind, the current zoning allows the houses to be too tall, too big and too close to its neighbours.

I suspect we are too far gone to erase all these mistakes but as the amendment to the roof height limit is fairly recent, I believe you should go back to the old limits.

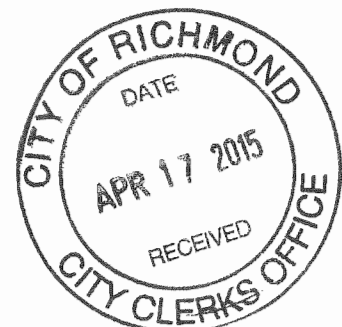
I note to staff report says you are going to consult with the building associations before the public hearing. I hope you will also consider the views of the public, the people that live in the houses next to the new houses.

I also note that the staff report states that homebuilders using the existing regulations build to the fullest which reflects current market land and construction prices. that sentence has it backwards. It is the maximum build that creates the land prices.

I would like council to consider what social good is being accomplished by allowing these new bigger houses. You have a plot of land that is supposedly worth \$1 million. Someone buys it, puts up a bigger house and then sells it for \$2 million. However, it is still just a single-family dwelling so all that has been done is that the price of a house has doubled. What is good about that?

Yours truly,
Graham Taylor
8571 Fairhurst Rd.

Sent from my iPhone



CityClerk

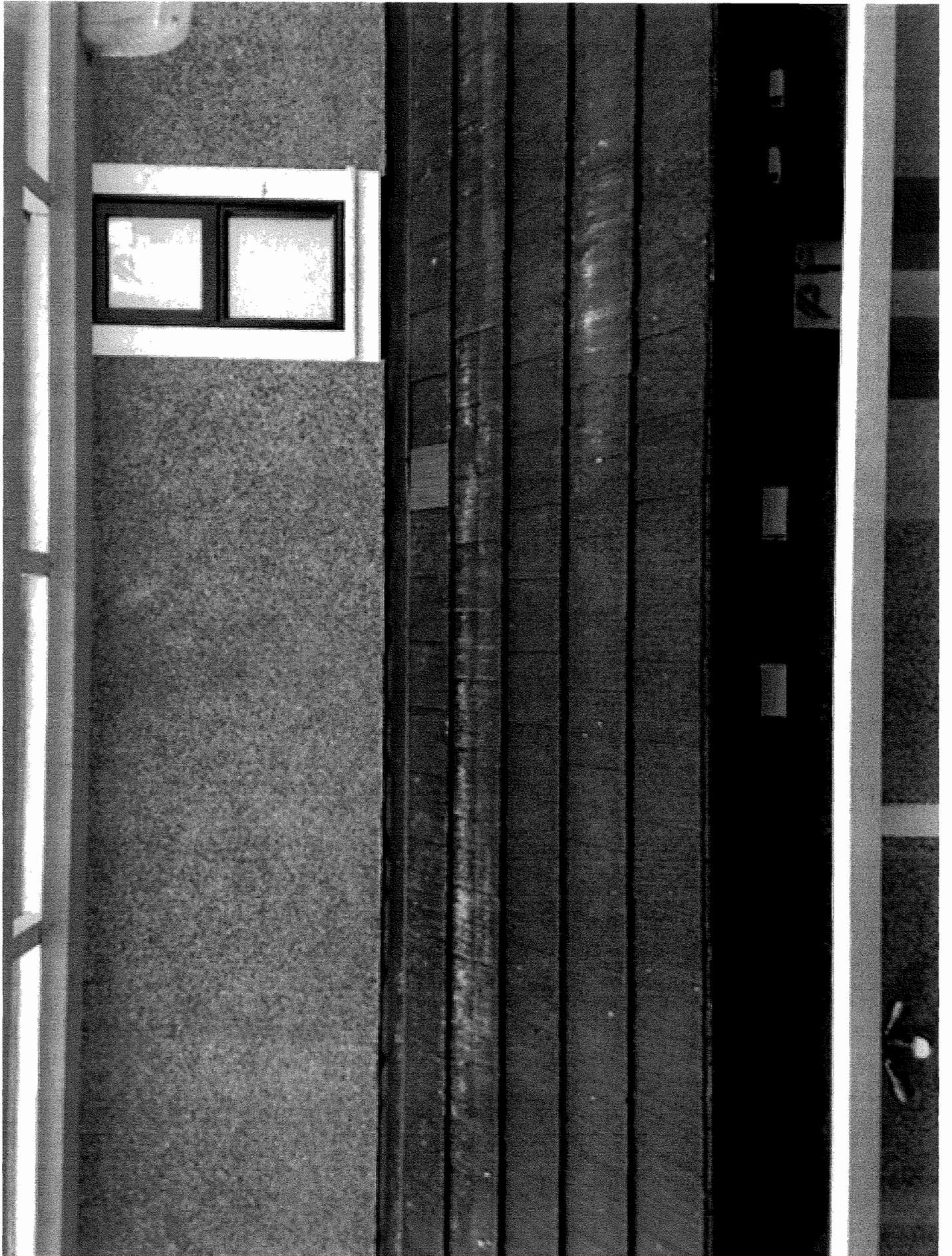
To Public Hearing	
Date:	
Item #	
Re:	

		INT
DW		
MI		
DB		

From: Graham Taylor [grahamtaylor1954@yahoo.ca]
Sent: April 17, 2015 13:53
To: CityClerk
Subject: Bylaw submission
Attachments: IMG_0268.JPG; ATT00001.txt; IMG_0269.JPG; ATT00002.txt

Please accept these photos as part of the submission of Graham Taylor emailed earlier. Thank you







Mayor and Councillors

Schedule 11 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2015.

From: Day, Carol
Sent: Sunday, 19 April 2015 3:28 AM
To: Mayor and Councillors
Subject: Fwd: April 20th

Categories: 12-8060-20-9223 - To regulate half-storey in single family dwellings

To Public Hearing	
Date:	April 20/15
Item #	5
Re:	Zoning Bylaw 8500 Amendment Bylaw 9218

(PH 155)

Sent from my iPad

Begin forwarded message:

From: Carol Day <carol@catsigns.ca>
Date: April 19, 2015 at 3:17:10 AM PDT
To: <cday@richmond.ca>
Subject: Fwd: April 20th

Carol Day

T 604.240.1986

F 604.271.5535

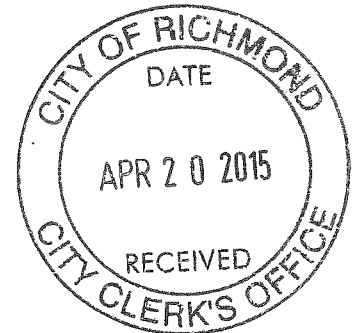
info@carolday.net

www.carolday.net

www.catsigns.ca

----- Forwarded message -----

From: LYN TER BORG <lterborg@shaw.ca>
Date: Sat, Apr 18, 2015 at 1:10 PM
Subject: Re: April 20th
To: Carol Day <carol@catsigns.ca>



Hi Carol. Please read my written submission to Monday's Public Hearing that should be in your hands at this point in time. My concerns will be to speak to zoning issues only not LUC. I would hope you can read my advance notes as I will be adding more comments in Monday and it would be great to know you and all the other councillors have studied the background before Monday. Could you please forward this email to your fellow councillors.

Thanks Lyn

Lynda Terborg
Re/Max Westcoast
Cell 604-250-8676

Schedule 12 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, April 20, 2015.

Mayor and Councillors

From: Mayor and Councillors
Sent: Monday, 20 April 2015 14:09
To: 'Patrick Hill'
Subject: RE: Concern with overly large buildings on properties in the Westwind area

To Public Hearing
Date: <u>April 20 2015</u>
Item #: <u>5</u>
Re: <u>BYLAW 9223</u>

This is to acknowledge and thank you for your email of April 19, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director, Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson

Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1

Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Patrick Hill [mailto:pat_hill@telus.net]

Sent: Sunday, 19 April 2015 09:41

To: inf@wrapd.org

Cc: Mayor and Councillors

Subject: Concern with overly large buildings on properties in the Westwind area

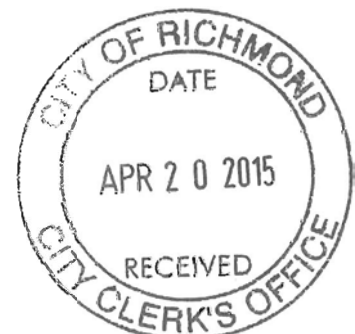
I am personally concerned with the overly large new buildings, in some cases the height of 3 stores and covering the very edges of the properties – mega buildings – overlooking all other buildings in the area, they are often ugly (designed) and massive! I agree with your newsletter that the city must make the necessary changes to the zoning rules to prevent this, I am amazed that the city building department has not been more active in monitoring the effect of what they have permitted – is there no architect in the department? We have three massive houses one of which is a flat top box at the end of the court – maybe it is to be a bed & breakfast!

Changes have to be made to bring the Westwind in line with what it was originally designed for, a community.

PS I will be out of town when the council meeting is held.

Patrick Hill

5791 Bittern Court
Richmond



Schedule 13 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, April 20, 2015.

To Public Hearing
Date: <u>April 20 2015</u>
Item # <u>5</u>
Re: <u>BYLAW 9223</u>

Mayor and Councillors

From: Mayor and Councillors
Sent: Monday, 20 April 2015 14:10
To: 'JACK OLSEN'
Subject: RE: new houses in Richmond

This is to acknowledge and thank you for your email of April 19, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson

Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: JACK OLSEN [<mailto:jackolsen@shaw.ca>]
Sent: Sunday, 19 April 2015 11:55
To: Mayor and Councillors
Subject: new houses in Richmond

Dear Sirs/Mesdames:

We view with alarm the proliferation of new houses that, due to their size, are unsuitable for our neighbourhood and damaging to the views and privacy of the occupants of existing houses nearby. We ask that you urgently consider taking the following measures to safeguard Richmond neighbourhoods:

- Reduce the double height provision in By-law 4.2 from 16.4 feet to 12.1 feet. Such a measure would bring Richmond in line with neighbouring municipalities.
- Re-establish the pre 2008 measurement criteria for the maximum height for a house.
- Establish a moratorium on the redevelopment of Land Use Contract properties not in accordance with Bylaw 8500 or replacement of the current livable area on the lot, whichever is greater.

Yours truly,

Heather McDonald & Jack Olsen
5640 Wagtail Ave.
Richmond, BC "



Intro

My name is Lynda ter Borg.

I live at 5860 Sandpiper Court.

I have been a resident of Richmond since 1973.

And I started my career in real estate in 1988. Over the last 27 years I have viewed thousands of homes in this City and in neighbouring municipalities. I live in Westwind, which is a neighbourhood composed of both Zoning and Land Use Contract (LUC) properties.

I am speaking in response to this proposed amendment only as it relates to properties under Zoning and not LUC.

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 the 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. With few back lanes and some lots only 100 feet deep or less, the impacts are huge on adjoining properties.

The Amendment

What we have been presented with today is an amendment that staff has recommended.

That recommendation does not go far enough to “address concerns raised by the public regarding building massing in recently constructed homes.”

Staff’s recommendation does not address 90% of the problems with the new product we are seeing on the market today. Less than 10% of new homes listed or sold are in the category of a true flat roof.

To give you an idea of numbers of demolitions: we had 302 in 2013, 464 in 2014 and 148 year to date. This projects more than 500 demolitions this year.

And families are directly affected.

Excessive massing by new houses is intruding on their neighbour’s privacy, their access to sunlight, and their enjoyment of their own backyards. Anxiety levels are rising.

Long-time homeowners are feeling helpless. They question the sizes being built and are told everything conforms. But the vast majority of new houses being built today are breaching the size Bylaw. How can this be?

The Problem

The problem is Richmond’s overly generous double height allowance, and based on my experience, knowledge and understanding of the Zoning Bylaw... the City’s inability to rigorously enforce its own double height double count Bylaw. The vast majority of homes built today are abusing this standard. The 16 foot maximum ceiling 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 neighborhoods. Vancouver, Burnaby and Surrey all use 12’1” feet as their standard for double height, double count.

The Zoning bylaw directly addressing MASSING is being ignored and not consistently applied and enforced in the calculations for allowable floor area. These houses being built are in breach of the Zoning Bylaw.

Simply put, if it is a true 16'4" ceiling, the exterior roof line must dip to meet 16.4 feet. NO dip, no meet at 16'4", then the house is built too big for the lot.

PICTURES TRUMPETER corner, and GABRIOLA

There will be no change if this amendment is passed. We will still see the same pattern of excessive massing on the upper storeys of houses.

Passing this amendment is **“more of the same or business as usual”** and that is not good enough.

“Business as usual” describes what happened in 2008 when citizens raised these exact same concerns about building height and massing in residential neighbourhoods.

Staff's response was a similar recommendation 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 consequences of this action?

This “Business as usual” approach has unravelled the work done by previous councils and concerned citizens who in the early 1990's insisted on changes that would regulate the MEGA houses that were being built in Richmond at that time.

Between 1992 and 1994, eight separate Amendment Bylaws were passed by council with input from a citizen's task force. This effectively reduced the bulk and height of large-boxy two storey houses.

“Business as usual” means we are seeing houses built today that are overshadowing those MEGA houses.

LAPWING picture

“**Business as usual**” does not respect the City of Richmond’s own Official Community Plan that promises to “protect the character of Single Family Neighbourhoods”.

Summary

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 homes, is what we can no longer look away from.

TRUMPETER BACK picture

Double check what is being proposed, beef up your 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 the decisive moment and we need our politicians to step up. There is support for you making the hard choices, to investigate the reason why we are here today with houses larger than they are legally supposed to be. We are at a tipping point moment and the citizens need to be engaged in the solutions.

