

Presentation Notes
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Schedule 2 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, July 21, 2015.

BUILDERS ISSUES:

1. CEILING HEIGHTS @ 5 m (16 ft)

- proposed bylaw will count ceiling heights over 3.7m (12 ft) as double FAR
- 16 ft ceiling height will be effective for infill abuse of void spaces and will reduce massing from current 20 ft ceilings
- massing will also be *contained within the proposed vertical envelopes* regardless of 16 ft. ceiling areas

request that a ceiling height of 16 ft be permitted before double counting floor space as outlined in Bylaw 9280

- this is necessary for market demands and will still reduce massing from present situation
- comments from public consultation and comment forms support a 16 ft ceiling height

2. VERTICAL BUILDING ENVELOPE

- vertical building envelopes proposed for lot widths between 12 m and 18 m
- adverse impact on lots under 15 m (49.2 ft) which are duplex lots or can be subdivided
- test design on a 14.5 m (45 ft) wide lot shows builders can build a house with 4 bedrooms and 3 baths on second floor but at the sacrifice of an open entry and higher ceilings in living room
- this is detrimental to market demands
- test drawings attached

request that the vertical building envelope for lots less than 12.5 m be extended to include lots 15 m (49.2 ft) wide

- lots wider than 15 m can be contained within the vertical building envelope proposed by City staff
- Amend Bylaw 9281, clause 4.18.2 to read *For a lot with a lot width that is 15.0 m or less*

UNINTENDED CONSEQUENCES**1. Downzoning effect**

- double counting of areas with ceiling heights over 12 ft. will reduce the available floor area for some houses
 - this will effectively reduce the buildable area for some lots if the builders need to respond to market requirements
 - this will effectively down zone some lots in Richmond

Ms Terborg quoted some stats on house and lot prices in Richmond

- land values and prices are a reflection of market conditions and buildable area
- smaller houses that do not meet market conditions may result in an effective down zoning of some lots in the city

2. Rear Yards

- Ms Terborg has raised a valid issue of shadow impacts and loss of use in rear yards
 1. proposed amendments for accessory buildings in rear yards may have shadow and overlook impacts from rear yards which will further exacerbate residents complaints about rear yards
 2. proposed vertical building envelopes may push building massing further towards rear yards which will further exacerbate shadow and overlook impacts into neighbouring properties.

3. Discouragement of Smaller Houses

- Proposed bylaw may encourage builders to build one large house on larger lots to meet market demands instead of building two smaller houses on same lot.

PROPOSED BYLAW

- Proposed amendments to bylaw is a good start to regulate massing but it needs testing
- this issue will return

OPTIONS:**Option 1**

Pass proposed bylaw for interim control and review in one year (same as staff recommendation)

Option 2

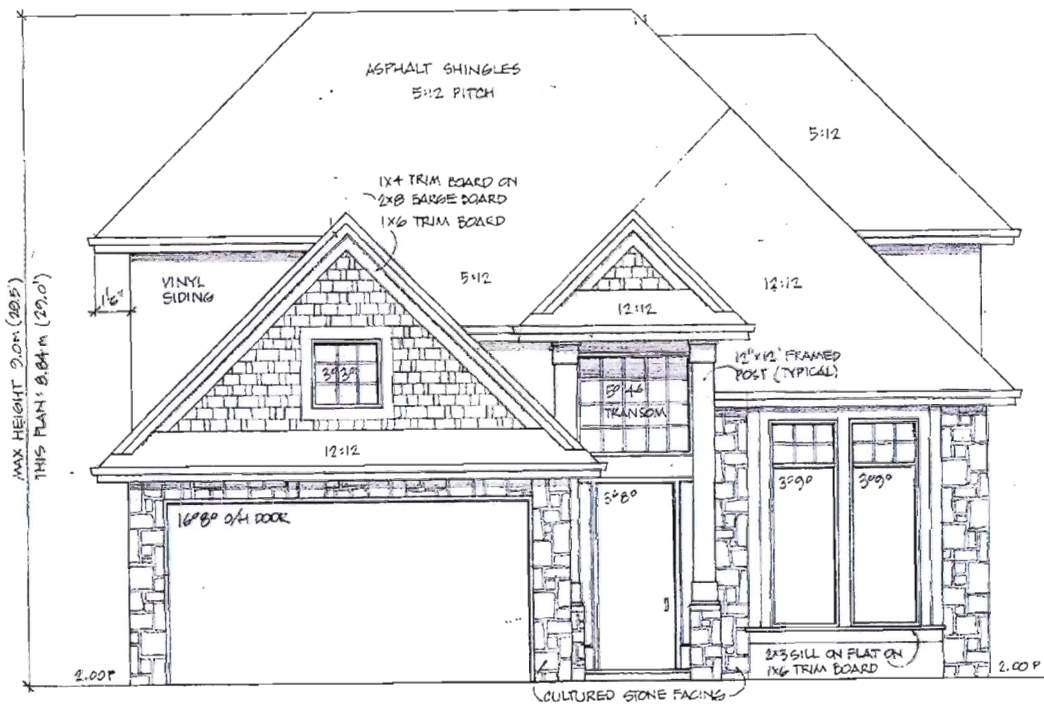
Delay passing bylaw until Fall to allow building industry to work with City staff to test the proposed amendments and bring forward.

