

Schedule 9 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

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

From: Lynda Terborg <lterborg@shaw.ca>
Sent: Wednesday, 2 September 2015 16:30
To: Weber, David
Subject: ambiguity in the bylaws - for Public Hearing September 8, 2015
Attachments: CCE02092015_0003.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi David

I spoke to you this morning about a missing piece of correspondence that I cannot find on the site reporting the City Council meeting minutes of July 27th, 2015 (copy attached).

I pointed out the memorandum is also misdated as July 23, 2014. This memorandum from Wayne Craig to the Mayor and Councillors was date stamped received in your City Clerk's Office Jul 24, 2015.

This memorandum is germane to the control of building massing issues before us at the Public Hearing September 8th 2015 and was received and the content discussed at the July 27th Council meeting that passed the Bylaw Amendments under consideration.

Please consider this email and the attachment a written submission to the Public Hearing and also a concern as to how this very important interpretive material in the memo can be put in the public record of the events unfolding in the deliberations.

The ambiguity of the intent of the bylaws cannot continue and the standardization for measurements must meet the intention of the bylaws proposed.

The missing memorandum in the Council meeting minutes and reports, is a direct response from Mr Erceg's to the Tuesday, July 21, 2015 Planning Committee meeting advising "that staff will be able to provide clarification with respect to ceiling height measurement prior to the next Council meeting."
(copy of Planning meeting minutes page 12 attached).

Thank you,

Lyn ter Borg



Planning Committee
Tuesday, July 21, 2015

Discussion ensued with regard to utilizing a down zoning system similar to what is used in the Corporation of Delta. In reply to queries from Committee, Mr. Konkin noted that in the Corporation of Delta, homeowners within a specific area have the opportunity to downzone the property, should there be a consensus amongst area residents; however, the process is time consuming and individual homeowners retain the ability to rezone their property back to the original zoning.

In reply to queries from Committee, Mr. Erceg noted that should the proposed amendments proceed, the proposed amendments would apply to all single-family lots in the city without Land Use Contracts. He added that the proposed amendments would provide clarity and precision to the current regulations.

It was moved and seconded

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

The question on the motion was not called as discussion ensued with regard to (i) the possible effect of the proposed amendments on Land Use Contracts, (ii) the possibility of restricting subjective aspects of architectural design, (iii) reviewing the proposed amendments in the future, (iv) having appropriate setbacks to adjacent properties, and (v) the definition of ceiling height.

In reply to queries from Committee, Mr. Craig noted that the proposed amendments will restrict the ability to add drop ceilings. Mr. Cooper added that the proposed measurement of ceiling height will be tied to the building's structure.

The Chair requested further clarification in relation to the proposed measurement of ceiling height in cases of exposed beams. Mr. Erceg advised that staff will be able to provide clarification with respect to ceiling height measurement prior to the next Council meeting.





City of
Richmond



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

Memorandum

Planning and Development Division
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director of Development

Date: July 23, 2014
File: 08-4430-01/2015-Vol 01

Re: Proposed Zoning Bylaw Amendments to Regulate Building Massing and
Accessory Structures in Single-Family and Two-Family Developments

This memorandum responds to the Planning Committee motions passed at the July 21, 2015 Planning Committee meeting for the proposed Zoning Bylaw 8500 amendments to regulate single-family and two-family dwelling massing. The following motion was passed by Planning Committee:

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

Amendment Bylaw 9280

Proposed Zoning Bylaw 8500 Amendment Bylaw 9280, as presented to Planning Committee, would introduce amendments to prohibit dropped ceilings, revise setback and height requirements for detached accessory structures, revise the maximum height regulations for 2 storey houses to limit the maximum height to 9 m and limit interior ceiling height to 5.0 m before an area with a tall ceiling would be counted twice for the purpose of floor area calculations.

