

Schedule 15 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2015.

## **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 3<sup>rd</sup> 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*
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10559, 10591 Springwood Crescent, Richmond

2



10791 Springwood Crescent, Richmond



## Vermilyea Court (off North River Road) Richmond



describes

100%

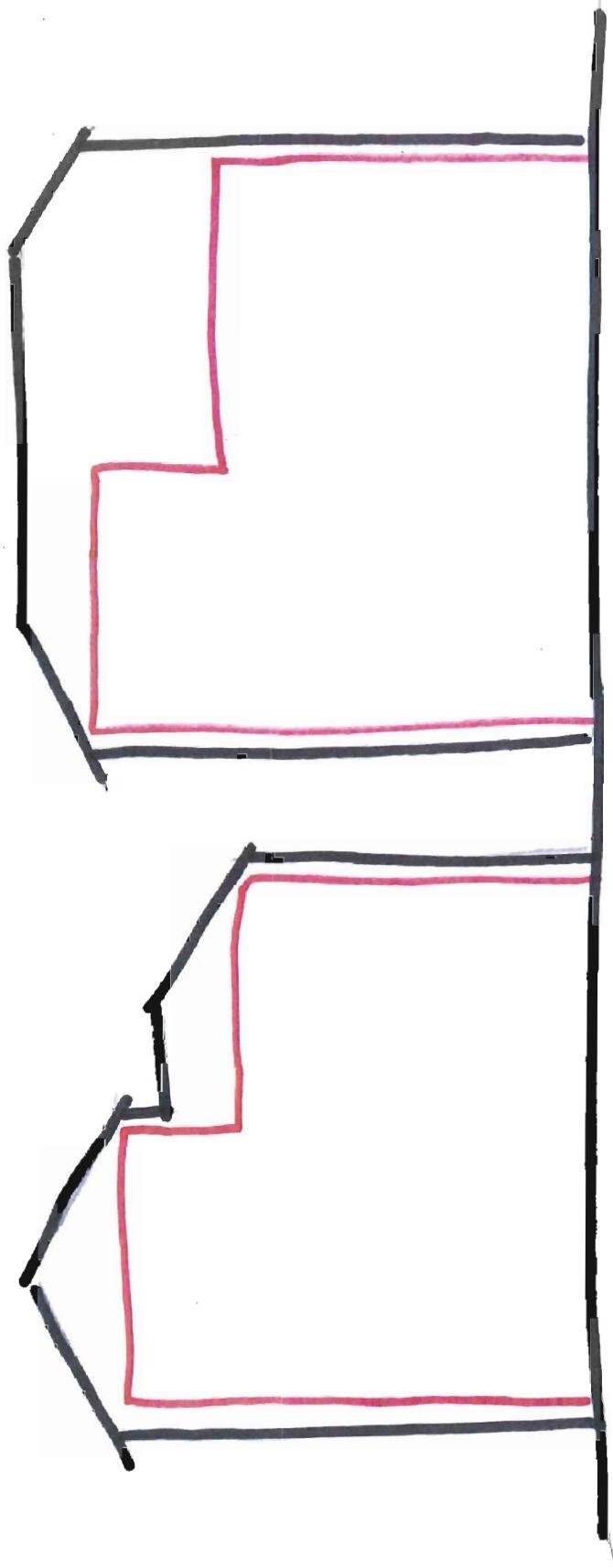
of new  
single family homes  
in Richmond

the other

00%

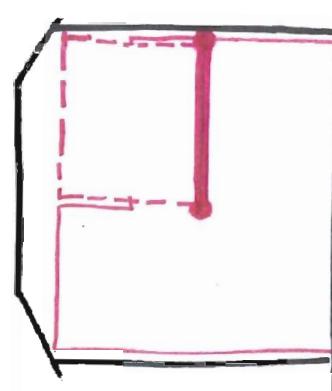
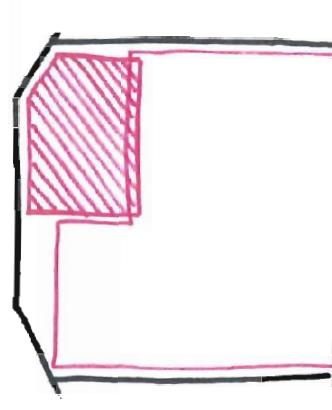
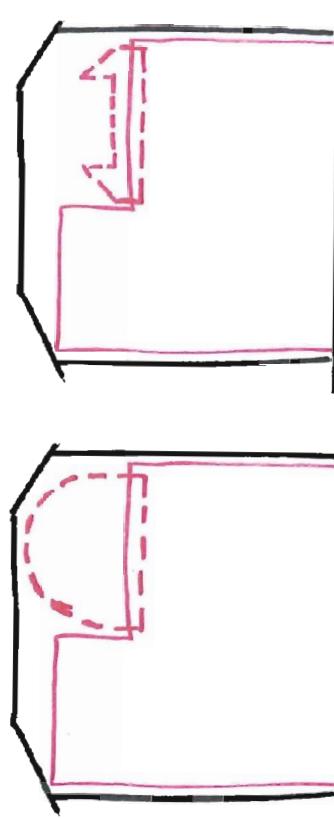
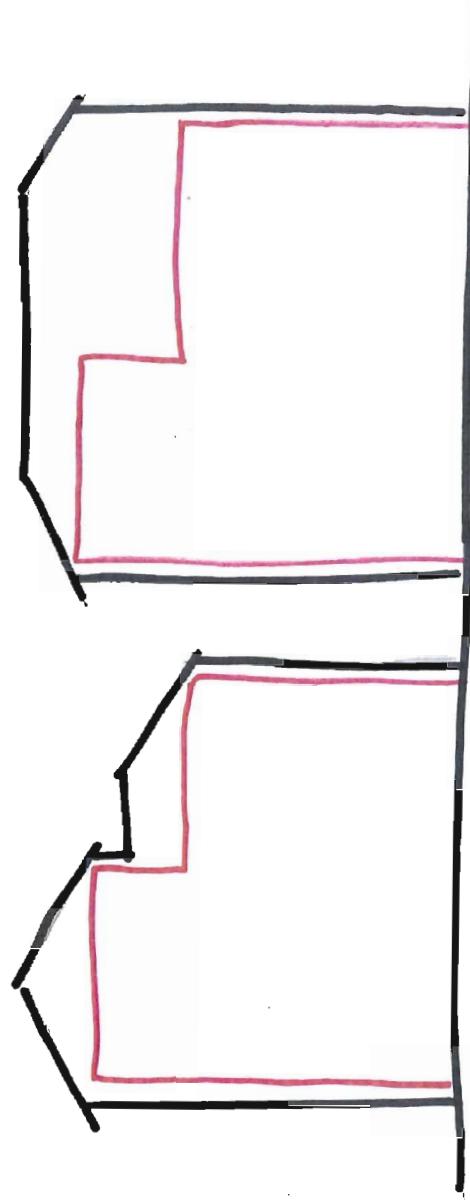
of new  
single family homes  
in Richmond