- Ms Terborg has identified additional issues which should also be considered and tested.
- Test results and recommendations can be brought forward in the Fall.

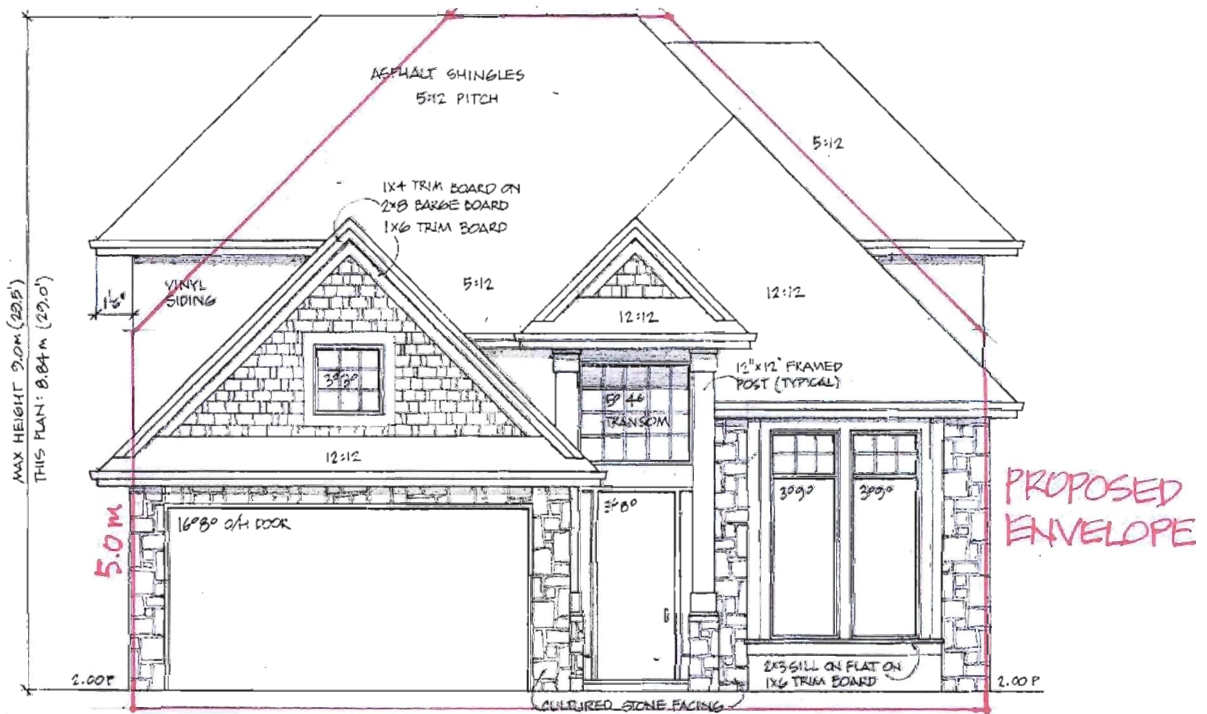
SUGGESTIONS

Some good suggestions were brought forward during the public consultation. I have gathered them here for future consideration.