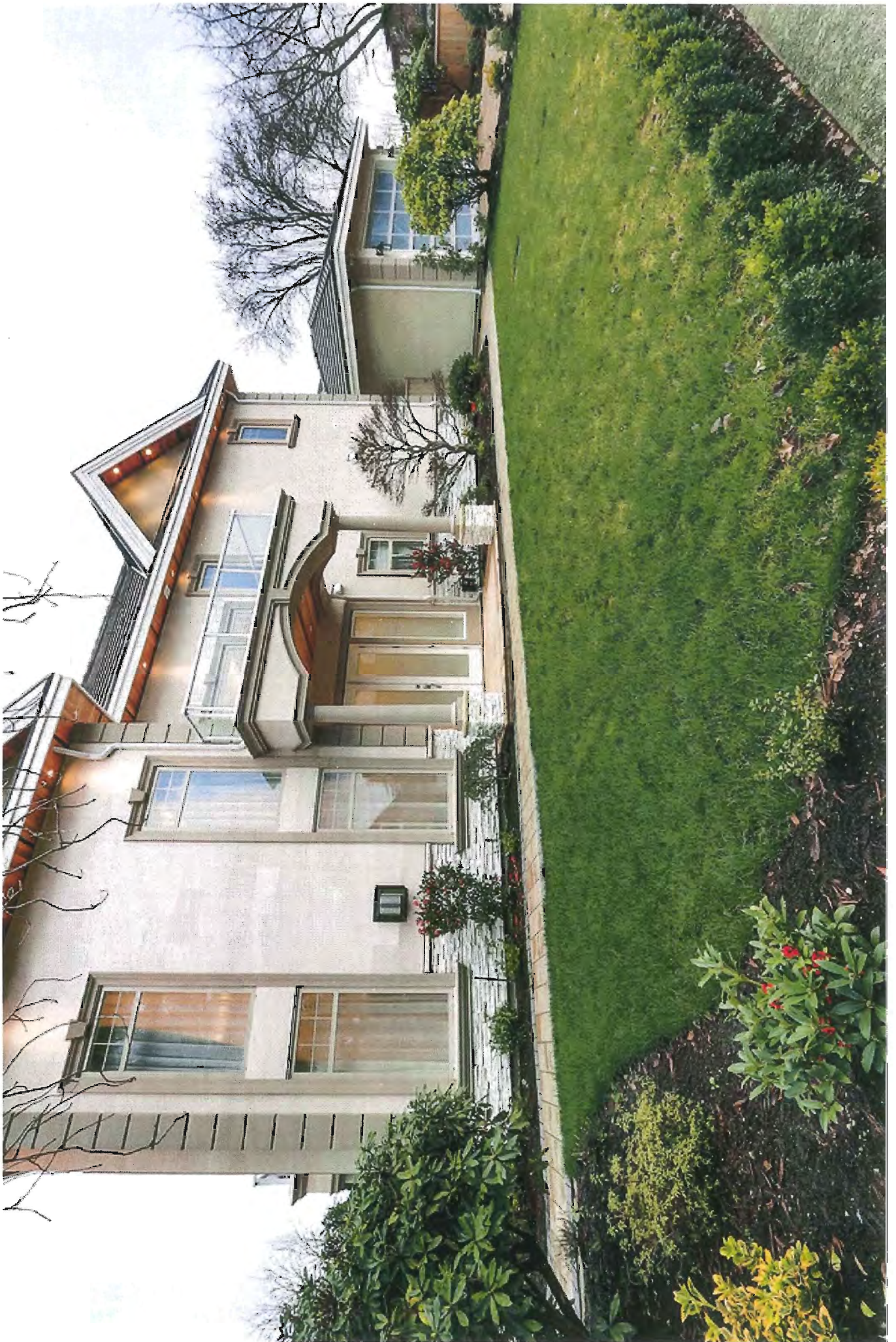
PICTURE TWO STOREY SHED ... ATTACHED GARAGE

I will reserve my right for a 3 minute rebuttal after all speakers have spoken .

Appendix: Chronological Order

- 1. December 1992, Bylaw Amendment 8319. First watershed response to MEGA houses. Reduced FSR.**
- 2. March, 1994 Bylaw Amendment 8319. “double height double count” to reduce bulky boxy houses**
- 3. June 30, 2008, Building Height and Half-Storey Building Area Staff Recommendations to Zoning Amendment Bylaw No. 8319**
- 4. September 2008, Bylaw Amendment 8319. In direct response to citizen’s concerns regarding “over height”. In direct opposite direction, City RAISED maximum “to the top of peak” HEIGHT by 1.5 meters to now be 10.5 (34.4 feet).... Staff still to this day, tells the public that the maximum height of a house is 29.5 feet and forgets to mention it is today measured to the mid rise of peak!**
- 5. 2012, City of Richmond By-Law 8500, 2041 OCP – Section 3.2 Neighbourhood Character and Sense of Place**
- 6. Nov 16, 2009, Zoning Bylaw 8500 - General Regulations Section 4.3.1 c) “double height , double count” regulation for ALL zones.**
- 7. The Advocate Vol 73 Part 2 March 2015: Remarks on the Naming of Peter A. Allard School of Law**











**Zoning Bylaw 8500—Amendments to
½ Storey Definition and 2 Storey
Building Height in Single Family and
Two Unit Dwelling Zones**

**No.: ZONING-08
Date: 2015-03-25**

On Monday, March 23, 2015, Richmond City Council passed the following resolutions:

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9223 amend the regulations for "Storey, half (½)" and Building Height within single family, coach house and two unit dwelling zones be introduced and given first reading; and
2. That staff refer the proposed amendments to the Greater Vancouver Home Builders Association, the Urban Development Institute and the Richmond Small Builders Group;

for comment prior to the Public Hearing on April 20, 2015.

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.).

The Council approved report can be found at:

www.richmond.ca/agendafiles/Open_Planning_3-17-2015.pdf

Proposed Revised Half-Storey Definition:

Details on the proposed bylaw amendments are:

"Storey, half (½) means the uppermost storey of a building meeting the following criteria:

For a single detached housing dwelling unit, or a two-unit housing dwelling:

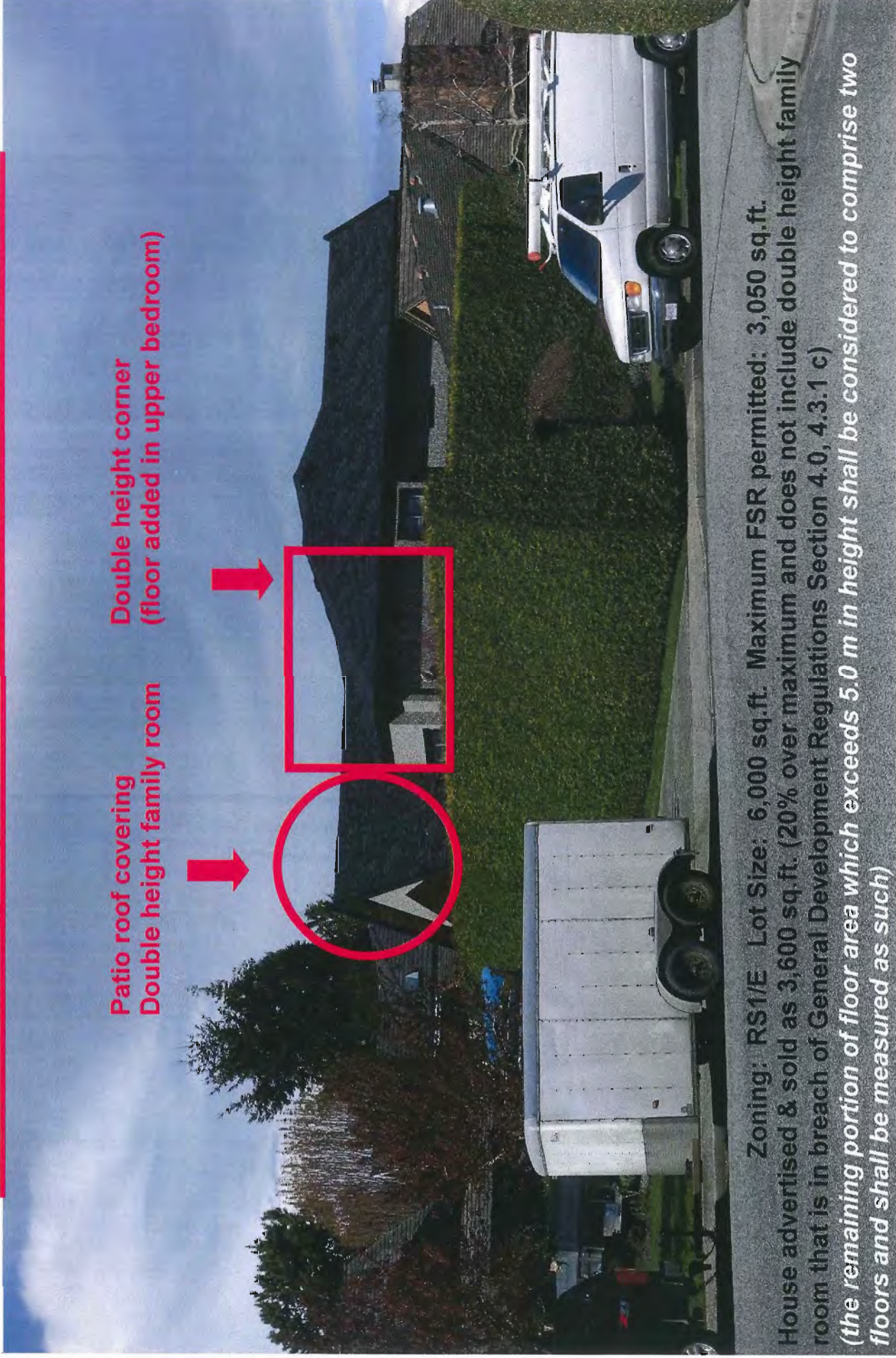
- a) the habitable space is situated wholly under the framing of the roof;
- b) the habitable space does not exceed 50% of the storey situated immediately below;
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such storey on any two (2) adjacent exterior walls;
- d) a maximum of two (2) opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such storey;
- e) roof framing proposed to contain a Storey, half (½) must be a minimum of 5:12 pitch and a maximum pitch of 12:12 (i.e. no habitable space is permitted under the roof framing for a flat roof, a gambrel roof, or a mansard roof);
- f) the exterior wall plate of a Storey, half (½) shall be set back a minimum of 1.2 m from an exterior side yard or interior side yard exterior wall plate of the storey below and a minimum of 1.5 m from a front yard or rear yard exterior wall plate of the storey below;
- g) the roof ridge of a gable end dormer or a shed dormer be no higher than 0.5 m below the roof ridge of the main roof;
- h) the slope of a shed dormer roof must be a minimum of 2.5:12; and
- i) no balcony or deck is permitted on a Storey, half (½)."

For further information, please contact Barry Konkin, Program Coordinator, Development at 604-276-4138.