# Architectural Form and Function



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

# Architectural Form and Function

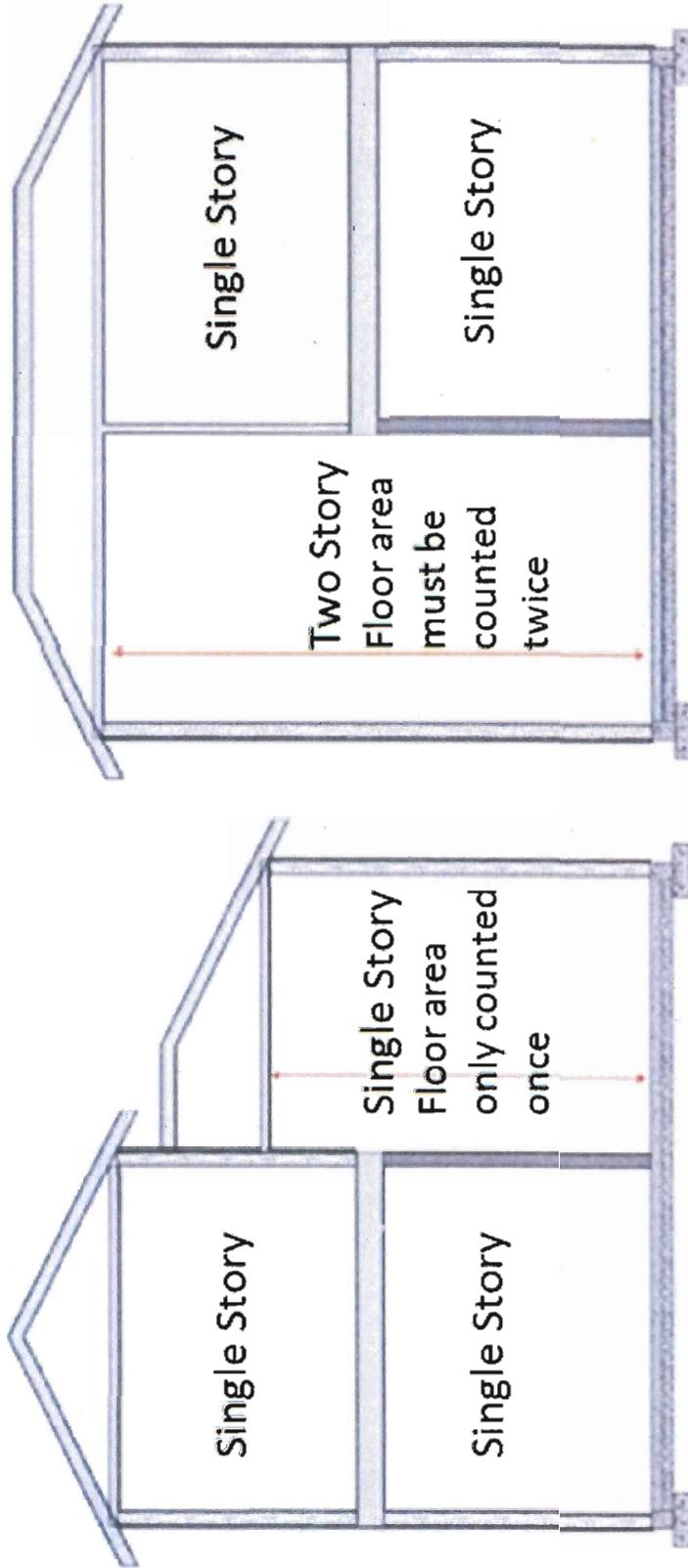


Cathedral  
Ceiling

Back  
Framing

Illegal  
Floor Area

# Double Height, Double Counting

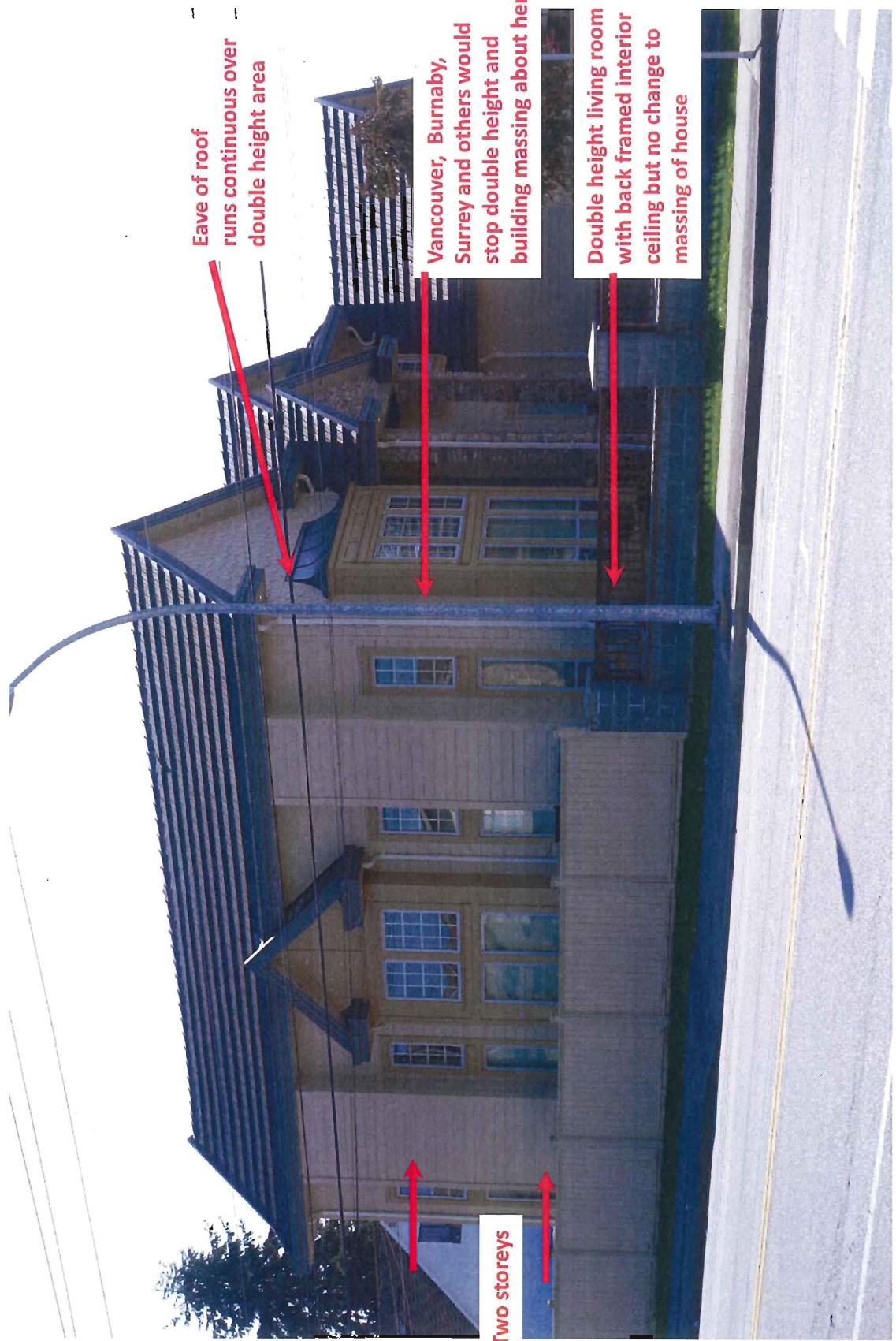


