

**Jim Wright, 8300 Osgoode Drive, on Item 4, Building Height and Massing**

For one *crucial* reason, I am **outraged** by the proposed Building Height and Massing. Incredibly, the **10.5-metre** height limit has been slipped in **yet gain**. That consists of the supposed 9-metre limit *plus a 1.5-metre bonus* for no good reason. It would be a death warrant for my family neighbourhood, Rideau Park. The area is so well designed that I was awe-struck when I came across it in 1981. I drove slowly around the looping drives and cul-de-sacs in a state of wonder. Somehow it is still hanging on, and we still love to take a 4 km walk around the entire neighbourhood each night.

Even without the bonus, developers are allowed a 9-metre house height on their “raised site grade,” which adds more height. Houses like that are about three metres higher than the original houses, which are mostly large homes of two storeys or split level, mainly with gently sloping roofs. The supposed height limit of 9 metres is far too high, but we can live with it.

The problem for neighbourhood lots in Richmond, including all of Rideau Park, is the 1.5-metre bonus for the 3-storey houses that are called “two-and-a-half-storey” houses. (The bonus applies to everything except narrow lots.) As it happens, I live near an original 39-year-old house that is two-and-a-half storeys. It includes a double-height entrance and living room, and it is **well under 8 metres** tall. The small third floor was designed as an art studio with terrific natural lighting from a large window and a skylight. **[Show a photo of it.]**

If today's developers can't build a two-and-a-half-storey house within a true 9-metre height limit, let them stick to two-storey houses and allow our neighbourhoods to survive. I've listened closely to staff reasons for the bonus, and they are *not reason enough* to destroy our quality of life by allowing the loophole. Builders have said today that they will always find loopholes, and one could drive a Panamax tanker through this one.

On the Proposed Building Envelopes poster, the images for the envelopes except the narrowest one are misleading. The numbers indicate a 9 metre height instead of a 10.5 metres, but the 10.5-height is what anyone can build to by simply including a "half storey."

Similarly, on page 5 of the staff report with today's agenda, the 1.5-metre height bonus for the vast majority of new houses is implicitly included in a *misleading statement*. It is implicitly among the many consultation matters that were "not the subject of comment or concern" (according to the report). On my survey form, I wrote "NO EXTRA HEIGHT for anyone, especially 2.5 storey houses," and I elaborated on that at length.

Believe me, I *am* concerned, and a lot of people are concerned. We are concerned for our neighbourhoods, and we are concerned for the future of Richmond. Please help.