BACK MASSING

double height, double count not enforced



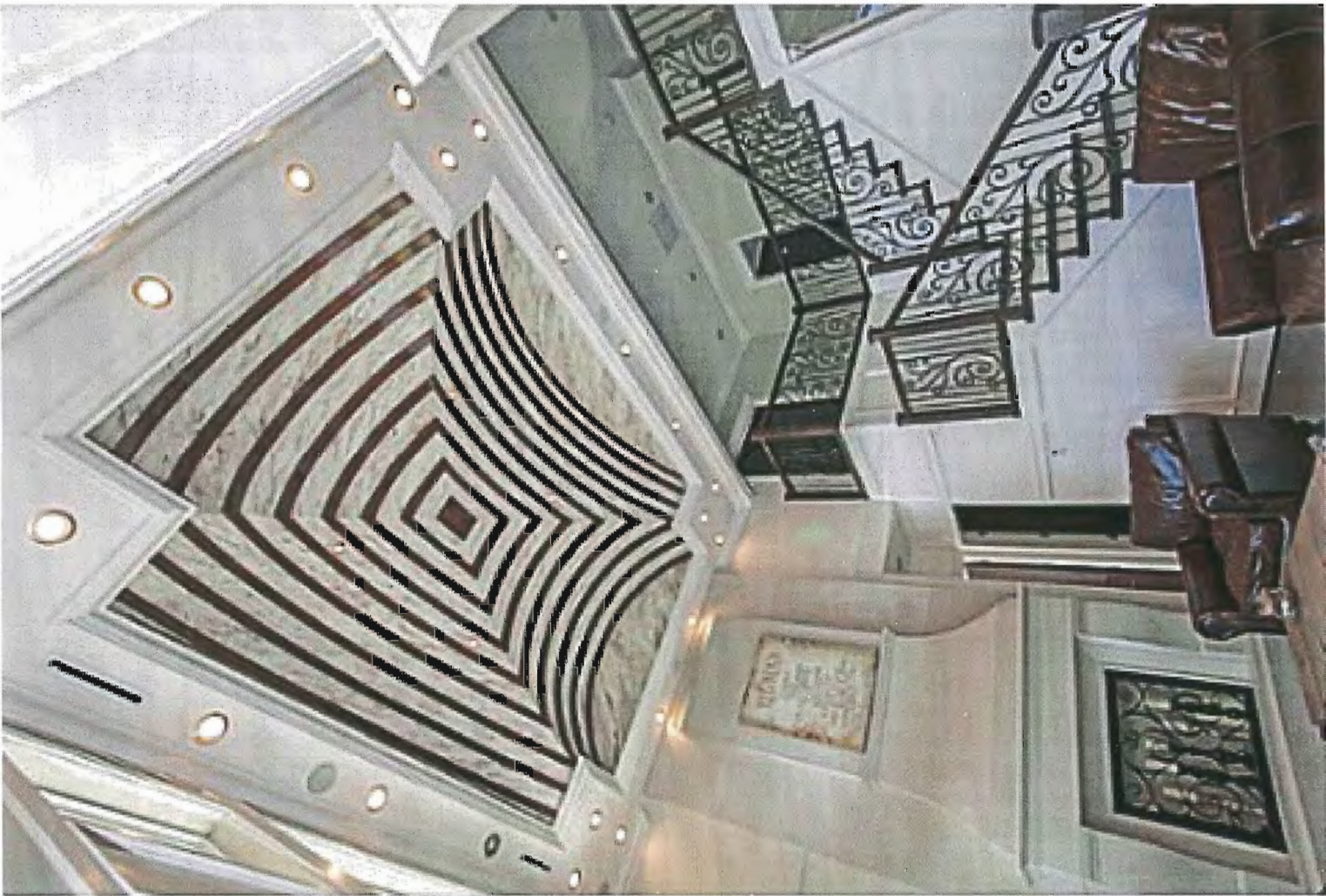
BACK MASSING

double height, double count not enforced





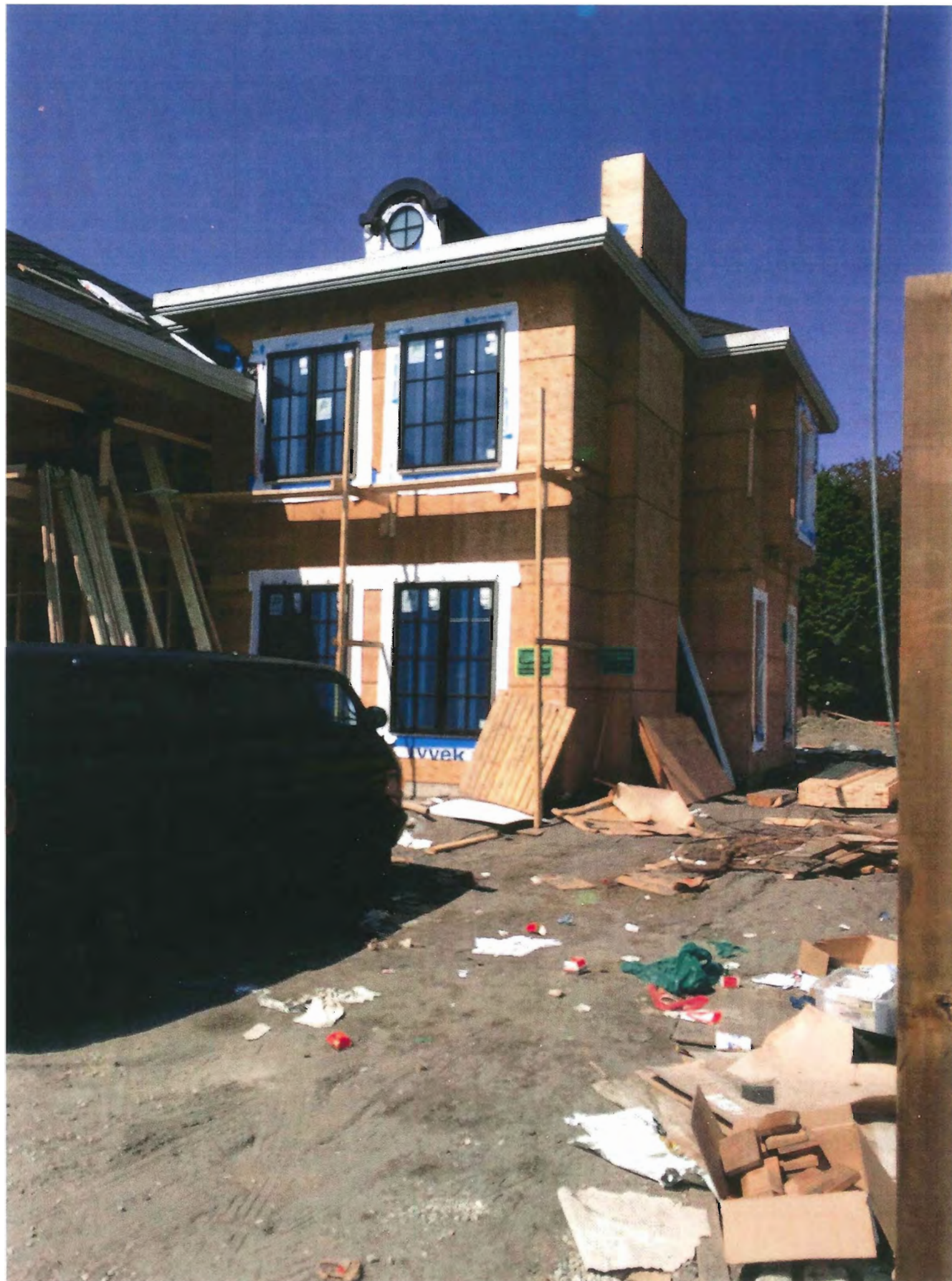






















Zoning Bylaw 8500

No.: PERMITS-46

Date: 2010-09-14

Purpose:

- To inform builders/owners and designers of the Zoning Bylaw 8500, that contains the following 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.
- The bylaw includes some of the following:
 - "**Crawl Space**" means an interior **building** space at or below **finished site grade**, between the underside of the floor system next above and the top of the floor slab on the ground surface below, having a vertical clear height less than 1.2 m (4.0 ft.).
 - "**Flood Plain Construction Level**" means the minimum elevation level identified in *Flood Plain Designation and Protection Bylaw No 8204*, as amended.
 - "**Finished Site Grade**" means:
 - i) in Area 'A' indicated on Schedule 'A' to Division 100 attached to and forming part of this Bylaw the average ground elevation identified on a **lot** grading plan approved by the City. The average ground elevation must not exceed 0.6 m (2 ft.) above the highest elevation of the crown of any **public road** abutting the **lot**;
 - ii) in Area 'B' indicated on Schedule 'A' to Division 100 attached to and forming part of this Bylaw the average ground elevation identified on a **lot** grading plan approved by the City. The average ground elevation must not exceed:
 - a) 0.6 m (2 ft.) above the highest elevation of the crown of any **public road** abutting the **lot**; or
 - b) where the average ground elevation calculated pursuant to ii) a) above is more than 1.2 m (4 ft.) below the required **Flood Plain Construction Level** the average ground elevation may be increased to 1.2 m (4 ft.) below the required **Flood Plain Construction Level**.

(see Diagram A)

 - "**Building Height**" means the vertical distance between **finished site grade** and:
 - i) the highest point of a **building** having a flat roof;
 - ii) the mid-point between the eaves line and ridge of a roof having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, provided that, the ridge of the roof is not more than 1.5 m (5 ft.) above the mid-point;

See over →

- iii) the highest point of a **building** having a roof pitch other than those identified in ii) above;
- iv) the greater of the measurements referred to in i), ii) and iii) above in the case of a **building** with more than one type of roof.

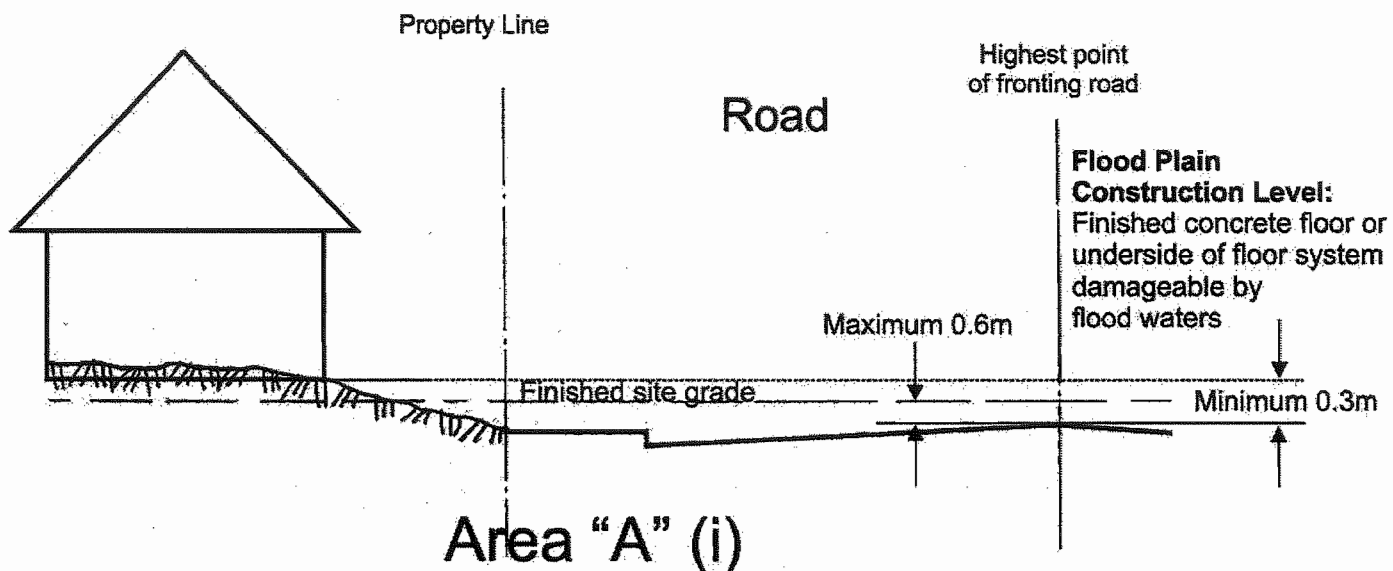
(see Diagram B)

- **"Half-Storey"** means the uppermost **storey** of a **building** meeting the following criteria:
 - i) the **habitable space** is situated wholly under the framing of the roof;
 - ii) the **habitable space** does not exceed 50% of the **storey** situated immediately below;
 - iii) the top of the exterior wall plates is not greater than 0.6 m (2 ft.) above the floor of such **storey** on any two adjacent exterior walls;
 - iv) a maximum of two opposite exterior walls may have a dimension greater than 0.6 m (2 ft.) between the top of the exterior wall plate and the floor of such **storey**.

Implementation:

- Should you have any questions, comments or suggestions concerning this bulletin, please contact the Zoning Division at 604-276-4017 or Building Approvals Division at 604-276-4285.

See attached



Area "B" (ii) (a)

House at Flood Plain
Construction Level as below
grade at Finished Site Grade

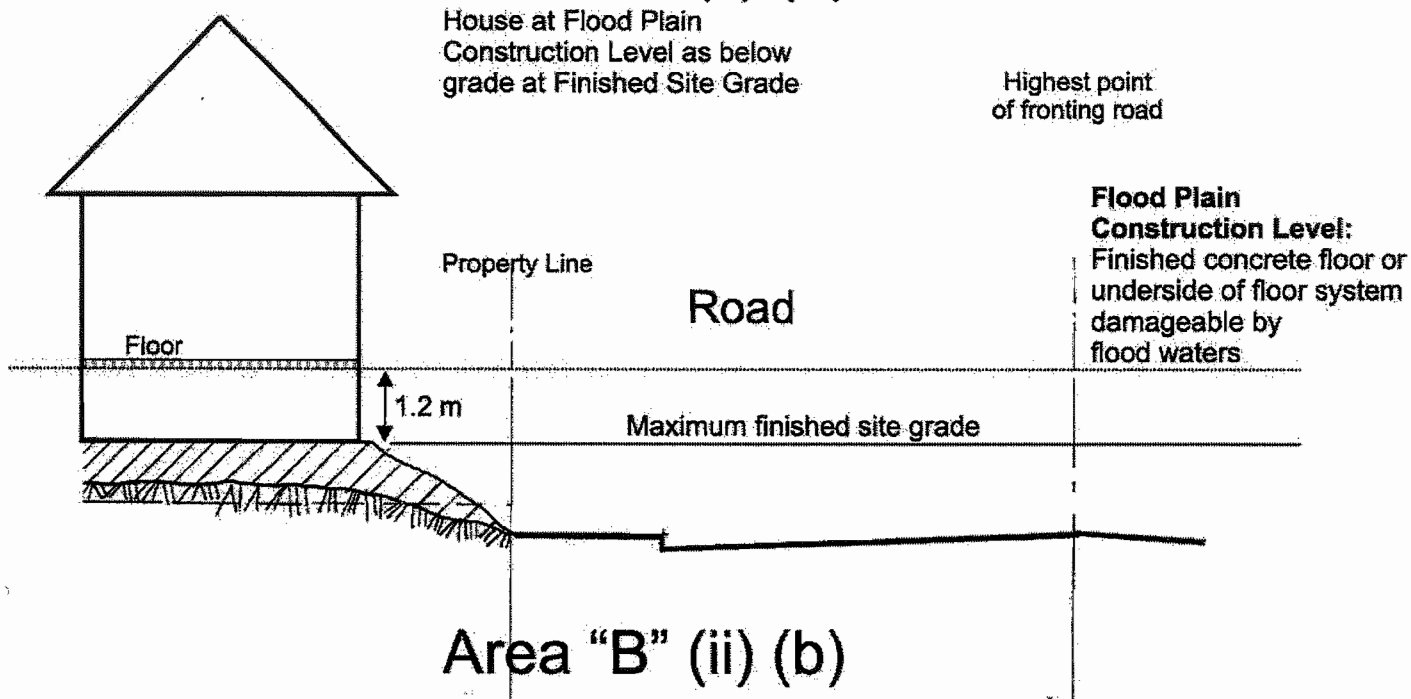
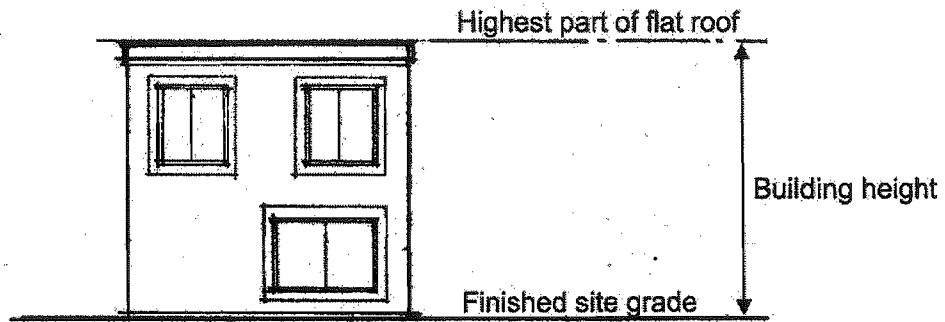
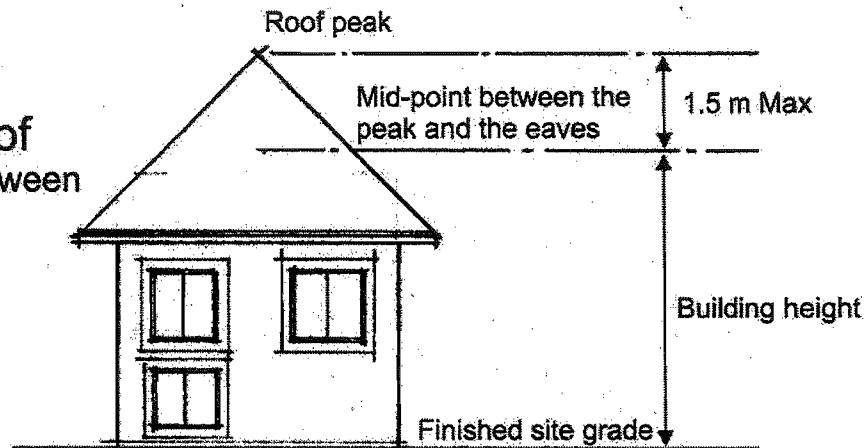


