Schedule 16 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2015.

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 nonconforming 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 <u>16ft4inch</u> <u>ceilings to 21ft as the new normal.</u>

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

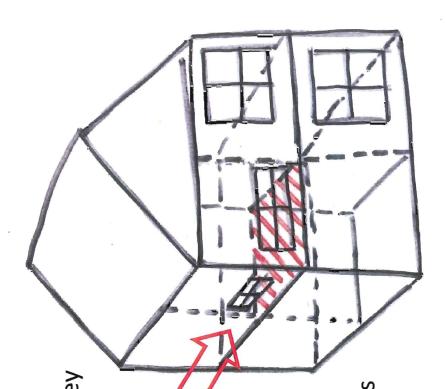
Source Information:

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

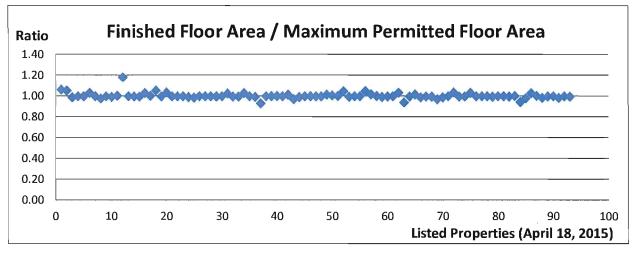
The saleable area must be reduced by the same floor area as this room.

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	У	
8820 ST ALBANS RD	5	5	7,920	3,625	3,626	1.00	y	M 🗰
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	У	