**Table 1. Comparison of ‘Double Height’ Ceiling Allowances**

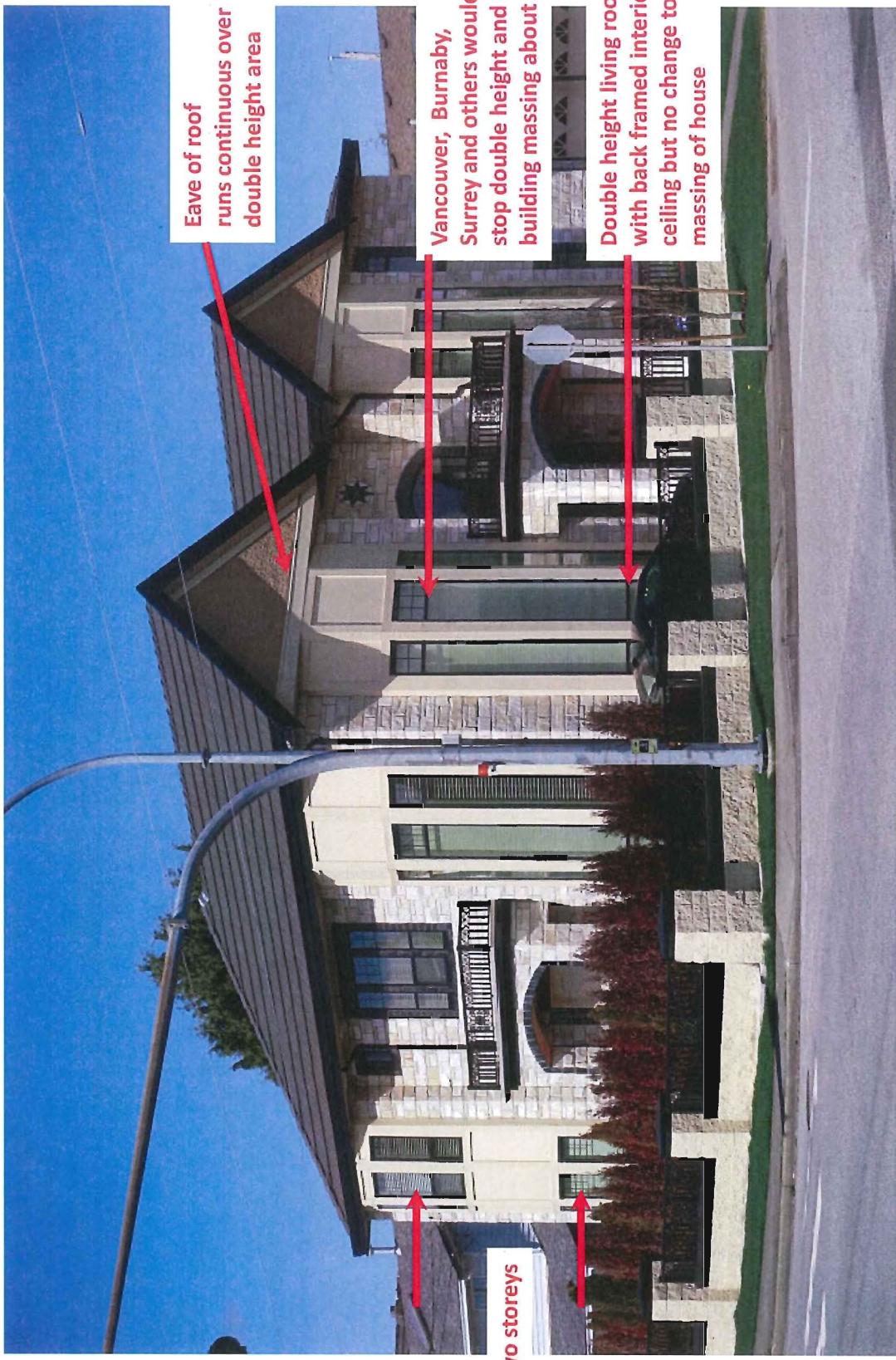
<b>Municipality</b>	<b>Height</b>
Richmond	16.4 feet (5.0 m)
Vancouver	12.1 feet (3.7 m)
Burnaby	12.1 feet (3.7 m)
Surrey	12.1 feet (3.7 m)