Diagram A
Finished Site Grade

Flat Roof



Sloped Roof with slope between 4/12 - 12/12



Combination Roof Form

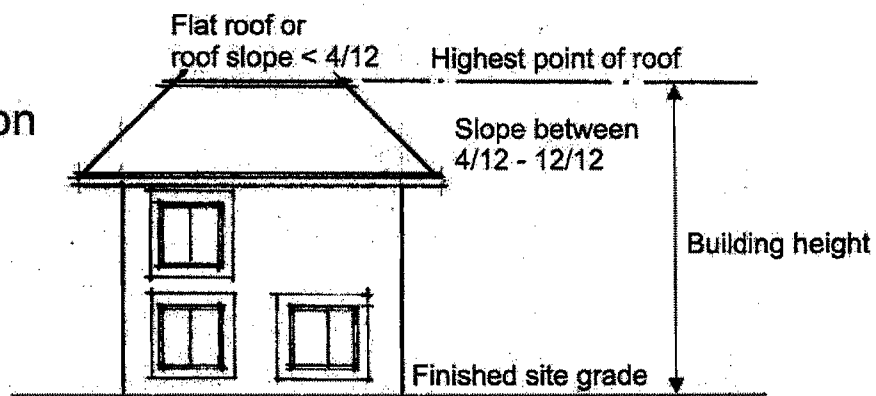
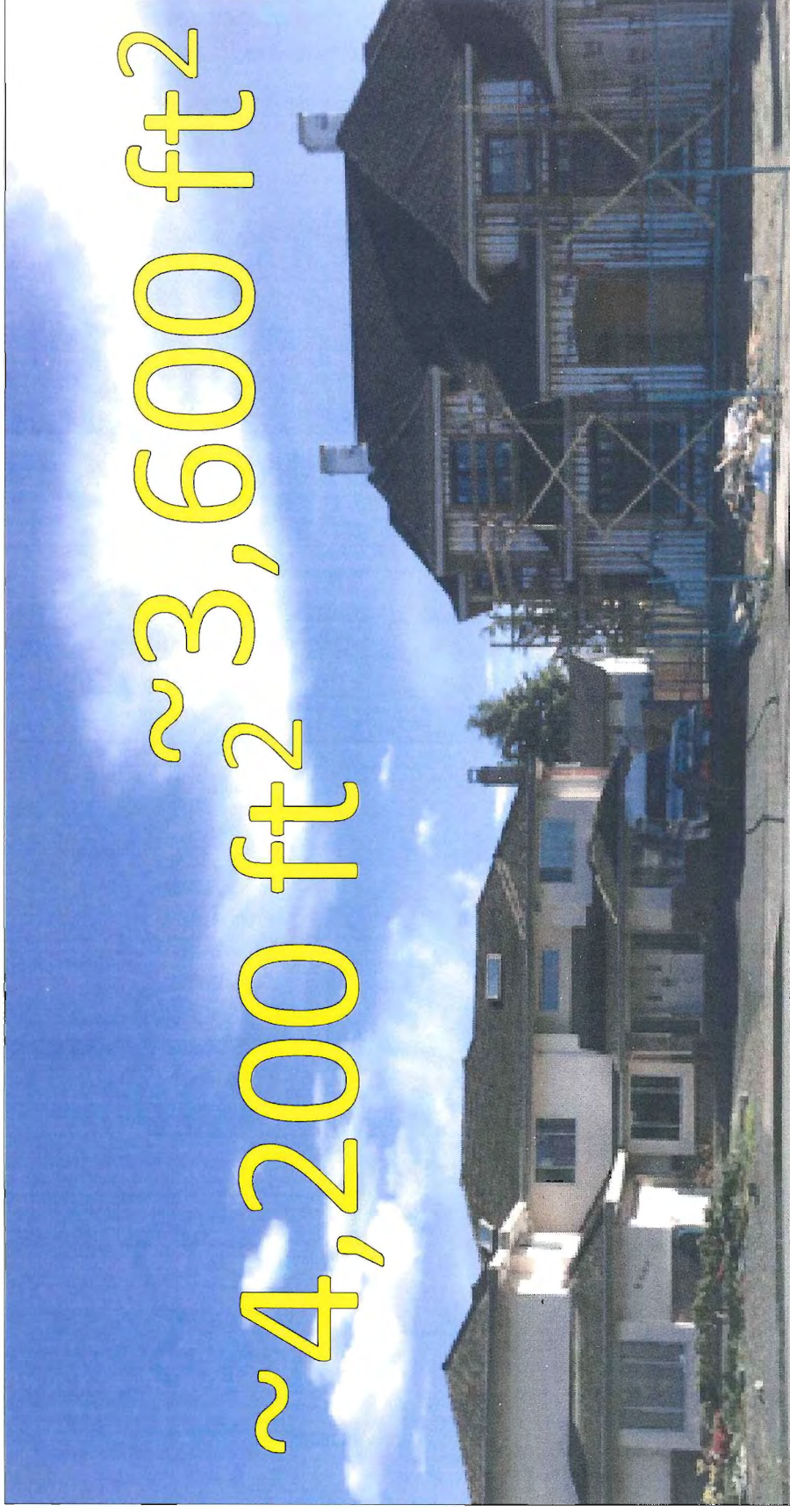


Diagram B
Building Height

Figure 2. Massification of houses in Richmond



5300 Lapwing Crescent	5260 Lapwing Crescent
1994 Construction	2015 Construction

REMARKS ON THE NAMING OF PETER A. ALLARD SCHOOL OF LAW

By Peter A. Allard, Q.C.

[Editor's note: This article is based on remarks delivered at the January 22, 2015, ceremony announcing that UBC's law school was being renamed the Peter A. Allard School of Law, in recognition of Mr. Allard's remarkable \$30 million donation to the law school. The background is described further in the "Peter A. Allard School of Law Faculty News," starting on page 239 of this issue. In his speech, Mr. Allard addresses the students of the law school.]

s mortals, our time on this earth is short.

The most basic and precious asset we have is our time, to treasure and respect.

As a consequence, our youth are a very valuable and powerful, though sometimes overlooked, group. It is you who must carry the torch of life, freedom, fairness and stability of our legal system and economy, for those who follow. Contained within each of us is the power and spirit to do great good for our fellow human beings or to do great harm. And it is incumbent upon us to equip you with the values, tools and motivations to do great good.

Through deleveraging and decreasing revenues over the past decade, governments are unable to fund all the demands that are made on them on a constant basis. It is a great privilege for me to be in a position to help this law school, with the creation of three significant permanent endowments—for student support, faculty recruitment and retention, and student programming—together with further funding for the faculty's Allard Prize for International Integrity.

My gifts are meant to support the long-term success of the law school, enable it to establish and maintain "pillars of excellence" in human rights and international integrity and ethics, and take a leadership role in supporting the values associated with the six criteria of the Allard Prize: courage, leadership, transparency, accountability, rule of law and anti-corruption.

These monies were created over three generations by my family, business associates and scores of advisers and professionals. My hope is that my gifts, with judicious and prudent long-term management, will grow over time to help make the law school one of the best-known and -respected law schools in the world, in terms of scholarship and leadership, and to infuse the concept of integrity and ethics to strengthen the rule of law in a more powerful and definable way, in Canada and worldwide.

The legal profession has more impact on our society than any other, and my gifts are intended to support the education of, and help inspire, students and others whose responsibility it will be to ensure that the lifeblood of ethics and justice for all are carried forward. You must recognize your human potential to support long-term stability and sustainability, and collaborate and co-operate locally, provincially, federally and internationally in all that you do to make a better world for all.



The challenges that are facing the world today are monumental, but not more so than those of the past. We live in a time of:

- constant communication;
- numerous lobbyists at the doors of every politician;
- self-interest and self-preservation;
- too big to fail, too big to jail, too big to prosecute;
- get-out-of-jail-free cards through issuances of immunity and pardons;
- a willful blindness to recognize obvious facts, and a willful determination to distort them;
- failure to balance our institutions of enforcement with appropriate rules and regulations;
- failure by self-governing bodies to discipline appropriately;
- failure to recuse for obvious conflicts of interest;
- power over principle;
- power of monopolies;
- failure to account and be transparent at every level, no matter the business, government body or bureaucracy;
- concentration of our media damaging our freedom of speech;
- gaming of the legal system with constant delays and legal strategies at the expense, both financially and emotionally, of the little guy who cannot possibly afford access;

- prepared scripts of, and other controls on, elected parliamentarians;
- failure of corporate bodies to penalize corporate incompetence and mistakes;
- failure of investment and pension fund organizations to hold their people accountable;
- failure to place management reward on the same level as the shareholder; and
- failure of government regulatory bodies to enforce rules and give access to a level playing field.

As someone who loves and is fascinated by history, I urge you to read David McCullough's books on two U.S. presidents, John Adams and Harry Truman. The political behaviours we are witnessing today in terms of power over substance, blind ambition, personality conflicts, self-interest for the short term, creation of uneconomic and unproductive jobs for votes, back-stabbing, reckless adventures for war and so on have existed for centuries and occur everywhere in the world. What amazed me in the reading of these two books was the strength of these two leaders, their character, their honesty, their dignity, their independence and their respect for public monies. These two presidents served out of a sense of obligation to a higher calling. The problems they faced were astounding, but that did not deter them—and they made a difference.

I also urge you to look to the inspiring stories of the first honourees of the Allard Prize in 2013:

- the recipient of the prize, Anna Hazare, an Indian social activist who has led hugely popular and effective grassroots movements to increase government transparency and investigate and punish public corruption; and

the other honourees:

- Sima Samar, an Afghani women's and human rights advocate and activist who is currently chair of the Afghanistan Independent Human Rights Commission and who, at great daily personal risk, has established and maintains schools for girls; and
- Global Witness, an international NGO that works to address natural resource exploitation and corruption, and the resulting poverty and human rights abuses, worldwide.

These individuals and organizations are making a profound, selfless difference in our world.

In order to restore the checks and balances lost over the past two or three decades, a period preceded by 50 years of relative financial stability, each and every one of you needs to honestly and actively believe that, by coming together and exercising your collective and collaborative efforts, using your imaginations and power of youth and vitality, you can effect necessary changes in laws and regulations, and ensure solid enforcement, here and around the world.

I am concerned about the feeling of powerlessness on the part of some youth that can be seen in the fact that fewer and fewer of you are voting, in the belief that the system is rigged and controlled by money, power and party politics which are not directed long-term to sensible and equitable policy decisions, and in the belief that you cannot influence the system. Within us all is the power to effect change, and to help move and direct our colleagues and fellow citizens in the right direction. We must all take action to effect positive change, in ways small and large, each and every day.

Throughout the last four thousand years, all major civilizations, religions and philosophies of the world—including ancient Egypt and the Greek and Roman empires, Christianity, Islam, Hinduism, Buddhism, Confucianism and all the other “isms”—have embraced a simple concept called the Golden Rule: “Do unto others as you would have them do unto you.” This is what I believe is the moral and spiritual ethic that rests within each and every one of us, to see that our neighbours and citizens around the world are treated with humanity and dignity, and that basic human rights are entrenched, maintained and increased as time evolves, with all our collective efforts ensuring that our legal systems represent all persons.

Dean Mary Anne Bobinski and Assistant Dean, External Relations Kari Streelasky have been relentless in developing relationships with law faculties and other relevant organizations in Canada and internationally, and maintaining relationships with alumni wherever they might be. They have wholeheartedly dedicated their belief and energies in the vision, and are indefatigable in their promotion, of the six criteria of the Allard Prize. To a great extent, my donation and this naming is a testament to the persistence of the dean and assistant dean, of my lawyer Geoff Lyster and of my nephew Rob King.

Universities are filled with the usual politics of any organization, but I can say without hesitation that this dean and assistant dean, the faculty members and the rest of the faculty team with whom I have had contact represent everything I can think of in terms of courage, leadership, transparency and accountability for the benefit and improvement of the rule of law.

And so it is here, at UBC Law, that I see the possibility of inspirational leadership and a catalyst for profound positive change on a global scale for generations to come. May you all have the strength and courage to use your collective intellects and common sense, with humour and kindness, to improve, extend and rebalance the rule of law, and thereby provide fundamental rights, equality, justice, order and security for all, now and for the future.

Figure 2. Massification of houses in Richmond

~4,200 ft² ~3,600 ft²



5300 Lapwing Crescent
1994 Construction

5260 Lapwing Crescent
2015 Construction

**2 1/2 storey single family
or 3 storey townhouse??**



Richmond Public Hearing - April 20, 2015

Intro

Hello my name is John ter Borg. I live at 5860 Sandpiper Court.

I was born in Richmond in 1978. I am a Civil Engineering graduate from UBC.

I have worked in project management and technical roles in new land development and housing development projects throughout the Lower Mainland.

Including our neighbouring cities of Vancouver and Surrey.

The Amendment By-Law

I will be addressing the proposed By-Law today (slide 1).

Specifically, the intent of the By-Law as described by Planning Committee's referral to staff as described:

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*
- (3) examine potential restrictions for flat roofs on two and two and a half-storey homes; and report back.*

I have spent time investigating this issue. And I have spoken with Planning and Development staff at neighbouring municipalities about their best practices. And I will be presenting my findings.

3-Storey Houses

These images are some of the examples presented by staff (March 5, 2015) of the types of houses to be addressed by this proposed By-Law amendment (slide 2).

These are 3 storey houses overlooking the dike. Or trying to gain a view over somebody's farm (slide 3).

There is even an entire cul-de-sac of 3-storey houses off River Road, across from the airport. This has been going on for decades. And this is nothing new (slide 4).

These houses describe maybe less than 10% of the new houses being built in Richmond today (slide 5).

This is why the proposed Bylaw Amendment is a start. But it is not enough to address all the concerns described in the Planning Committee's referral motion.

The other 90% of new houses in Richmond are experiencing excessive MASSING in a different way (slide 6).

Architecture 101

And to understand that we need a quick study in Architecture 101.

You see Architects work with both form and function. (slide 7)

Function: Describes the use or purpose. The walkable area inside the house.

Form: Describes the outward experience of the building. The shape, character, and MASSING as it relates to the landscape, and the neighbourhood.

