

Schedule 60 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>BYLAWS 9280 +</u>
<u>9281</u>

Mayor and Councillors

From: Eric Ah-Yon <elahyon@gmail.com>
Sent: Monday, 7 September 2015 13:30
To: Mayor and Councillors
Subject: Bylaw 9280 Public Hearing on Sept.8/15
Categories: 12-8060-20-9280

Dear Mayor and Council:

Please accept our suggestions/comments on the following Bylaw 9280:

- **Building massing.** The single most effective action to reduce the massing of new homes in Richmond is to reduce the 'double height' standard. Room height limits should be 3.7 metres (12 feet), as recommended by city staff. Not 5 metres (16.4 feet), as the bylaw proposes. Richmond is the only city in Metro Vancouver that uses 5 metres as a normal room height. Vancouver, Surrey & Burnaby limit heights to 3.7 metres (12 feet). If ceilings are higher, the room's floor area is counted twice for maximum total allowable house area.
- **Maximum building height.** A 9-metre (29.5 feet) height limit is needed for **ALL** new houses. No loopholes or wasteful exceptions for 2.5-storey houses. Third-storey floor areas must fit within the standard roofline.
- **Backyards** are needed to be preserved for privacy and sunshine. Indeed for people opting to grow their own fruits & vegetables garden, sunshine is needed for the fruits & vegetables to grow healthily and the building massing may prevent that from happening.

Thank you for your consideration.

Regards,
Eric & Lillian Ah-Yon
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