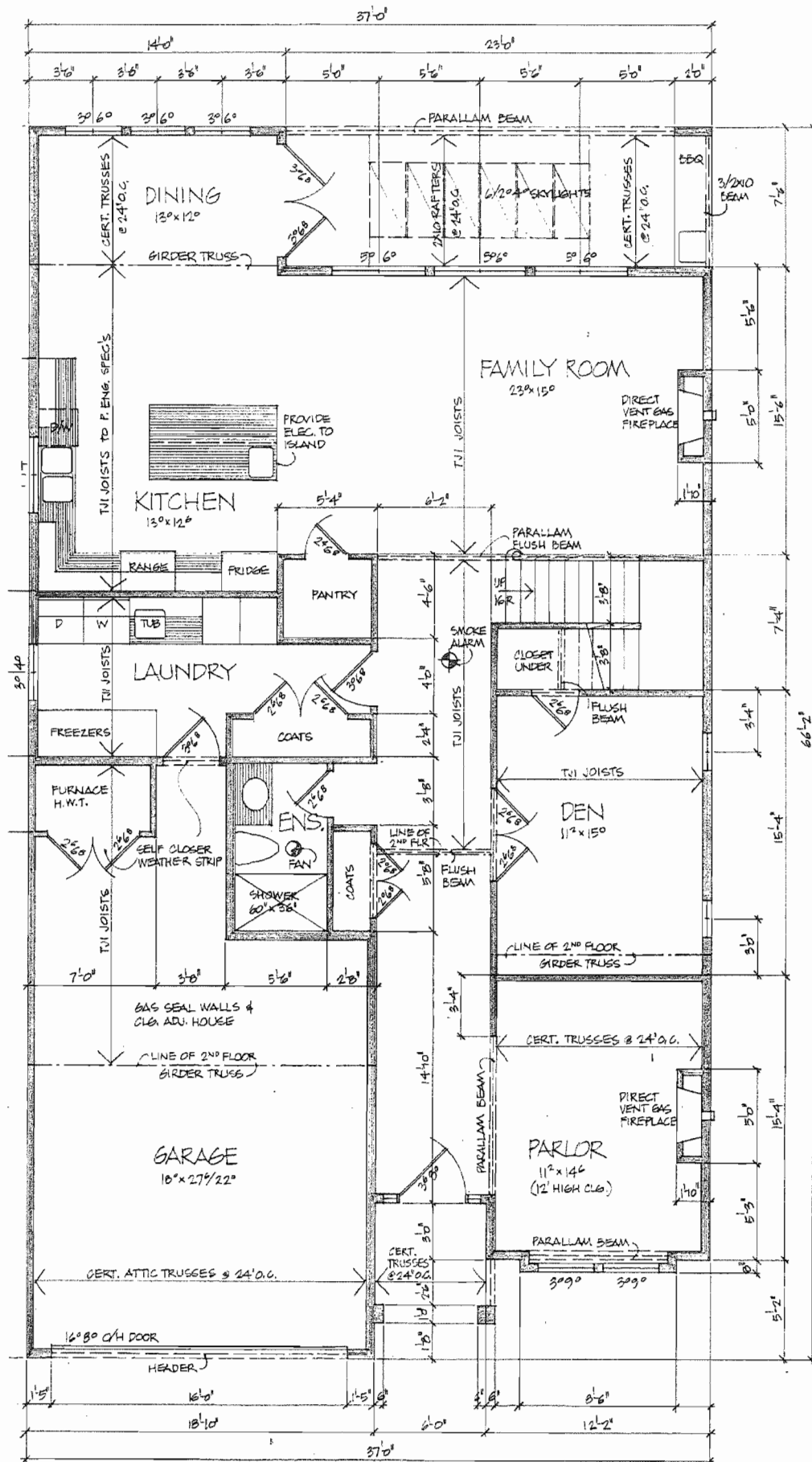
1. Consider different massing in existing neighbourhoods to ensure new houses are compatible with existing homes.
2. Consider neighbourhood by neighbourhood zoning instead of a city wide broad brush zone to ensure new development fits into existing neighbourhoods
3. Resolve issues such as unauthorized infill with enhanced enforcement and hefty fines; Builders endorse a 1 year post occupancy inspection
4. Consider shadow impact studies for large homes
5. Consider giving bonus floor space for good design, sensitive massing, and larger backyard space. [Richmond has the lowest FAR for single family homes compared to other cities in the Lower Mainland, except Tsawwassen.]