'Double Height': refers to an Architectural tool that is used to control building 'form'. It is used to control what is outwardly experienced as building MASSING, that in Richmond is rising skyward. The 'double height' clause limits the story heights of buildings. It specifies the vertical limit (maximum height of a storey) at which the floor area must be counted as 2 floor areas. And the height that exceeds that of an acceptable single storey (slide 8).

If the double height control in the Bylaw is not enforced any one of these scenarios could exist inside the building. The maximum height control is a building storey control and does not speak to interior ceiling conditions. A ceiling is merely a decorative surface that covers the floor or roof above (slide 9).

The 'double height' control does not change the walk-able area inside the building. The building function remains unchanged (slide 10).

Richmond, just like our neighbouring municipalities has a 'double height' section written into the Zoning Bylaw (4.3.1 (c)). Richmond's 'double height' standard is more than generous at 16.4 feet, when compared to our neighbouring municipalities who draw the line at 12.1 feet (slide 11).

'Double Height' is an architectural tool. It has nothing to do with engineering.

Engineering responds to the structure of the building and determines if the design will stand up. Richmond does not have a problem with buildings standing up; Richmond has a problem with MASSING.

Sample Pictures: Massive Houses

Please refer to following pictures of MASSIVE houses in Richmond.

9028 Ash Street (slide 12).

8899 Carrick Road (slide 13).

11180 Kingfisher Drive (slide 14-16).

7891 Gabriola Crescent (slide 17-19).

7151 Marrington Road. Built in 2013. FSR at 97% (slide 20-23).

Look for the Signs of 'Double Height' not being enforced.

Look for the funny looking windows set below the roof line.

I ask Councillors to look into these last two houses showing a breach of the 'double height' section of the Zoning Bylaw to find out how they were able to be built.

1. 11391 Trumpeter Drive. Built and sold in 2013. (slide 24-28).
2. 8480 Fairfax Crescent (slide 29-30).

Interpret breach of 'double height' standard.

As we have seen, not one of these houses is an example of 2.5 stories, nor has a 3rd floor balcony, nor uses a flat roof design. All of these houses are in breach of the existing 'double height' section of the Zoning Bylaw (4.3.1 (c)).

The proposed Bylaw Amendment that we are discussing will do **NOTHING** to stop this unnecessary MASSING that we are seeing in Richmond today.

This is the elephant in the room that nobody is talking about!

Summary & Recommendations (slide 31).

1) Reduce 'double height' standard

- Make it consistent with neighbouring Municipalities Bylaws, at 12.1 feet.
- This change will not impact the livable floor area of the house.
- This change will provide relief to neighbours, and respect the community and the character of the neighbourhood.

2) Strengthen Permit Drawings requirements

- Require ALL the cross-section drawings necessary to enforce the Bylaws on site.
- Provide sufficient detail at all profile, plan, and elevation changes.
- As printing another drawing is only a matter of a single key-stroke for today's computer-aided building design specialists.

3) Consistent Enforcement

- Understand the 'intent' behind the Bylaws. And, actually enforce the Bylaws.
- Review document flow between the Plan Checker and the Onsite Inspector. And make sure this communication is tight.

4) Institute a Certified Professional Design Panel

- Compare best practices with neighbouring municipalities.
- They have benefited from hard earned lessons learned that have allowed them to tighten the rules. The City of Richmond has done the opposite.

Thank you.

Any Questions?

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*
- (3) examine potential restrictions for flat roofs on two and two and a half-storey homes; and report back.*



10559, 10591 Springwood Crescent, Richmond ²



10791 Springwood Crescent, Richmond



Vermilyea Court (off North River Road) Richmond

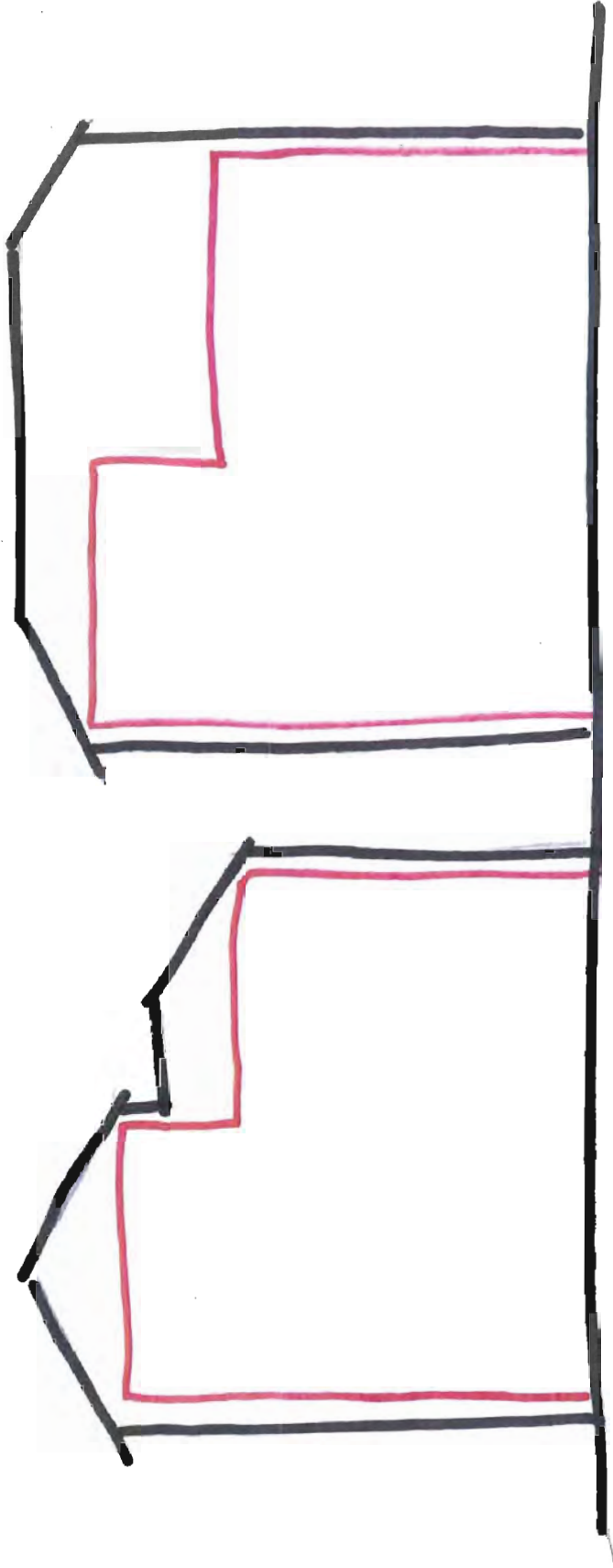
describes

<10%

of new
single family homes
in Richmond

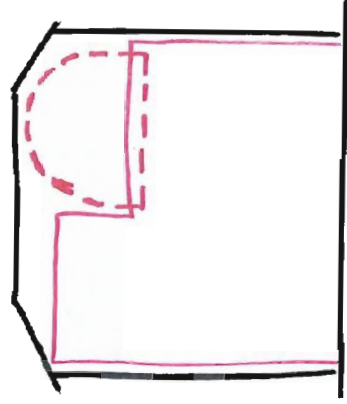
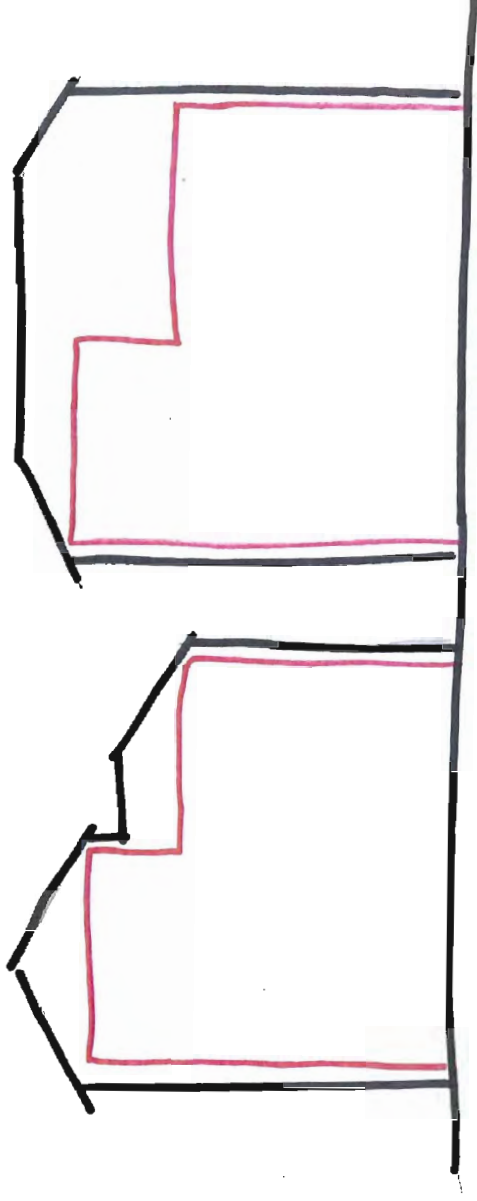
the other
90%
of new
single family homes
in Richmond

Architectural Form and Function

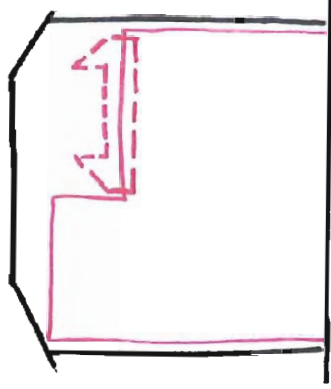


Double Counting
Double Height areas
is a tool used to control
Architectural Form

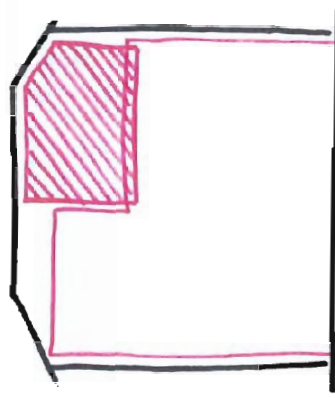
Architectural Form and Function



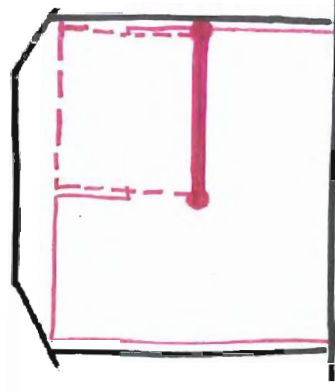
Cathedral
Ceiling



Coffered
Ceiling



Back
Framing



Illegal
Floor Area

Double Height, Double Counting

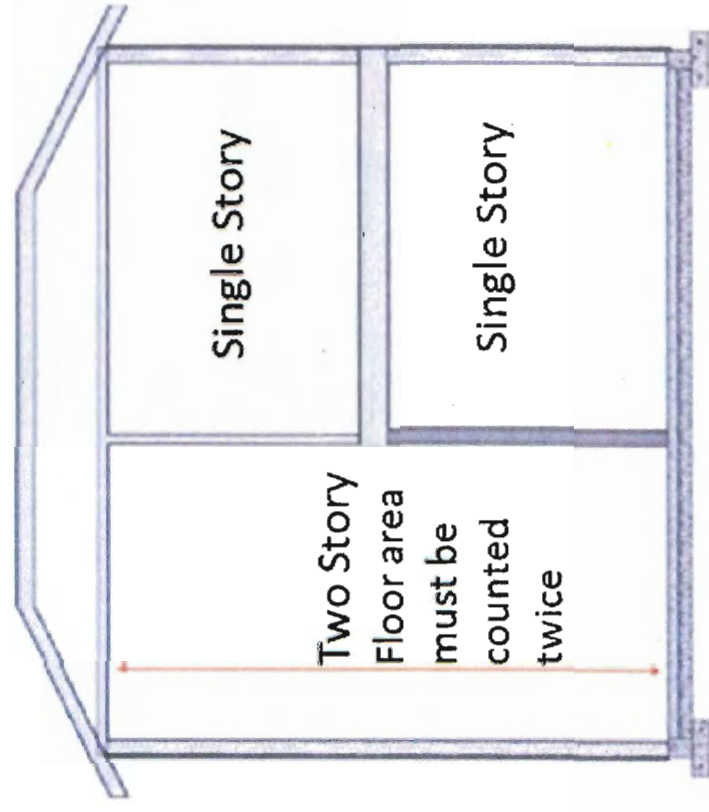
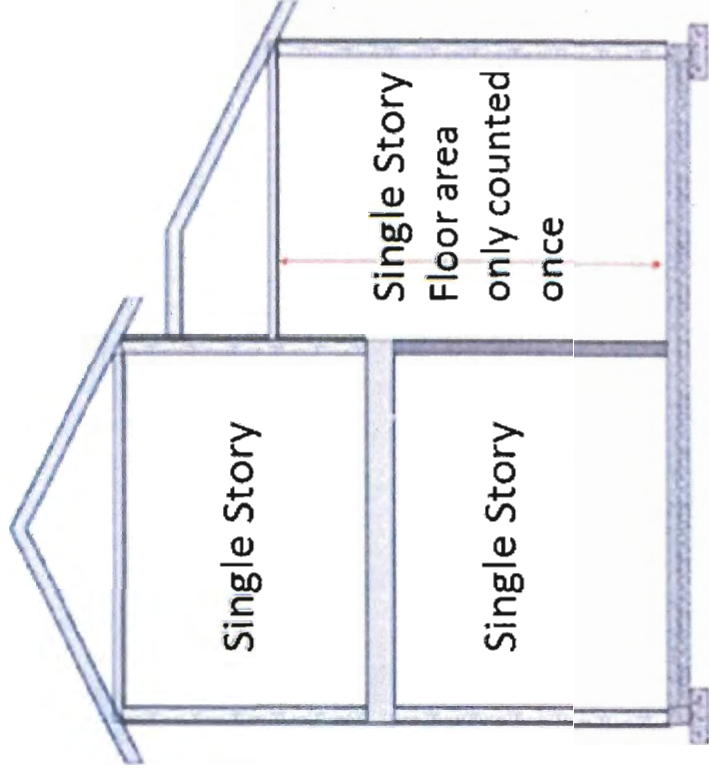
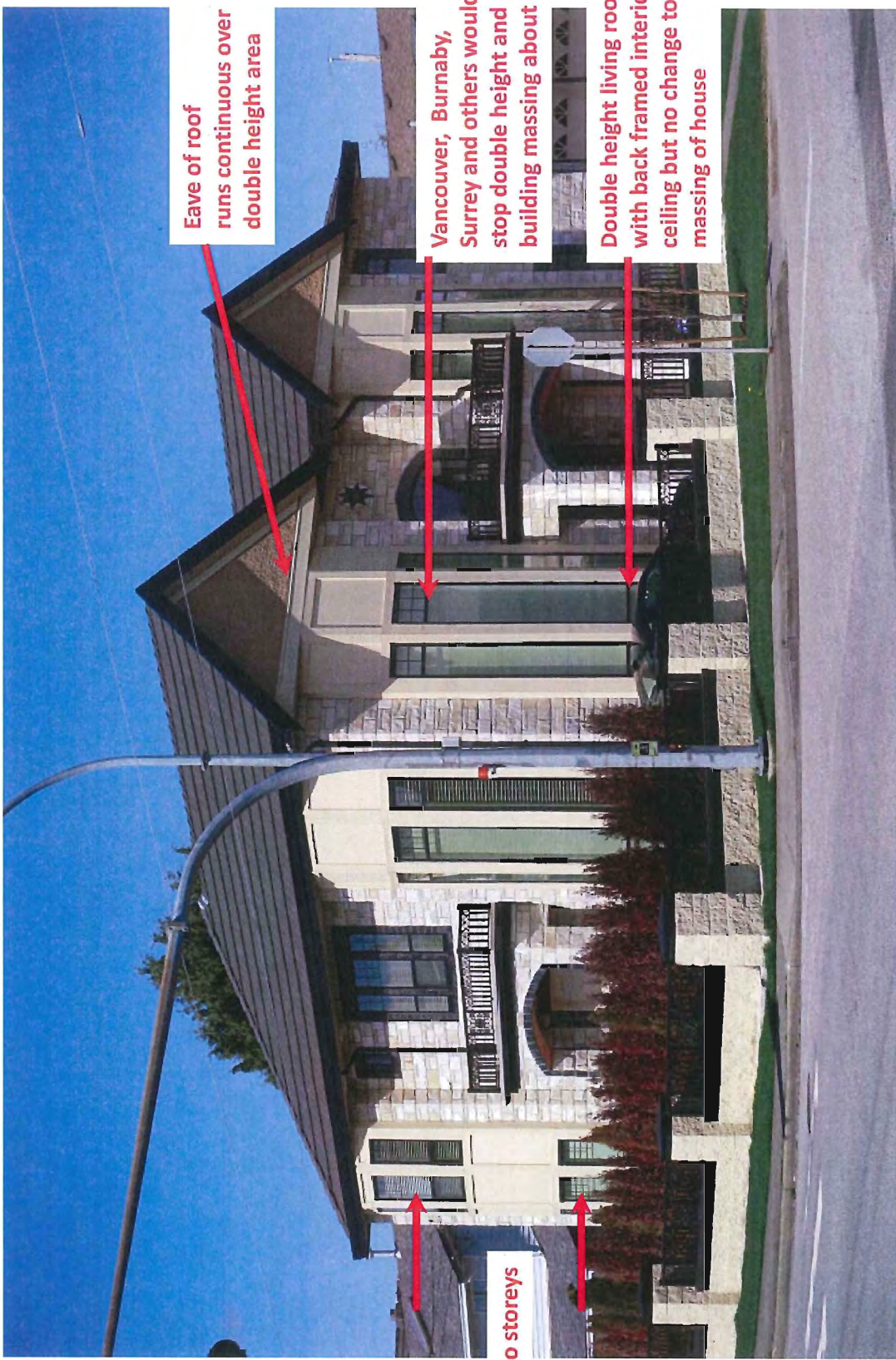