9411 DESMOND RD 9 5 7,920 3,624 3,626 1.00 y ************************************									
10560 SOUTHDALE RD 11 4 8,118 3,700 3,685 1.00 y 3240 SPRINGFIELD DR 12 2 6,996 3,561 3,344 1.18 ? 9611 BAKERVIEW DR 14 1 7,074 3,367 3,322 1.00 ? ************************************	9411 DESMOND RD	9	5	7,920	3,624	3,626	1.00	У	
3240 SPRINGFIELD DR 12 2 6,996 3,961 3,349 1.18 ? 9611 BAKERVIEW DR 13 1 8,694 3,887 3,083 1.00 ?/Y 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 1.00 Y 3191 PLEASANT ST 17 6 5,940 3,042 3,032 1.00 No 3311 SPRINGTHORNE C 20 0 6,699 3,703 3,260 1.03 Y 41 4911 WESTMINSTER HY 21 0 8,177 3,700 3,702 1.00 Y 491 9740 BATES RD 24 6 6,717 3,241 3,265 0.99 n 8328 BOWCOCK RD 25 6 8,580 3,766 3,631 1.00 ? 9740 BATES RD 28 8 7,973 3,629 3,631 1.00 ? 9720 HERBER RD 28 8 3,492 3,664 3,664	9871 PARSONS RD	10	8	7,920	3,604	3,626	0.99	?	
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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 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 1.01 5291 LANCING RD 41 4 8,450 3,782 3,785 1.00 y 1.01 y 1.02 911 DESMOND RD 43 3 11,818 4,667 4,796 0.97 y 1.02 1.03 1.04 y 1.02 1.02 1.02 1.02 1.02 1.03 1.01 y	8180 SEAFAIR DR	29	3	7,484	3,490	3,495	1.00	N/?	
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 8,233 3,750 3,747 1.00 y <	9180 WELLMOND RD	30	2	7,919	3,626	3,626	1.00	N/?]
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 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 a a 10120 LEONARD RD 40 2 8,844 3,907 3,903 1.00 y a a 4391 CORLESS RD 42 0 8,778 3,930 3,883 1.01 y a	4300 BLUNDELL RD	31	2	9,800	4,295	4,190	1.03	No	
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 ************************************	9340 GORMOND RD		0	7,262	3,417	3,429	1.00	?/Y	
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	7660 RAILWAY AV	33	1	9,200	3,994	4,010	1.00	y/?	191
8800 ST. ALBANS RD 36 0 7,920 3,601 3,626 0,99 y	7151 MONTANA RD		0	7,020	3,450	3,356	1.03	?	
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	5151 CALDERWOOD C		4	9,207	4,010	4,012	1.00	No	and other Designation
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 3200 FRANCIS RD 45 4 7,920 3,621 3,622 1.00 ? 3320 FRANCIS RD 46 0 7,907 3,622 3,622 1.00 ? 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	8800 ST. ALBANS RD		0	7,920	3,601	3,626	0.99	У	
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 3200 FRANCIS RD 45 4 7,920 3,621 3,622 1.00 ? 7511 AFTON DR 47 5 7,392 3,459 3,468 1.00 y 9131 DIAMOND RD 49 5 8,120 3,737 3,686 1.01 y 9131 DIAMOND RD 49 5 8,120 3,737 3,686 1.01 y 9131 DIAMOND RD 50 2 7,854 3,631 3,606 1.01 y	9811 PINEWELL CR	37	4	14,777	5,300	5,683	0.93	У	and the second s
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 3200 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 9131 DIAMOND RD 49 5 8,120 3,737 3,686 1.01 y \$491 CATHAY RD 50 2 7,854 3,631 3,606 1.01 y \$491 CATHAY RD 51 1 7,500 3,507 3,500 1.00 y <			0	7,029	3,358	3,359	1.00	?	
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 9131 DESMOND RD 43 3 11,818 4,667 4,796 0.97 y 3480 FRANCIS RD 44 4 7,920 3,595 3,626 0.99 ?/y 3200 FRANCIS RD 45 4 7,920 3,621 3,622 1.00 y 7511 AFTON DR 47 5 7,392 3,459 3,468 1.00 y 9131 DIAMOND RD 49 5 8,120 3,737 3,686 1.01 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 44 4 9131 DIAMOND RD 50 2 7,854 3,631 3,606 1.01 y 44 4 9120 WELLMOND RD 51 1 7,500 3,507		39	1	8,323	3,750	3,747	1.00	У	
4391 CORLESS RD 42 0 8,778 3,930 3,883 1.01 y				8,844	3,907	3,903	1.00	У	
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 Image: State	5291 LANCING RD		4	8,450	3,782	3,785	1.00	У	
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 9131 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 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				8,778	3,930	3,883	1.01	У	
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 Image: Second Seco			3	11,818	4,667	4,796	0.97	У	
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				7,920	3,595	3,626	0.99	?/y	
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					3,621	3,626	1.00	У	
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				7,907	3,622	3,622	1.00	?	
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				7,392	3,459	3,468	1.00	У	4
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				7,202	3,405	3,411	1.00	У	
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	9131 DIAMOND RD			8,120	3,737	3,686	1.01	У	
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	5491 CATHAY RD		2	7,854	3,631	3,606	1.01	У	and the
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			1	7,500	3,507	3,500	1.00		
6671 RIVERDALE DR 54 3 7,200 3,408 3,410 1.00 y				6,480	3,337	3,194	1.04	?/y	
	9120 WELLMOND RD			7,920	3,603	3,626	0.99	У	and the second se
7400 GRANDY RD 55 2 8,040 3,663 3,662 1.00 y	6671 RIVERDALE DR	54	3	7,200	3,408	3,410	1.00	У	
	7400 GRANDY RD	55	2	8,040	3,663	3,662	1.00	У	