1.23 E FRONT ELEVATION
SCALE 1/4" = 1'-0"



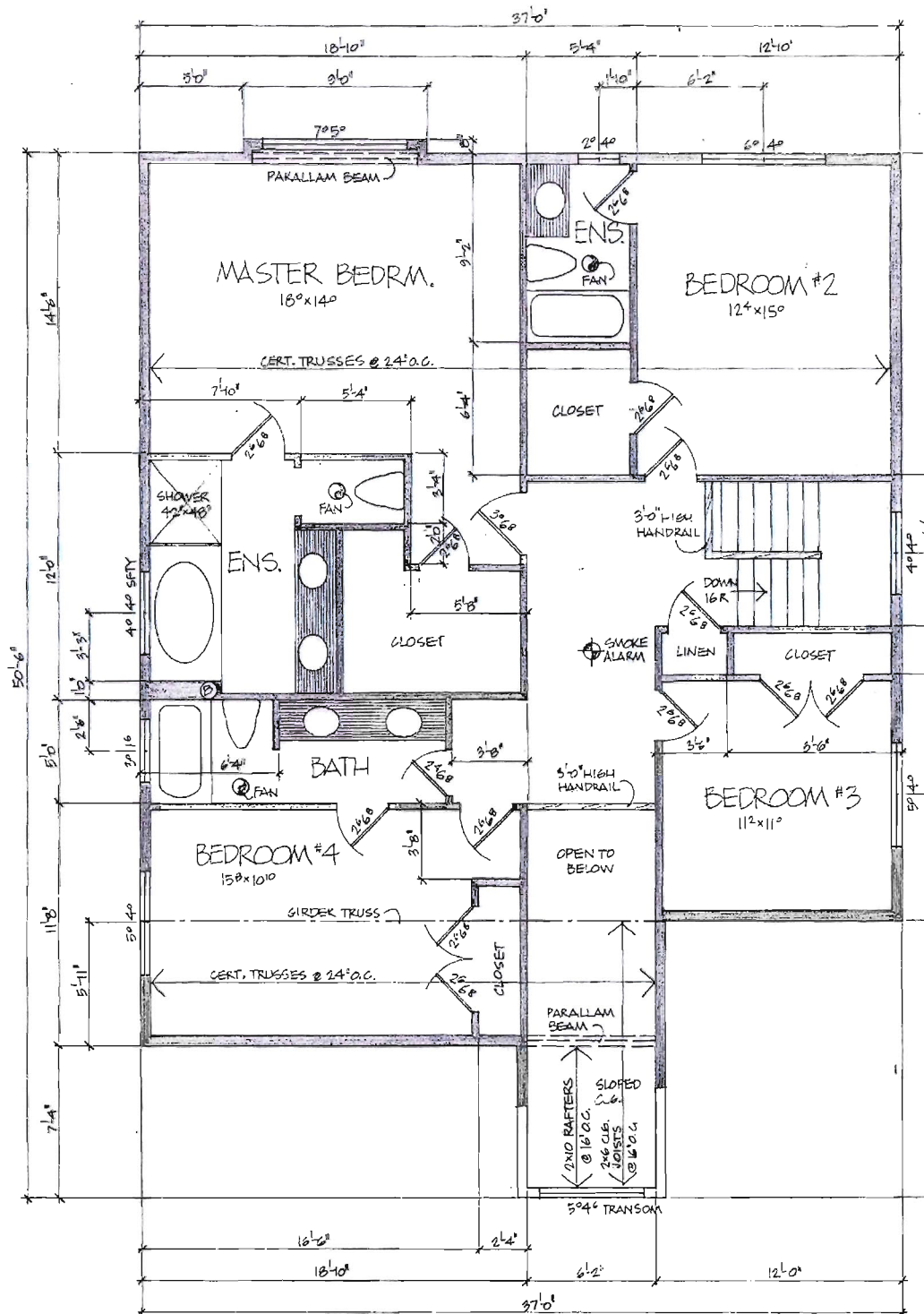
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MAIN FLOOR PLAN