# 9028 Ash Street (off Francis Rd.) Richmond

12



## 8899 Carrick Road (off Francis Rd.) Richmond



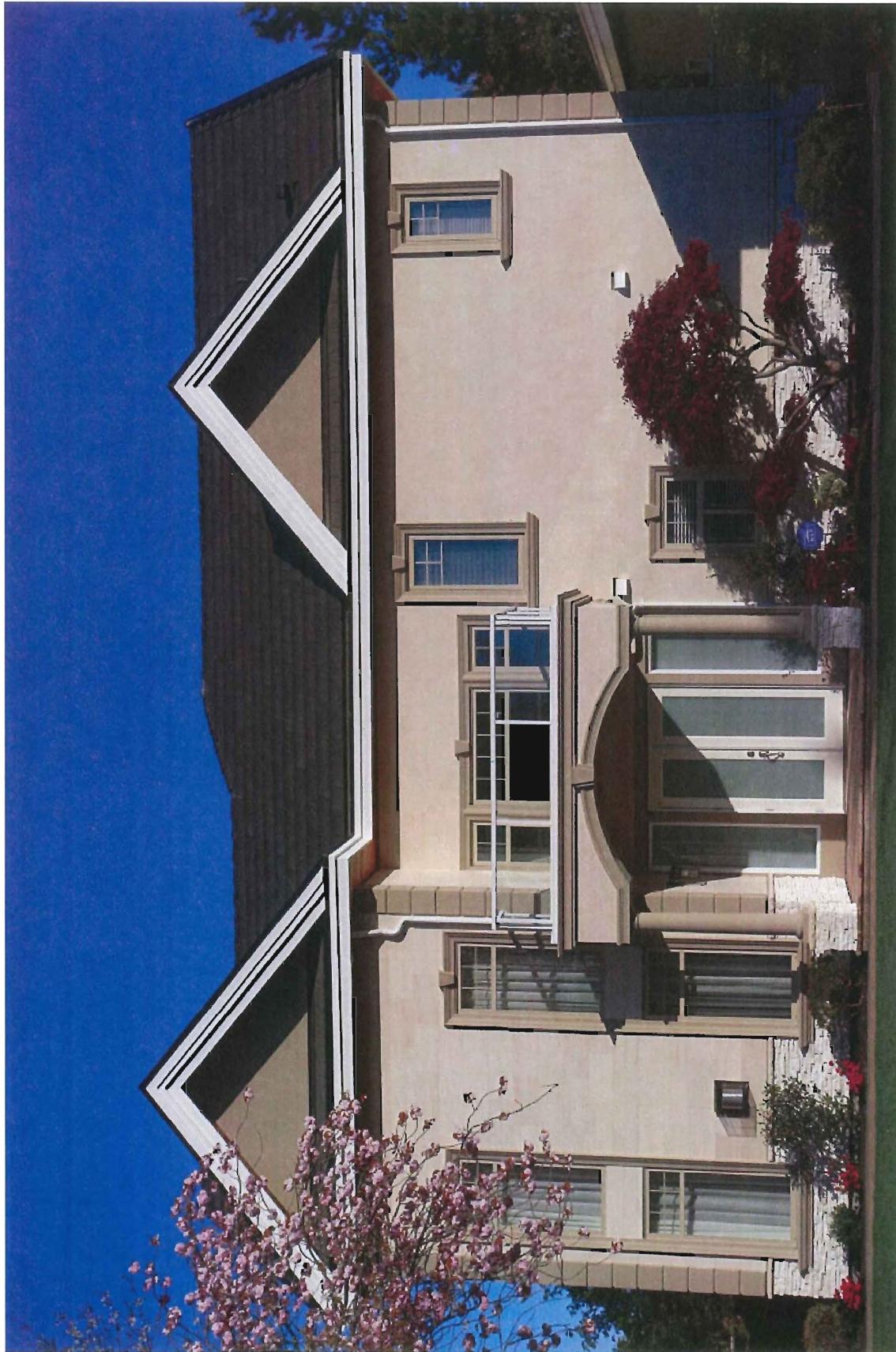
# 11180 Kingfisher Drive, Richmond



# 11180 Kingfisher Drive, Richmond



# 11180 Kingfisher Drive, Richmond





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

1 / 20

## 7891 Gabriola Crescent, Richmond

# 7891 Gabriola Crescent, Richmond

11 / 20