During the Committee meeting, Planning Committee requested clarification regarding the measurement of interior ceiling height as proposed in Zoning Bylaw 8500 Amendment Bylaw 9280, and how it would apply to various architectural details that could be constructed. In response to the questions, staff have reviewed the proposed definition of ceiling height in proposed Bylaw 9280,

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and have amended the Bylaw 9280 (attached to this memorandum) as follows, for consideration of 1st reading:

"Height, ceiling means the vertical distance from top of the finished floor of a storey to:

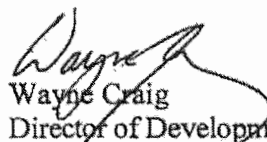
- a) the underside of the floor joist;
- b) the underside of the roof joist;
- c) the underside of the bottom chord of a structural truss; or
- d) the underside of a structural deck

above that storey, whichever is the greatest distance from the finished floor."

Please refer to the cross-section sketches for various forms of construction provided in Attachment 1 for information on how interior ceiling height would be measured. Should Zoning Bylaw 8500 Amendment Bylaw 9280 proceed to adoption, staff will prepare an information bulletin on interior ceiling height measurements to ensure that property owners, home designers and builders are aware of the new regulations.

Amendment Bylaw 9281

Planning Committee passed a motion to amend proposed Zoning Bylaw 8500 Amendment Bylaw 9281 to retain the existing residential vertical lot width building envelope provisions for lots with a lot width of less than or equal to 15.0 m. Staff have revised Zoning Bylaw 8500 Amendment Bylaw 9281 to reflect this change. The revised Zoning Bylaw 8500 Amendment Bylaw 9281 is provided with this memorandum for Council's consideration.