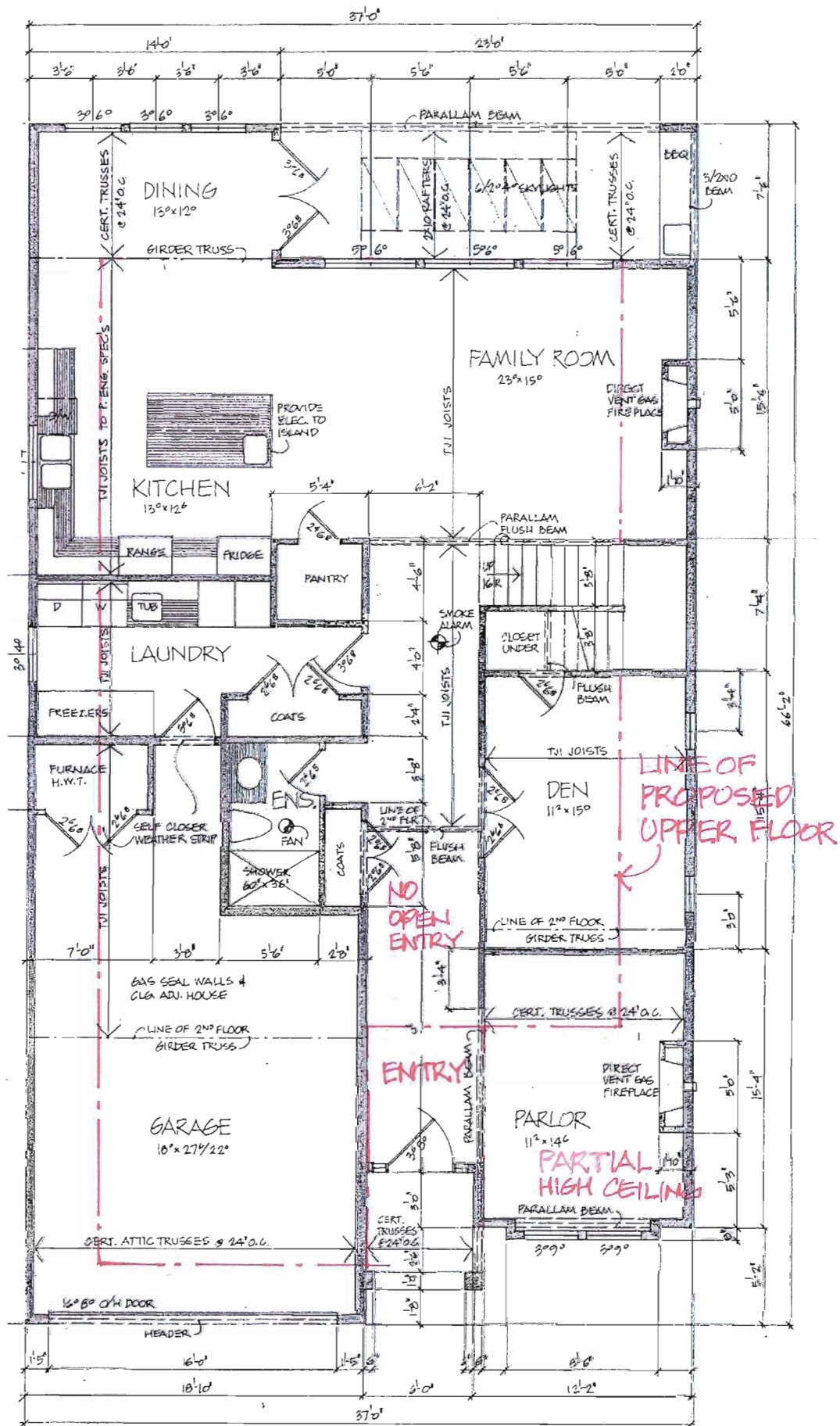
SCALE 1/4" = 1'-0"