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

# 7891 Gabriola Crescent, Richmond





7151 Marrington Road, Richmond

**7151 Marrington Road (back), Richmond**

March 26, 2015

21



7151 Marrington Road (back), Richmond  
April 1st, 2015

22



7151 Marrington Road (back), Richmond

April 1st, 2015

23



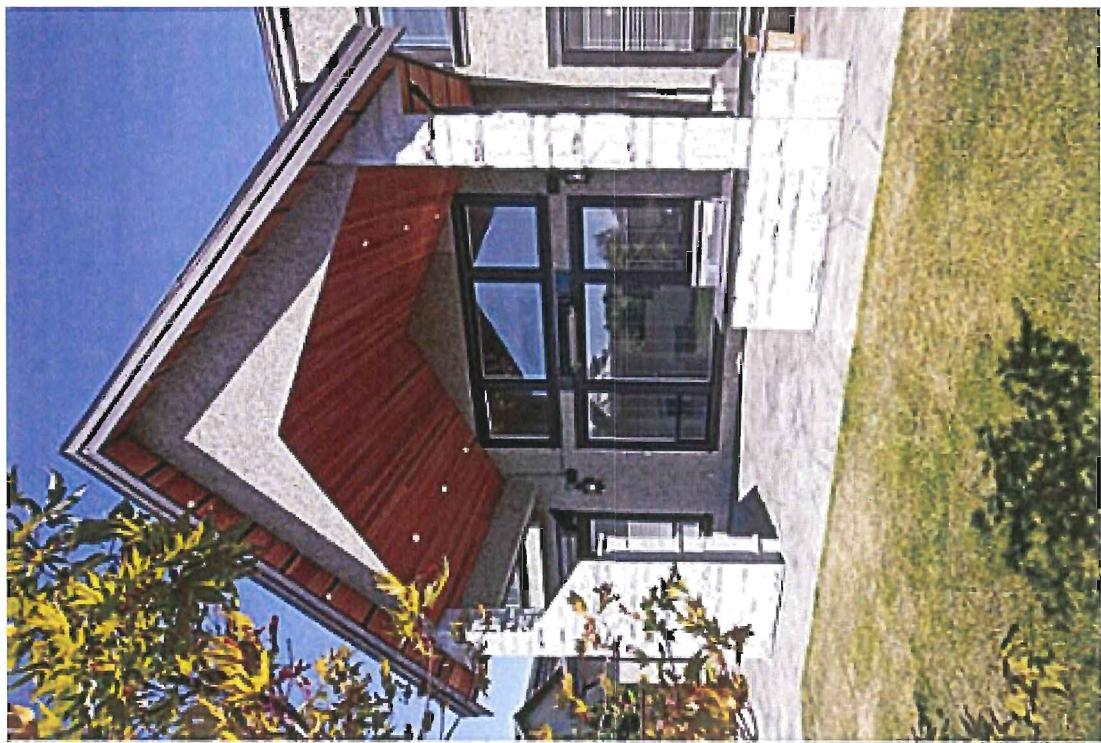
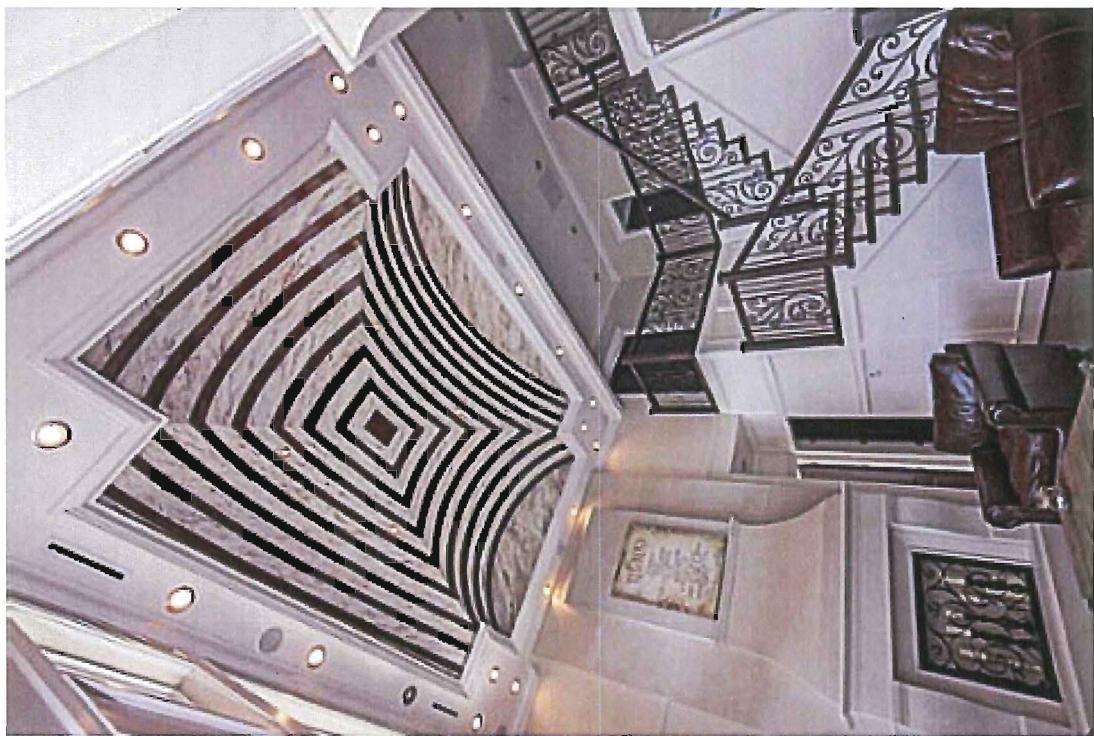
1). 11391 Trumpeter Drive, Richmond