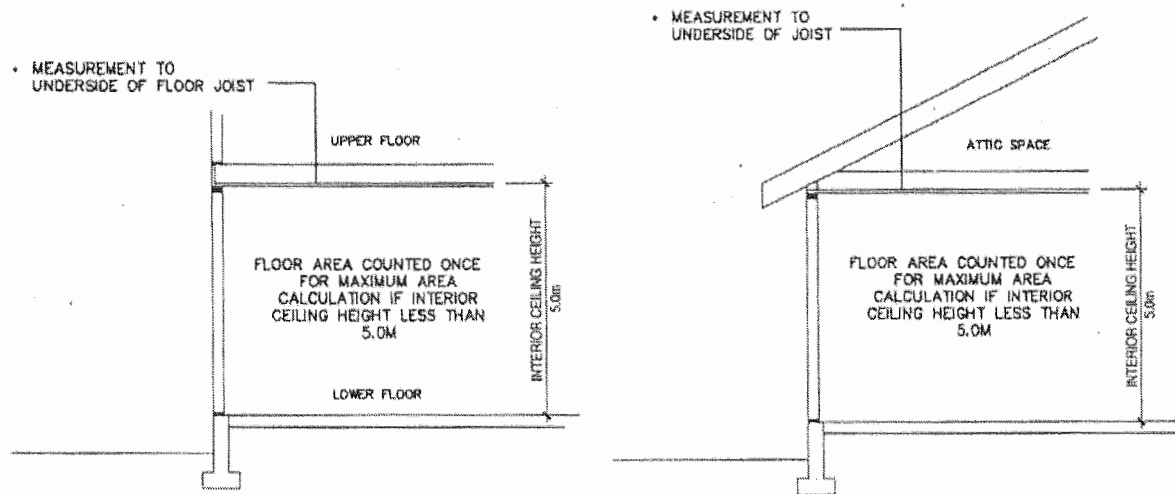

Wayne Craig
Director of Development

BK:rg

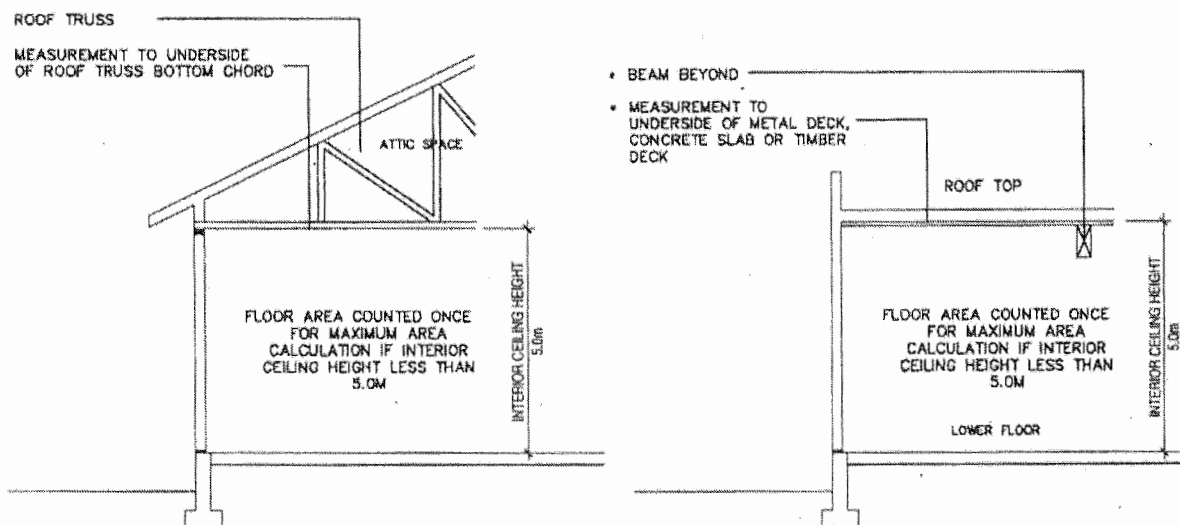
Attachment 1: Potential Ceiling Construction and Height Measurement

Interior Ceiling Height Definition

Measurement for flat ceiling situations



■ ceiling measurement at joist conditions

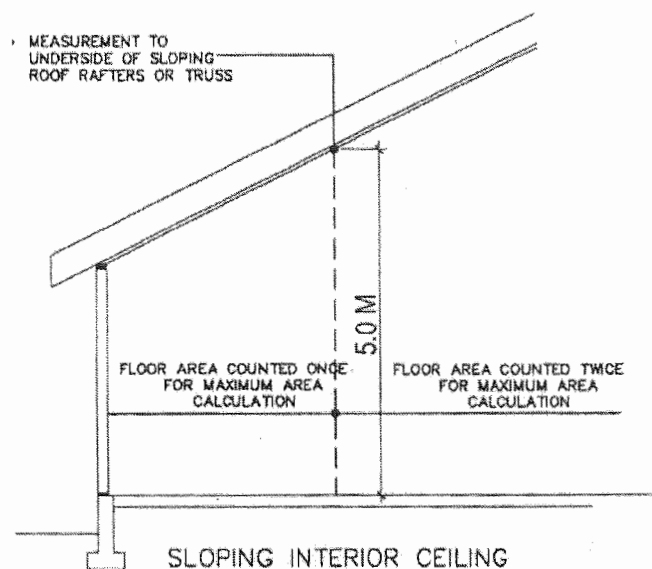


■ ceiling measurement at truss conditions

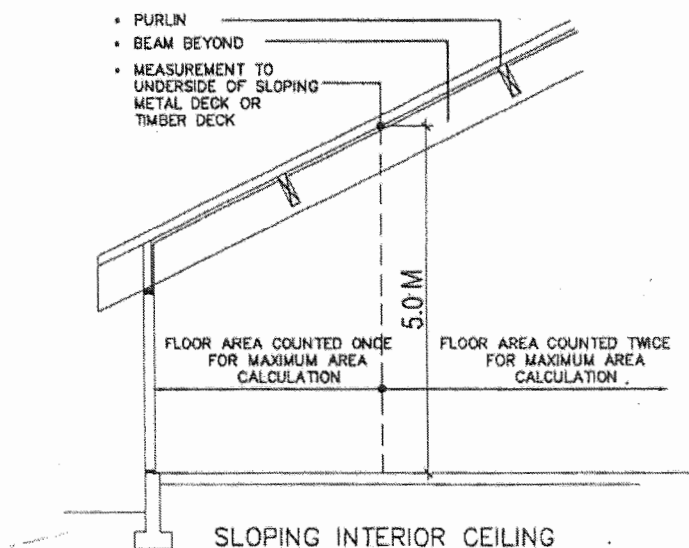
■ ceiling measurement at roof slab, and spanning deck conditions

Interior Ceiling Height Definition

Measurement for sloped ceiling situations



■ ceiling measurement at roof rafter condition



■ ceiling measurement at sloping roof deck conditions