FIN. FLOOR AREA	1626 +
GARAGE AREA	533 +
COVERED AREA	213 +
TOTAL SITE COV.	2377 +

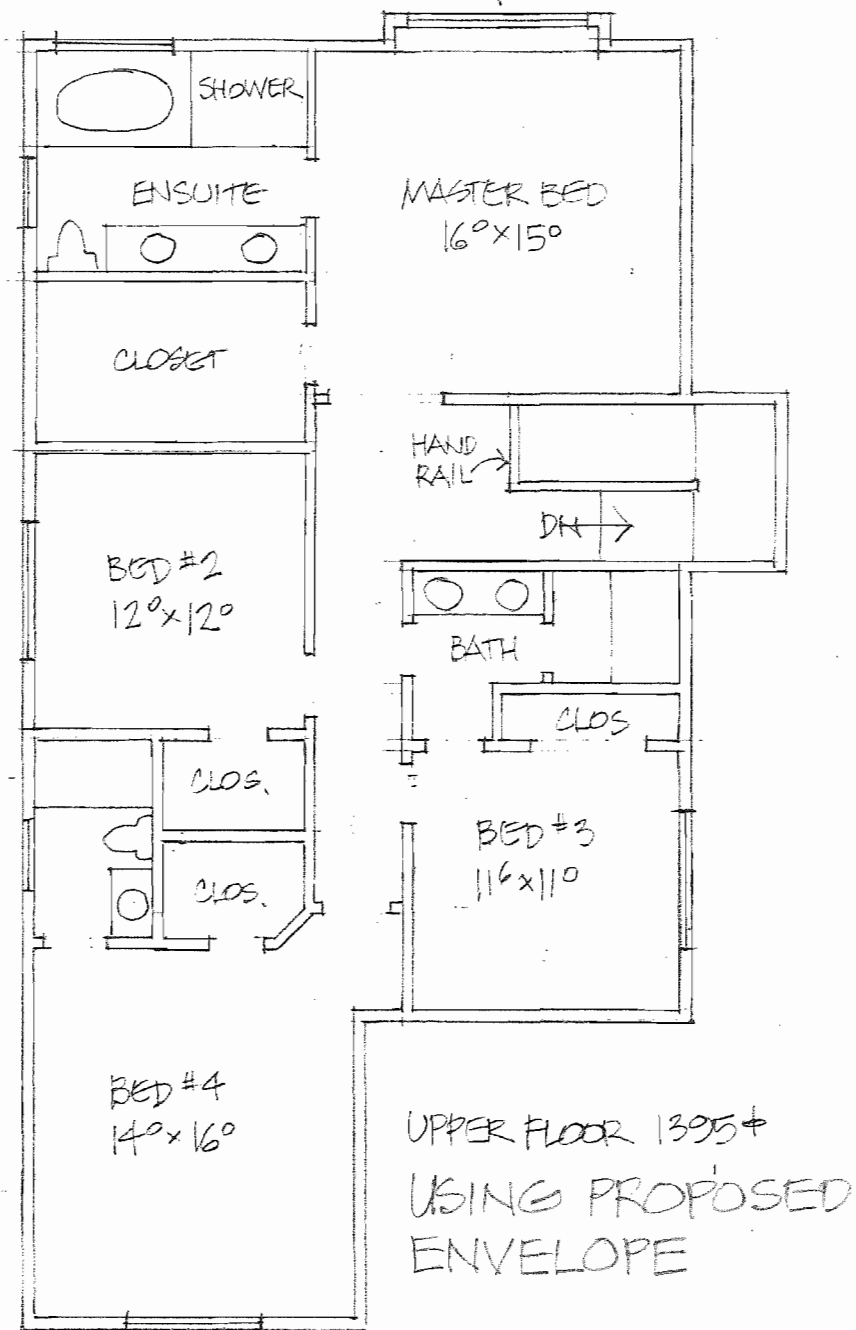


UPPER FLOOR PLAN

TOTAL AREA 15796
 LESS STAIRS (-1074)
 1 CCC 11216 FM (-774)



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- NO OVERLOOK TO ENTRY
- NOT AS OPEN FEELING WITH HALLWAYS,