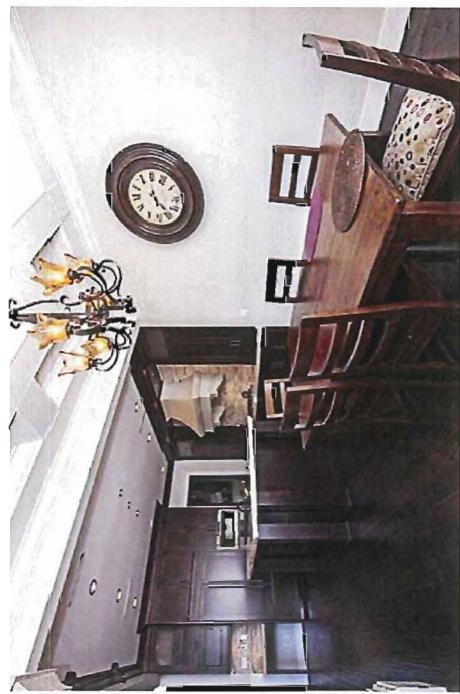
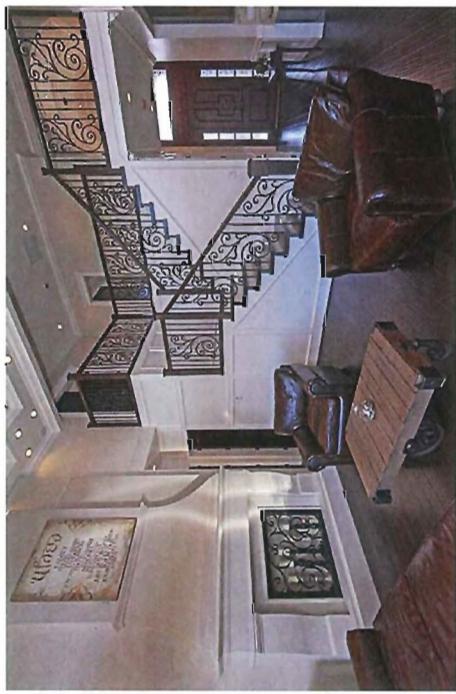
# 1). 11391 Trumpeter Drive (back), Richmond



2). 11391 Trumpeter Drive, Richmond



## 2). 11391 Trumpeter Drive, Richmond



28

1). Built Floor Area:  
**3,600 ft<sup>2</sup>**

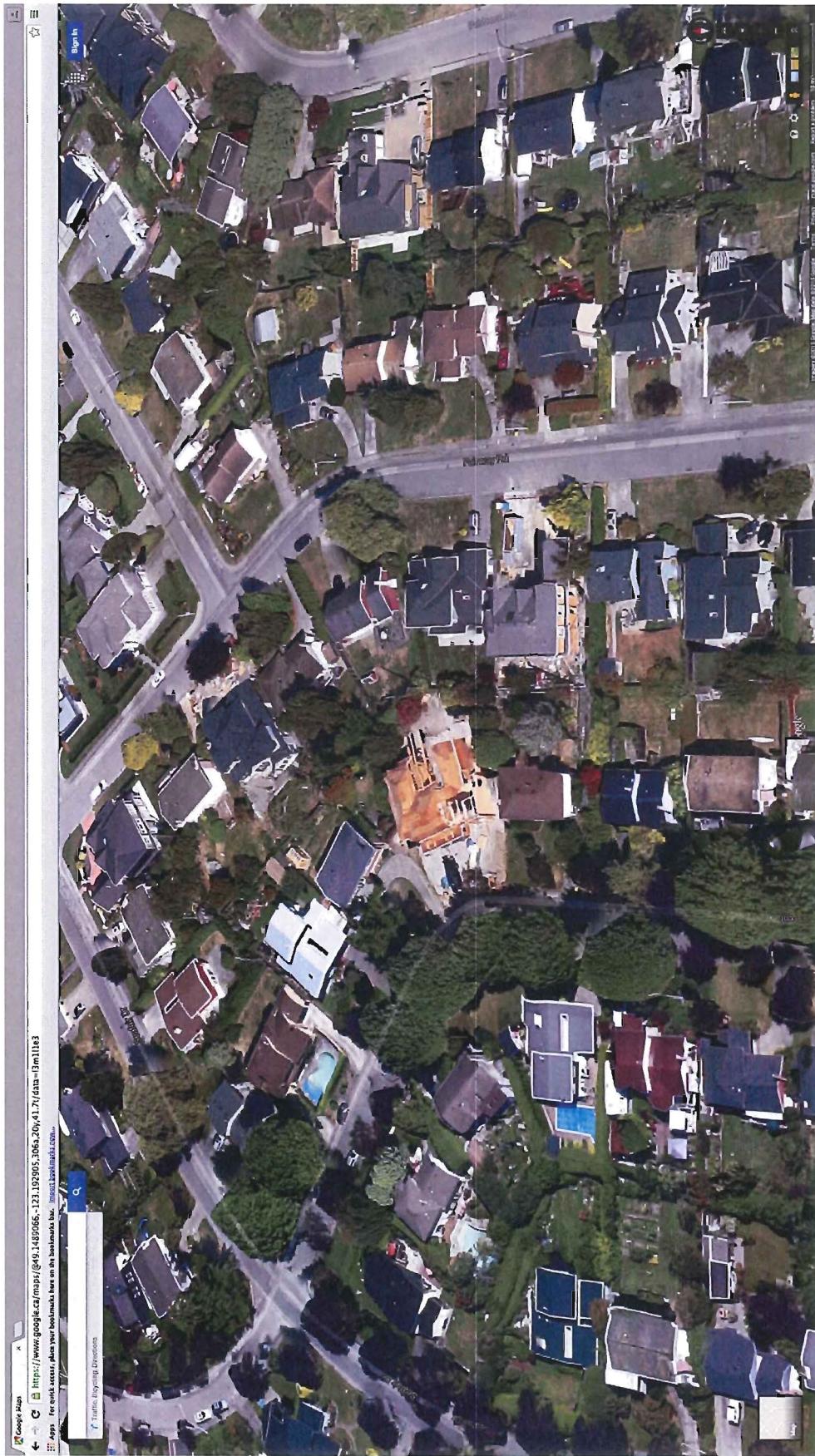
2). Permitted Floor Area:  
**3,000 ft<sup>2</sup>**