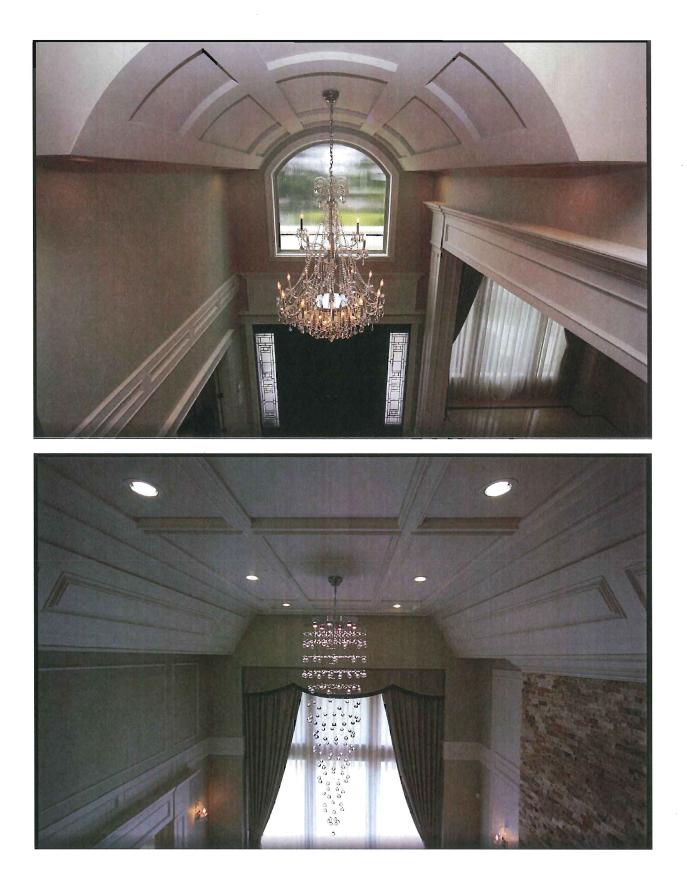
5771 FRANCIS RD	56	8	10,758	4,690	4,477	1.05	y	
7328 BARKERVILLE CT	57	1	7,000	3,408	3,350	1.02	y y	STA BOT
4300 COLDFALL RD	58	2	9,240	4,024	4,022	1.00	y y	
5851 MCCALLAN RD	59	4	8,640	3,811	3,842	0.99	y y	
5100 WILLIAMS RD	60	0	10,890	4,500	4,517	1.00	?	
7480 CHELSEA RD	61	3	7,992	3,645	3,648	1.00	y	
9471 PINEWELL CR	62	1	7,955	3,750	3,637	1.03	y 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 y	
9760 BATES RD	65	0	6,801	3,340	3,290	1.02	y y	1
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	100
8480 PIGOTT RD	68	6	9,768	4,158	4,180	0.99	y y	
7900 BELAIR DR	69	5	8,841	3,790	3,902	0.97	y	ALC: N
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	у	
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	?	train.
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	?	1
8511 CALDER RD	76	0	7,634	3,538	3,540	1.00	?	1
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	у	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
7520 AFTON DR	79	2	8,118	3,668	3,685	1.00	y	1
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	У	20 III
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	У	
7531 GLACIER CR	89	2	8,556	3,807	3,817	1.00	У	
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	У	March
10211 THIRLMERE DR	93	0	8,280	3,719	3,734	1.00	У	
AVERAGE		2.7	8,354	3,766	3,756	1.004		-

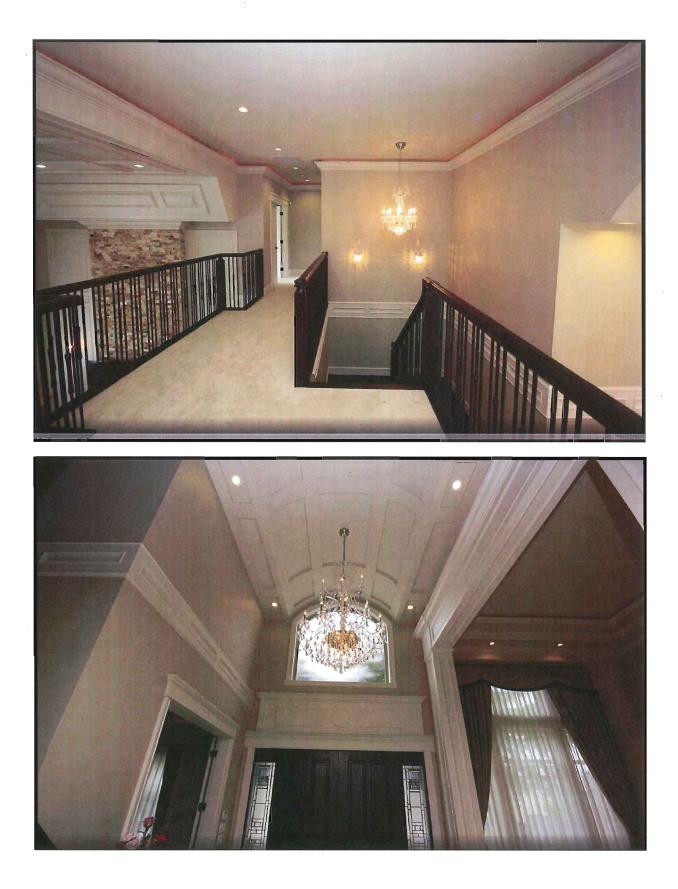
7531 Glacier Crescent (Back)













7900 Goldstream Place