Table 1. Comparison of ‘Double Height’ Ceiling Allowances	
Municipality	Height
Richmond	16.4 feet (5.0 m)
Vancouver	12.1 feet (3.7 m)
Burnaby	12.1 feet (3.7 m)
Surrey	12.1 feet (3.7 m)





Eave of roof runs continuous over double height area

Vancouver, Burnaby, Surrey and others would stop double height and building massing about here

Double height living room with back framed interior ceiling but no change to massing of house

Two storeys

8899 Carrick Road (off Francis Rd.) Richmond



11180 Kingfisher Drive, Richmond



11180 Kingfisher Drive, Richmond



11180 Kingfisher Drive, Richmond

x



7891 Gabriola Crescent, Richmond, BC V7C 1V9, Photo #1

1 / 20

7891 Gabriola Crescent, Richmond

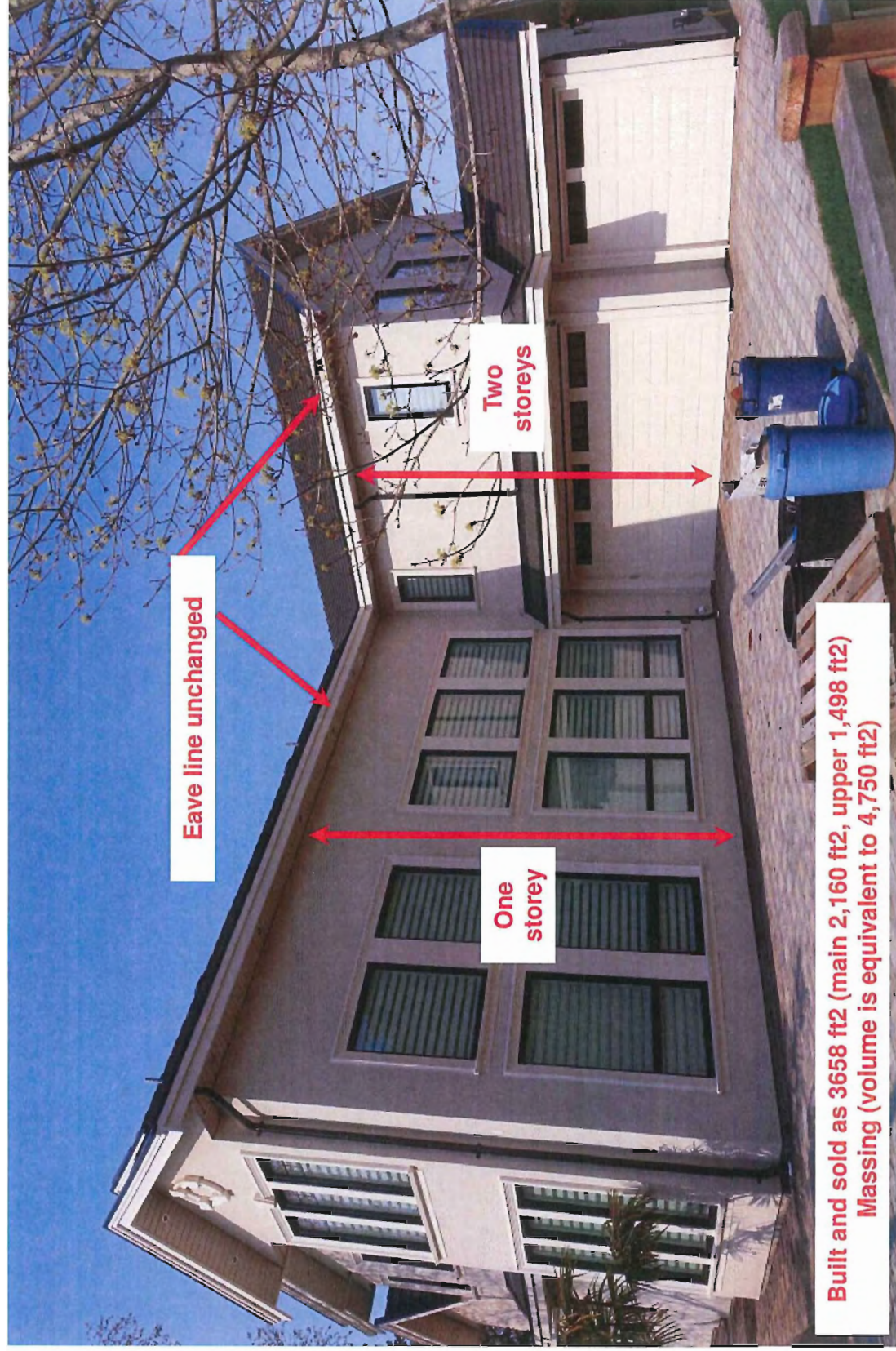
x



7891 Gabriola Crescent, Richmond, BC V7C 1V9, Photo #11

11 / 20

7891 Gabriola Crescent, Richmond



7891 Gabriola Crescent, Richmond



7151 Marrington Road, Richmond



7151 Marrington Road (back), Richmond

March 26, 2015



7151 Marrington Road (back), Richmond

April 1st, 2015



7151 Marrington Road (back), Richmond

April 1st, 2015



1). 11391 Trumpeter Drive, Richmond




1). 11391 Trumpeter Drive (back), Richmond



2). 11391 Trumpeter Drive, Richmond

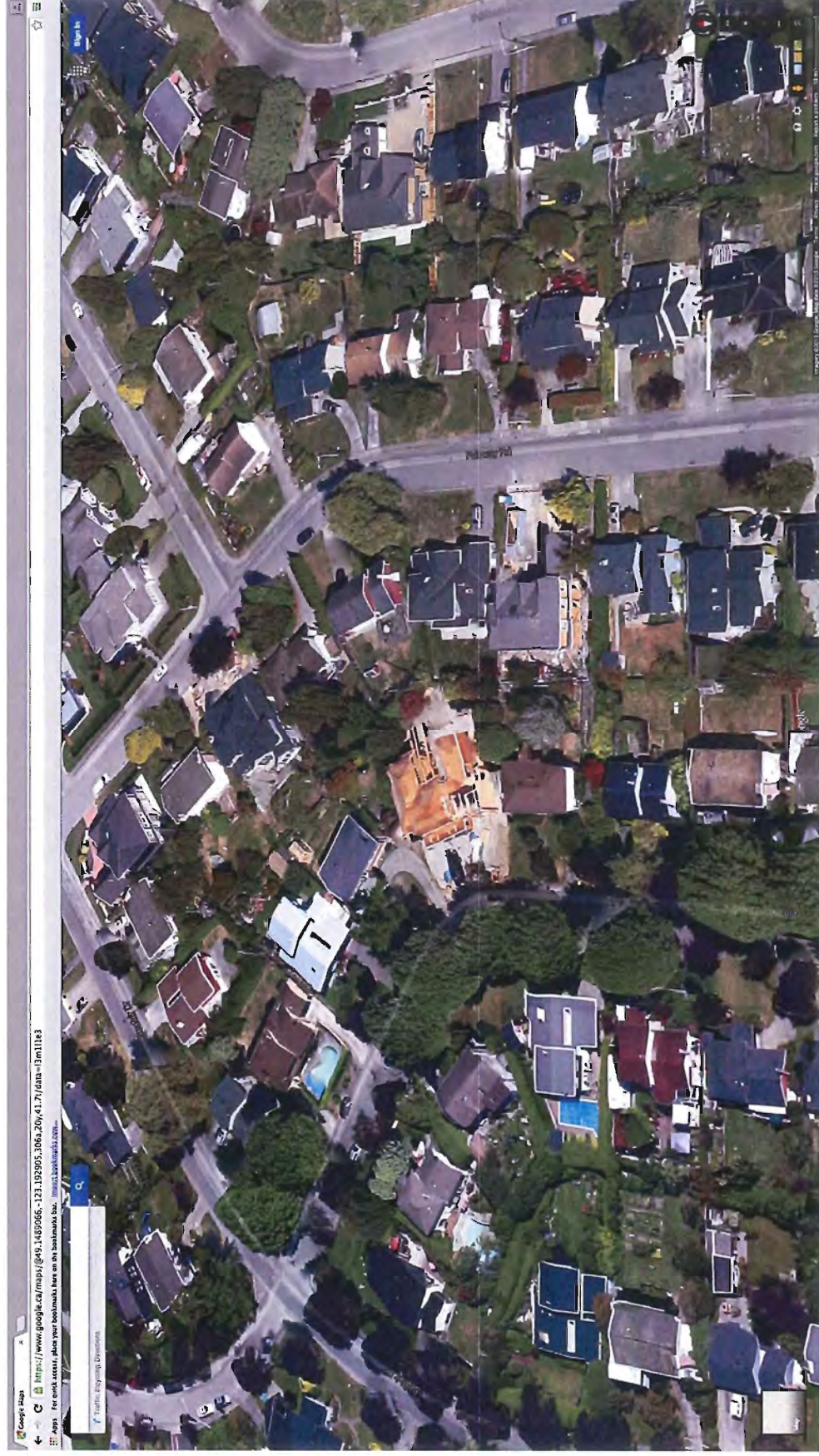


2). 11391 Trumpeter Drive, Richmond

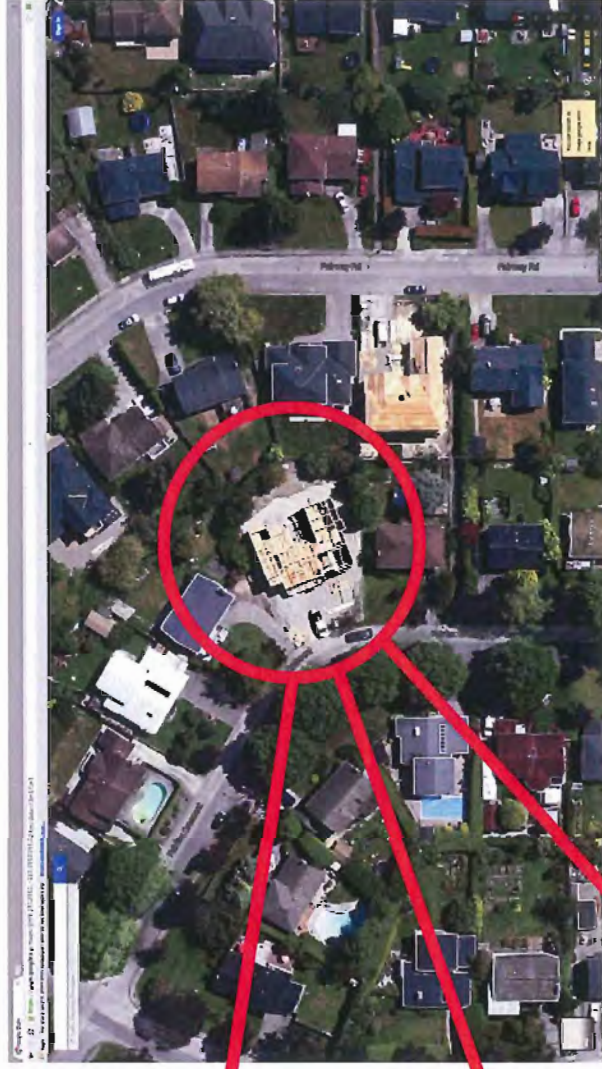
Richmond, Westwind		MLS# V1018856		Residential Detached	
11391 TRUMPETER DR, V7E 3X2				Sold	
		List Price: \$1,925,000		Sold Price: \$1,850,000	
		Sold Date: 05-Sep-13		Days on Market: 50	
Complex/Subdiv:		Bedrooms: 4		PID: 003-860-382	
Frontage: 0.00 ft		Bathrooms: 6		Type: House/Single Family	
Depth/Size: 0		Full Baths: 5		Approx Yr Bilt: 2013	
Lot Area SqFt: 6000.00		Half Baths: 1		Age at List Date: 0	
Rear Yard Exp: Feet		If New GST/HST Incl: No		Taxes: \$5,273 (2013)	
Mass Type: Feet		Zoning: RS1			
Flood Plain:		Views:			
		Sew. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			
Style of Home: 2 Storey		Total Parking: 4		Covered Parking: 2	
Construction: Frame - Wood		Parking Access: Front			
Foundation: Concrete Perimeter		Parking Facilities: Add. Parking Avail., Garage: Double			
Exterior: Stone, Stucco, Wood		Dist to Public Trans: 0		Dist to School Bus: 0	
Balconies: Full		Possession: Freehold Non-Strata			
Type of Roof: Asphalt		Title to Land: Registered Owner			
Recessed: Hardwood, Tile		Seller's Interest: \$0			
Flooring: City/Municipal		Mortgage Info: Y			
Water Supply: Radiant		Property Description: Out Buildings:			
Heat/Fuel: 2		R/T Fireplaces: 3			
No. of Fireplaces: 3		Gas - Natural			
Private Pool: Fenced Yard, Patio(s)		Basement: PL 44568 LT 204 BLK 3N LD 36 SEC 1 RNG 7W			
Outdoor Area: N		Asphalt: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener,			
Fenced Area: N		Jetted Bathtub, Wet Bar, Vaulted Ceiling			
Pool Removed: N					
Basement: PL 44568 LT 204 BLK 3N LD 36 SEC 1 RNG 7W					
Site Influences: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener,					
Features Incl: Jetted Bathtub, Wet Bar, Vaulted Ceiling					
Floor Type		Floor Type		Dimensions	
Main F. Kitchen	16'4" X 14'7"	Master Bedroom	11'3" X 11'3"	11'3" X 11'3"	X
Main F. Kitchen	5'9" X 12'5"	Master Bedroom	11'3" X 11'3"	11'3" X 11'3"	X
Main F. Dining	10'2" X 11'8"	Walk-In Closet	7'6" X 11'3"	7'6" X 11'3"	X
Main F. Family Room	21'4" X 19'8"				X
Main F. Living Room	11'9" X 13'9"				X
Main F. Office	10'11" X 11'8"				X
Main F. Mud Room	9'5" X 9'4"				X
Main F. Games Room	15'9" X 15'11"				X
Above Bedroom	9'11" X 14'				X
Above Bedroom	15'9" X 15'11"				X
Floor Area (SqFt):		Total Area: 13		Bathrooms:	
Main Floor Area SqFt:	1,800	13		1. 4 Pieces, Ensuite: N; Level: Main F.	
Finished Floor Up SqFt:	1,800	2		2. 2 Pieces, Ensuite: N; Level: Main F.	
Finished Floor Down:	0	2		3. 6 Pieces, Ensuite: Y; Level: Above	
Finished Floor Basement:	0	2		4. 6 Pieces, Ensuite: Y; Level: Above	
Total Finished Floor SqFt:	3,600	None		5. 4 Pieces, Ensuite: N; Level: Above	
Unfinished Floor:	0	7		6. 4 Pieces, Ensuite: N; Level: Above	
Grand Total Floor:	3,600	8			

- 1). Built Floor Area:
3,600 ft²
- 2). Permitted Floor Area:
3,000 ft²
- 3) Illegal Floor Area:
600 ft²

1). 11391 Trumpeter Drive, Richmond



2). 8480 Fairfax Crescent, Richmond



2). 8480 Fairfax Crescent, Richmond

Summary & Recommendations

- 1) **Reduce ‘double height’ standard (4.3.1 (c))**
From 16.4 ft (5.0 m) to 12.1 ft (3.7 m)
- 2) **Strengthen Permit Drawing requirement**
Require all cross-section drawings needed to enforce the By-Law
- 3) **Consistent Enforcement**
Ensure staff performing onsite inspections are enforcing the By-Law in the same way as planning staff are expecting
- 4) **Implement Certified Professional Design Panel**
An independent, professional body regulated by professional standards of practice and conduct in the public interest.
Ensure Zoning By-laws are in compliance with Richmond’s 2041 OCP vision for protecting single family neighbourhoods.

Appendix:

References

Local Municipal Bylaw - Double Height Sections

Richmond, 16.4 feet

4. General Development Regulations

4.3.1 (c) Calculation of Density in Single Detached Housing and Two-Unit Housing Zones

<http://www.richmond.ca/shared/assets/DevRegs24223.pdf>

Vancouver, 12.1 feet

RS-1 District Schedule

4.7.2 Floor Space Ratio

<http://former.vancouver.ca/commsvcs/BYLAWS/zoning/RS-1.PDF>

Burnaby, 12.1 feet

SECTION 6 SUPPLEMENTARY REGULATIONS

6.20 (4) Computation of Gross Floor Area and Floor Area Ratio:

<https://burnaby.civicweb.net/Documents/Documents/DocumentList.aspx?Id=9769&Search=1&Result=1>

Surrey, 12.1 feet

Surrey Zoning By-law 12000

Part 15A - D. Density, 4(b), ii, d.

http://www.surrey.ca/bylawsandcouncillibrary/BYL_Zoning_12000.pdf