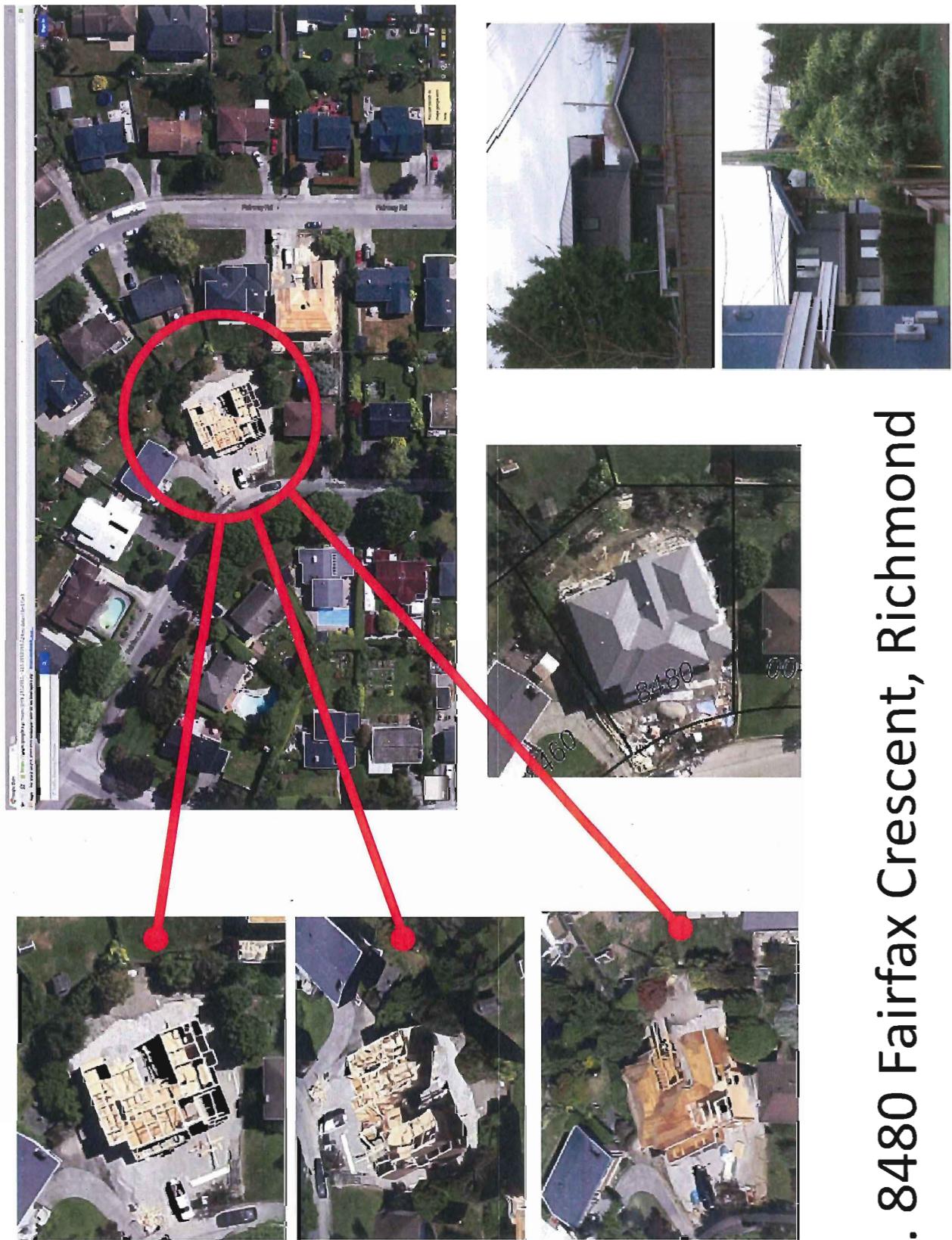
3) Illegal Floor Area:  
**600 ft<sup>2</sup>**

