

Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2015.

To Public Hearing
Date: April 20, 2015
Item # 5
Re: Zoning Bylaw 8500,
Amendment Bylaw
9223

Mayor and Councillors

From: Mayor and Councillors
Sent: Wednesday, 15 April 2015 11:46 AM
To: 'Ronstricker'
Subject: RE: Mega homes in single family zoned area

This is to acknowledge and thank you for your email of April 14, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

-----Original Message-----

From: Ronstricker [<mailto:ronstricker@gmail.com>]
Sent: Tuesday, 14 April 2015 3:57 PM
To: Mayor and Councillors; Jay Morrison
Subject: Mega homes in single family zoned area

>> Hello All,

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>> I would like to add some comments about the new bylaw that you are proposing. The proposed 2.5 story bylaw for single family houses does not address the massing and increasing volume of housing that is happening in Richmond neighbourhoods that are being redeveloped.

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>> Cathedral ceilings are very popular. The existing bylaw allows for 16ft4inch ceilings. The ceilings can be higher if the square footage is double counted. This bylaw is being interpreted such that where the ceiling meets the wall the ceiling is 16 ft 4 inches, but at the centre point where the ceiling height is the tallest, the ceiling could be for example 21ft 4 inches, 5 ft higher than is allowed.... The bylaw is being adhered to where the ceiling meets the wall but not at the centre of the ceiling.

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>> This results in extra volume in the ceiling and consequently a much taller roofline at this part of the house potentially contributing to blocking out someone else's sunlight.

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>> I am proposing that the bylaw be enforced so that the measurement for ceiling height is taken to the centre point of the ceiling and not the low point of the ceiling where the ceiling meets the wall.

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>> Another point I would like to raise is that in your proposed bylaw amendment you state and show an image of a max ceiling height being 9 meters. In reality building heights are allowed to be 10.5 meter high when you invoke the midpoint rule of the roof. This allows the highest point of the roof to be almost 35ft. This is not stated on your bylaw documentation. Why do single family homes need to be 10.5 meters tall?

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>> Looking forward to April 20th.

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>> Ron&Verna

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>> Sent from my iPad