City of Richmond Bylaw 9000

2041 Official Community Plan

3.2 Neighbourhood Character and Sense of Place

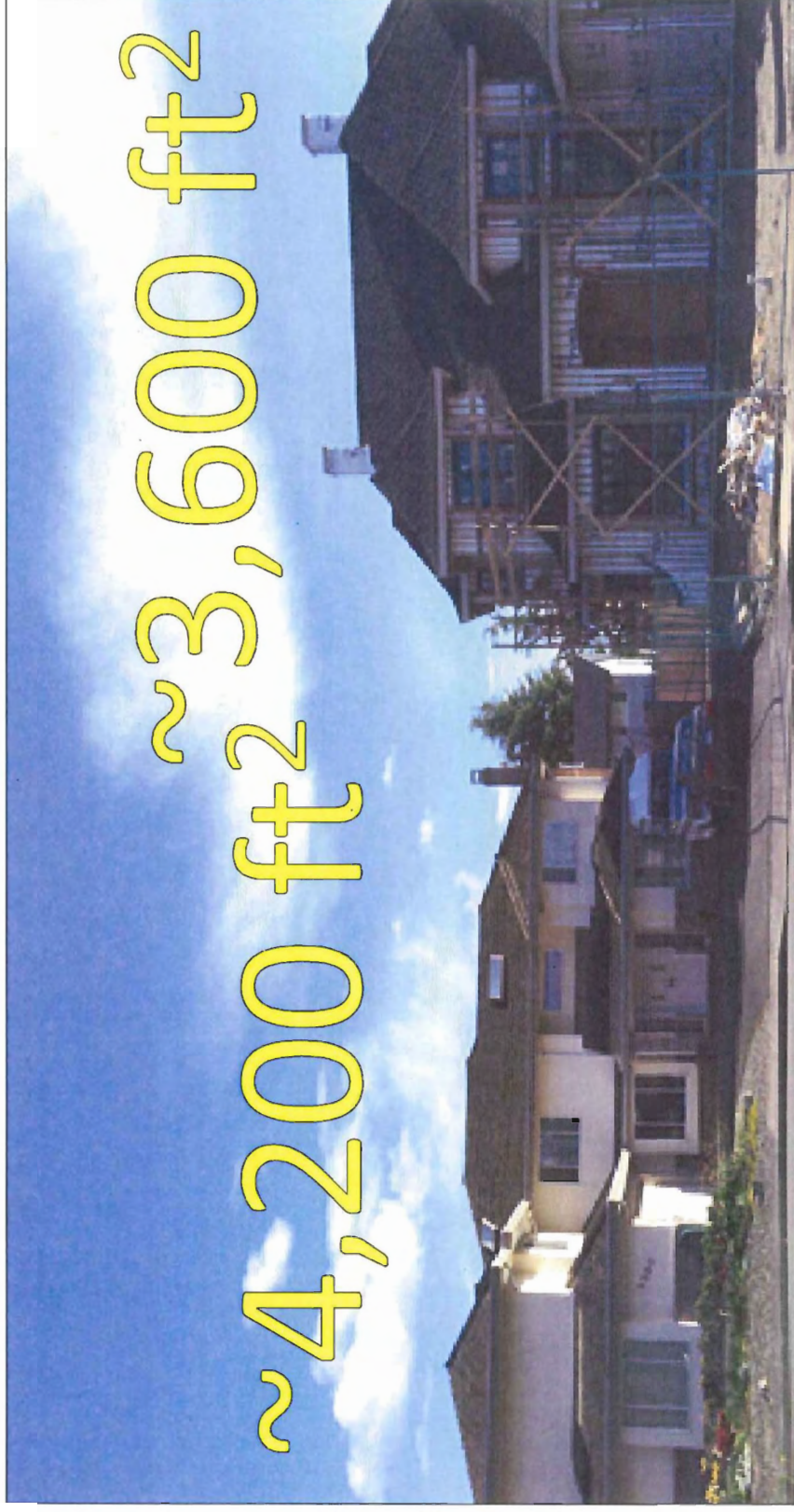
OVERVIEW:

Some say that communities happen on foot, so enhancing the character and accessibility of neighbourhoods is important.

OBJECTIVE 1:

Continue to protect single family neighbourhoods outside the City Centre.

Massification of houses in Richmond



5300 Lapwing Crescent

5260 Lapwing Crescent

1994 Construction

2015 Construction

Richmond Public Hearing – May 20, 2015

Richmond's new home building trends are for high ceilings, high stair wells to the second floor and high great rooms.

A house on Glacier Crescent near my parents house is shown in the picture. The great room is shown off the kitchen at the middle back of the house and the ceiling is significantly more than 16ft4in. You can see the max 16ft4in ceiling in the entrance to the house and compare it with the much higher ceiling over the railing looking down towards the great room.

Show picture 1

I went to another house on Glacier Crescent with an inspector from the City. The great room is off the kitchen in the middle back of the house. In this example, there was a dropped ceiling that dropped down to 16ft4in directly above the great room. The inspector told me that the ceiling height was dropped to satisfy the "height requirement".

But meeting the maximum storey height by construction of a false drop ceiling below the level of the roof structure contributes to greater massing! Instead of a drop ceiling an arch or barrel ceiling could easily be constructed and still have the same impact on massing as the space taking up volume. As an aside, the builder, I was told, was only required to show one cross section in his submission and so this is the one he most likely presents.

I went to an open house for another new house at 9240 Chapmond Crescent which had a great room next to the kitchen at the middle back of the house like the other two properties mentioned. The real estate agent told me that the height of the ceilings was about 21ft.

I went to another house on Goldstream Place. It had ceilings, that were about 21ft high in the entrance, as well as the two front rooms and the great room off the kitchen.

Show Picture group 2

I have looked at many MLS pictures and the vast majority have great rooms.

In conclusion, the vast majority of these houses have great rooms that have storeys that exceed 16'4".

I did a study and searched all 93 houses on MLS in Richmond built since 2008 that had a value of \$1.8 million dollars and above.

I have prepared a spreadsheet, illustrating the relationship between finished floor area and permitted floor area as allowed by the lot size.

insert word document

insert spreadsheet

In conclusion, Builders are maximizing the square footage of the houses they are building. Which begs the question, how can they maximize the allowable area of living space and still have these over height rooms?

The double counting rule says that if the height of the floor exceeds 16'4" than it must be double counted as if there were two floors. This means that if the height of a storey is increased beyond 16'4", than the total floor area of the space needs to be subtracted from the maximum permitted area.

Since we confirmed the vast majority of these homes have great rooms the actual square footage of the house must be significantly lower than the maximum permitted area of the house. The maximum living area of these homes should be reduced by the area of these over height great rooms and other over height rooms.

Also, we confirmed the majority of these MLS listing all were built out to the maximum allowable floor area. The majority all of these houses were non conforming visually from the inside and out.

There is a problem

Walking my dog in my neighbourhood, a subcontractor allowed me to view one of the Goldstream houses under construction. I walked all the rooms in the house. Again from the second floor looking towards the front of the house I noted the same 16ft4in ceilings dropping down, in the rooms in either side of the foyer, and the great room. The drop in the ceiling was achieved by using large coffers. The coffers were about 5 feet in height at their maximum, in fact the full height of the storey was still about 21 feet.

I alerted City staff and an inspector was sent to take pictures of the ceiling. I requested to know the square footage of the house and he informed me that the actual size of the house was 4,000 square feet. The maximum calculated square footage of the house is 4,019 square feet. So apparently no deduction was made to the size of the house for these oversize rooms.

There is a problem

I have been informed that Staff in the Building Approval Division review all house plans before a Building Permit is issued. All Building Permits issued by the City are reviewed to ensure compliance with the City's Zoning Bylaw and the BC Building Code. Any internal building area with a storey shown on the building permit drawings to be constructed at a height of more than 5 m (16.4 ft) has that area counted as if it is comprised of two floors for the purpose of determining the maximum floor area permitted.

There is a problem - it's not happening

Conclusion

- Enforce the Bylaw
- Stop taking ceiling measurement to false drop ceilings of any kind (barrel, back framed, drop,coffer)
- Require the builder to provide multiply cross sections of a house for review to the City.
- Get rid of 16'4" ceilings all together and change them to 12'1'.
Result: This will stop new houses from making the leap from **16ft4inch ceilings to 21ft as the new normal.**

Kathryn McCreary, P.Eng.

