

MayorandCouncillors

Schedule 112 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Tuesday, September 8, 2015.

To Public Hearing	
Date:	SEPT 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

From: Gordon Boleen <gboleen@shaw.ca>
Sent: September-08-15 5:23 PM
To: MayorandCouncillors
Subject: Bylaw 9280 - please modify to 3.7m ceiling height and 9m building height

The following submission was forwarded online after the 4 pm cutoff for today's meeting so I am forwarding it again, below:

"Please use the 3.7 metre ceiling height and the 9 metre building height for ALL new houses, as recommended by Richmond City Staff, and not those currently proposed in Bylaw 9280.

When we built in Richmond in 1979, we were required to conform with requirements governing height, design, colour, and even roof type, to ensure that no one house would be radically different from the next in our subdivision. As a result, our neighbourhood is welcoming and liveable. Nearby on Pendlebury, houses built in the past 25 years, replacing the 1960's side splits, are being dwarfed by the latest homes which infringe on the privacy of neighbours, blocking sunlight, and occupying so much of the property (including largely paved forecourts) that there are few if any trees to refresh the air. By way of contrast, we were not even allowed to have 2nd storey windows looking directly at the neighbours beside us, and were required to have a minimum amount of greenery/trees when we built. All this and a maximum height to keep some uniformity in the neighbourhood.

Our own City staff have recommended adopting maximum room heights of 12 feet (which is 50% taller than rooms in my own house), and a maximum building height of 29.5 feet with NO exceptions allowing multiple storeys to exceed the standard roofline. This would be consistent with neighbouring Vancouver, Surrey, and Burnaby. It would also encourage dwellings which are in line with the Metro Vancouver objective to densify the urban area and to make better use of the land space. So called MEGA-houses, with 4 or 5 car garages (see the 5000 block of Blundell Rd.), are not improving the land use, will overload the road network, be contrary to the objective of increasing transit usage, and be divisive factors in the neighbourhoods.

To see how well smaller lots with reasonably sized homes look like, just visit neighbourhoods with 40-45 x 100 foot lots with compatibly designed homes on them, like mine. Two 60 foot lots can create three 40 foot lots with homes with 1 or 2-car garages and up to 4-5 bedrooms. This still leaves room for trees and greenery to refresh the air and provide privacy as well as room for backyards to be enjoyed. If Richmond can require any sizable tree that is removed to be replaced to maintain the foliage density, then surely the recommended height restrictions (3.7 m and 9 m) would be in line with maintaining liveable neighbourhoods.

Thank you."

Gordon Boleen