Richmond, Westwood 11391 TRUMPPETER DR, V7E 3X2		MLS# V1018856					
Lot Price:	\$1,925,000	Sold Price:	\$1,850,000				
Sold Date:	05-Sep-13	Days on Market:	50				
Completed/Sell:		PID:	003-86-582				
Frontage:	0.00 ft	Type:	House/ Single Family				
Depth/Size:	0	Year Built:	2013				
Lot Area Sqft:	6000.00	Age At Last Sale:	0				
Rar. Yard Etc.:		Age At Last Sale:	0				
Heas Type:	Feet	11 New GST/HST Incd:	No				
Flood Plain:		Taxes:	\$5,273 (2013)				
View:		Zoning:	RS1				
Sewv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water						
Style of Home:	2 Storey	Total Parking:	2				
Construction:	Frame - Wood	Front:					
Fam/Balcony:	Concrete Perimeter	Add. Parking Avail.:					
Exterior:	Stone, Stucco, Wood	Garage:	Double				
Roofing/Roof:	Full:						
Type of Roof:	Asphalt	Dist to Public Trans:					
Renovations:		Possession:					
Flooring:	Hardwood, Tile	Time to Laval:					
Water Supply:	City/Municipal	Sec'd's Interest:					
Heat/Fuel Type:	Radiant	Mortgage Info:					
No. of Fireplaces:	2						
Fireplace Fuel:	Gas - Natural	Property Disclosure:	Y				
Outdoors/Area:	Fenced Yard, Patio(s)	Out Buildings:					
Plot Rental:	N						
Floating Table:	N						
Fish Removable:							
Heats:		PL 44568 LT 204 BLK 3N LD 36 SEC 1 RNG 7W					
Aspirators:							
Site Conditions:		Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Wainscoting, Garage Door Opener, Jetted Bathtub, Wet Bar, Vaulted Ceiling					
Features Incl:							
Floor	Type	Dimensions	Floor	Dimensions	Floor	Dimensions	Bathrooms
Main F.	Kitchen	16'4" x 14'7"	Above	Master Bedroom	24'4" x 13'3"	X	1
Main F.	Kitchen	10'2" x 12'5"	Above	Master Bedroom	10'2" x 13'5"	X	1
Main F.	Dining	10'2" x 11'8"	Above	Walk-In Closet	7'6" x 13'3"	X	
Main F.	Family Room	21'4" x 19'8"				X	
Main F.	Living Room	11'9" x 13'9"				X	
Main F.	Office	10'1" x 11'8"				X	
Main F.	Hud Room	9'5" x 9'4"				X	
Above	Games Room	15'9" x 15'11"				X	
Above	Bedroom	15'9" x 14'				X	
Above	Bedroom	15'9" x 15'11"				X	
Floor Area (Sft):		Total Air Cooling:	1,3				
Main Floor Sqft:	1,800	# Kitch. S.:	2				
Finished Floor Up Sqft:	1,800	Fin. Diameter:	2				
Flushd. Floor Down:	0	Min. Height:	2				
Flushd. Floor Batt. Sft.:	0	Max. Height:	2				
Total Finished Floor Sqft:	3,600	Basement Area:	None				
Unfinished Floor:							
Grand Total Flr. Sft.:	3,600						

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/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](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

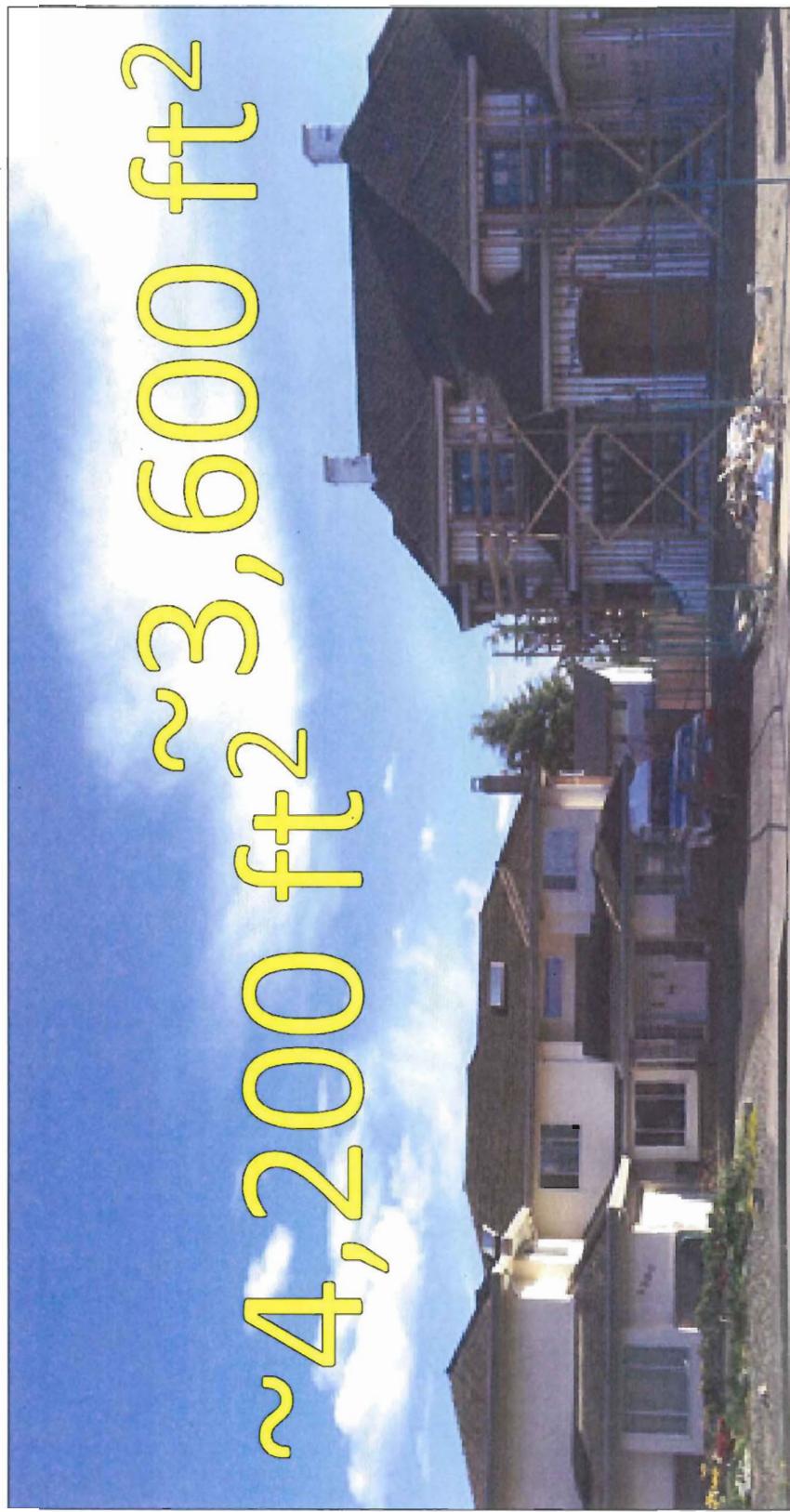
#### OVERVIEW:

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



$\approx 4,200 \text{ ft}^2$   
 $\approx 3,600 \text{ ft}^2$

5300 Lapwing Crescent      5260 Lapwing Crescent  
1994 Construction      2015 Construction