Calculation

Study

- Looks at 93 houses built since 2008, and
- Houses on the market listed at \$1.8 million dollars or more asking price

Example Calculation: 7531 Glacier Crescent

Maximum Floor Area permitted for Single Family Residential Zoning

- Based on total area of the lot
- Maximum Buildable Area = 55% on the first 5,000ft², and
30% on the remaining lot area
= $0.55 * 5000 + 0.30 * 3556$
= 3,817 square feet
Finished Floor Area
= 3,807 square feet (MLS)

Sample Calculation:

Ratio of Finished Floor Area / Maximum Permitted Buildable Area
= $3,817 / 3807$
= 1.003

Conclusion:

Average of 93 houses on the Market, on April 18, 2015

-Ratio = 1.004/1

Suggests Builders are maxing out on allowable square footage

Source Information:

-<http://www.realtylink.org/>

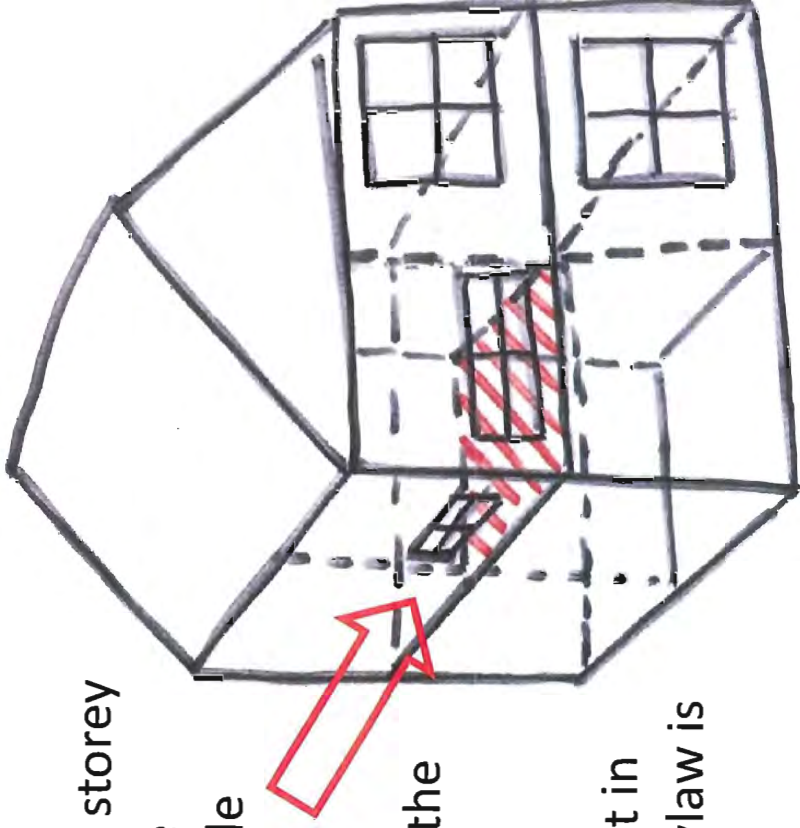
-<http://www.bcassessment.ca>

This house has maxed out its FSR (floor space ratio).

This room has exceeded the maximum storey height and the square footage must be counted against the maximum buildable area.

The saleable area must be reduced by the same floor area as this room.

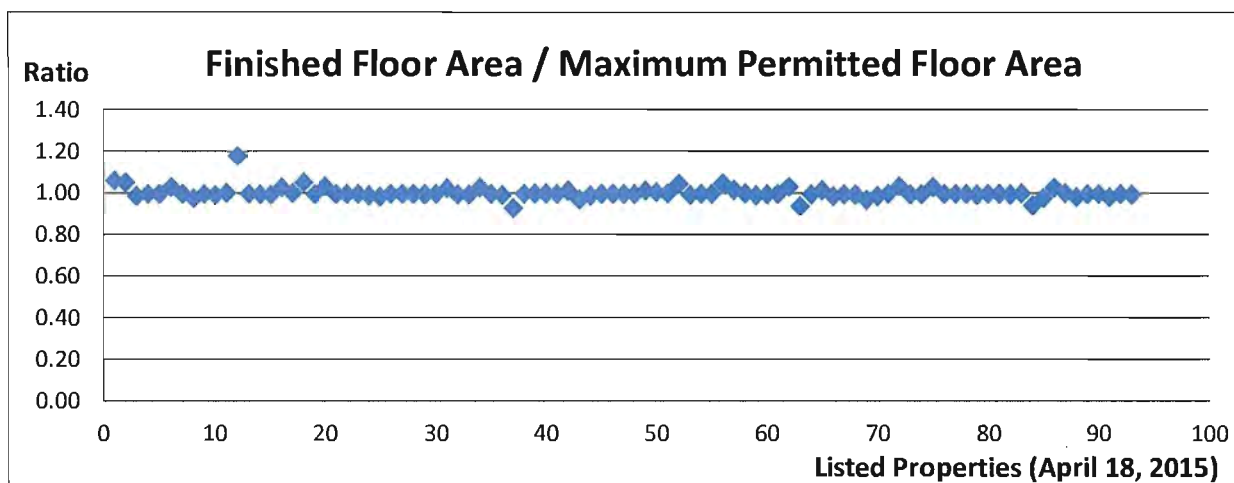
In the vast majority of new houses built in Richmond this section of the Zoning Bylaw is not being enforced.



MLS Richmond Listings

Date: April 18, 2015
Price Range: > \$1,800,000
Age: Houses built after the year 2008
Source(s): <http://www.realtylink.org>
<http://www.bcassessment.ca>
Real estate open houses
Author(s): Kathryn McCreary P.Eng.
John ter Borg B.Eng., MLWS, LEED AP

Graph:



Summary:











































New houses coming on the market in Richmond are being built to maximize 100% of the permitted floor area available.







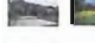















The majority of new houses constructed in Richmond are in violation of the double height standard in the Zoning Bylaw.

These new houses in Richmond breaching the double height standard are not sacrificing walkable square footage as required by the Zoning Bylaw.

Data:

Address		Age	Lot Area (ft2)	Actual Livable Area (ft2)	Maximum Permitted Area (ft2)	Ratio	Breach Double Height	MLS Image
9271 WELLMOND RD	1	4	7,200	3,623	3,410	1.06	?	
9220 WELLMOND RD	2	6	7,920	3,820	3,626	1.05	Y	
3560 FRANCIS RD	3	3	7,920	3,589	3,626	0.99	Y	
5520 CHEMAINUS DR	4	2	7,000	3,347	3,350	1.00	y	
8820 ST ALBANS RD	5	5	7,920	3,625	3,626	1.00	y	
3506 ULLSMORE AV	6	2	7,030	3,462	3,359	1.03	?	
8228 ELSMORE RD	7	3	7,100	3,378	3,380	1.00	y	
9091 WELLMOND RD	8	5	7,920	3,550	3,626	0.98	y	

9411 DESMOND RD	9	5	7,920	3,624	3,626	1.00	y	
9871 PARSONS RD	10	8	7,920	3,604	3,626	0.99	?	
10560 SOUTHDALE RD	11	4	8,118	3,700	3,685	1.00	y	
3240 SPRINGFIELD DR	12	2	6,996	3,961	3,349	1.18	?	
9611 BAKERVIEW DR	13	1	8,694	3,858	3,858	1.00	?/y	
7680 DAMPIER DR	14	1	7,074	3,367	3,372	1.00	?	
9500 PINEWELL CR	15	3	7,920	3,614	3,626	1.00	y	
9240 CHAPMOND CR	16	2	7,551	3,620	3,515	1.03	y	
3191 PLEASANT ST	17	6	5,940	3,042	3,032	1.00	No	
10311 AMETHYST AV	18	1	7,980	3,841	3,644	1.05	y	
3611 LAMOND AV	19	2	7,350	3,447	3,455	1.00	?	
3311 SPRINGTHORNE C	20	0	6,699	3,370	3,260	1.03	y	
4911 WESTMINSTER HY	21	0	8,177	3,700	3,703	1.00	?/y	
8040 FAIRDELL CR	22	2	7,507	3,498	3,502	1.00	y	
4911 WESTMINSTER HY	23	0	8,172	3,700	3,702	1.00	y	
9740 BATES RD	24	6	6,717	3,241	3,265	0.99	n	
8328 BOWCOCK RD	25	6	8,554	3,766	3,816	0.99	No	
8751 ST. ALBANS RD	26	7	8,580	3,823	3,824	1.00	No	
4891 WESTMINSTER HY	27	0	7,937	3,629	3,631	1.00	?	
9720 HERBERT RD	28	8	7,994	3,646	3,648	1.00	?	
8180 SEAFAIR DR	29	3	7,484	3,490	3,495	1.00	N/?	
9180 WELLMOND RD	30	2	7,919	3,626	3,626	1.00	N/?	
4300 BLUNDELL RD	31	2	9,800	4,295	4,190	1.03	No	
9340 GORMOND RD	32	0	7,262	3,417	3,429	1.00	?/Y	
7660 RAILWAY AV	33	1	9,200	3,994	4,010	1.00	y/?	
7151 MONTANA RD	34	0	7,020	3,450	3,356	1.03	?	
5151 CALDERWOOD CR	35	4	9,207	4,010	4,012	1.00	No	
8800 ST. ALBANS RD	36	0	7,920	3,601	3,626	0.99	y	
9811 PINEWELL CR	37	4	14,777	5,300	5,683	0.93	y	
3500 NEWMORE AV	38	0	7,029	3,358	3,359	1.00	?	
7291 LINDSAY RD	39	1	8,323	3,750	3,747	1.00	y	
10120 LEONARD RD	40	2	8,844	3,907	3,903	1.00	y	
5291 LANCING RD	41	4	8,450	3,782	3,785	1.00	y	
4391 CORLESS RD	42	0	8,778	3,930	3,883	1.01	y	
8711 GARDEN CITY RD	43	3	11,818	4,667	4,796	0.97	y	
9131 DESMOND RD	44	4	7,920	3,595	3,626	0.99	?/y	
3480 FRANCIS RD	45	4	7,920	3,621	3,626	1.00	y	
3320 FRANCIS RD	46	0	7,907	3,622	3,622	1.00	?	
7511 AFTON DR	47	5	7,392	3,459	3,468	1.00	y	
11451 No. 2 Road	48	3	7,202	3,405	3,411	1.00	y	
9131 DIAMOND RD	49	5	8,120	3,737	3,686	1.01	y	
5491 CATHAY RD	50	2	7,854	3,631	3,606	1.01	y	
8191 CATHAY RD	51	1	7,500	3,507	3,500	1.00	y	
10226 BAMBERTON DR	52	1	6,480	3,337	3,194	1.04	?/y	
9120 WELLMOND RD	53	0	7,920	3,603	3,626	0.99	y	
6671 RIVERDALE DR	54	3	7,200	3,408	3,410	1.00	y	
7400 GRANDY RD	55	2	8,040	3,663	3,662	1.00	y	

5771 FRANCIS RD	56	8	10,758	4,690	4,477	1.05	y	
7328 BARKERVILLE CT	57	1	7,000	3,408	3,350	1.02	y	
4300 COLD FALL RD	58	2	9,240	4,024	4,022	1.00	y	
5851 MCCALLAN RD	59	4	8,640	3,811	3,842	0.99	y	
5100 WILLIAMS RD	60	0	10,890	4,500	4,517	1.00	?	
7480 CHELSEA RD	61	3	7,992	3,645	3,648	1.00	y	
9471 PINEWELL CR	62	1	7,955	3,750	3,637	1.03	y	
8531 BOWCOCK RD	63	4	10,688	4,196	4,456	0.94	?/y	
7891 GABRIOLA CR	64	0	8,063	3,658	3,669	1.00	y	
9760 BATES RD	65	0	6,801	3,340	3,290	1.02	y	
9740 GILHURST CR	66	3	9,378	4,015	4,063	0.99	y	
3531 SOLWAY DR	67	4	9,128	3,972	3,988	1.00	y	
8480 PIGOTT RD	68	6	9,768	4,158	4,180	0.99	y	
7900 BELAIR DR	69	5	8,841	3,790	3,902	0.97	y	
7580 REEDER RD	70	7	7,559	3,474	3,518	0.99	N	
7391 BATES RD	71	2	7,257	3,428	3,427	1.00	y	
4388 GRANVILLE AV	72	4	9,728	4,308	4,168	1.03	y	
8620 PIGOTT RD	73	4	8,828	3,885	3,898	1.00	?	
5760 LANGTREE AV	74	0	7,022	3,351	3,357	1.00	?	
7251 LISMER AV	75	2	7,000	3,450	3,350	1.03	?	
8511 CALDER RD	76	0	7,634	3,538	3,540	1.00	?	
5760 RIVERDALE DR	77	1	8,073	3,671	3,672	1.00	?	
6188 Sheridan Rd	78	3	8,580	3,820	3,824	1.00	y	
7520 AFTON DR	79	2	8,118	3,668	3,685	1.00	y	
5780 RIVERDALE DR	80	0	8,073	3,672	3,672	1.00	?/y	
4571 PENDLEBURY RD	81	2	8,910	3,922	3,923	1.00	?/y	
6031 MAPLE RD	82	3	9,243	4,008	4,023	1.00	?	
8880 COOPER RD	83	7	11,696	4,767	4,759	1.00	y	
3240 FRANCIS RD	84	5	7,920	3,428	3,626	0.95	?	
10920 BAMBERTON DR	85	0	8,475	3,717	3,793	0.98	?	
5891 MURCHISON RD	86	1	8,073	3,777	3,672	1.03	?	
7680 RAILWAY AV	87	0	10,147	4,307	4,294	1.00	?	
9620 PINEWELL CR	88	2	14,783	5,600	5,685	0.99	y	
7531 GLACIER CR	89	2	8,556	3,807	3,817	1.00	y	
7440 LUCAS RD	90	2	9,102	3,981	3,981	1.00	No	
7960 SUNNYMEDE CR	91	5	9,741	4,107	4,172	0.98	?	
7720 SUNNYHOLME CR	92	4	9,918	4,220	4,225	1.00	y	
10211 THIRLMERE DR	93	0	8,280	3,719	3,734	1.00	y	
AVERAGE		2.7	8,354	3,766	3,756	1.004		

7531 Glacier Crescent (Back)











7900 Goldstream Place

