



City of Richmond

Report to Committee Planning and Development Department


To: Planning Committee
From: Wayne Craig
Director of Development

Date: March 5, 2015
File: 08-4430-01/2015-Vol 01

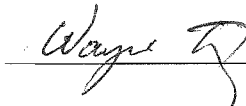


Re: **Proposed Revisions to Single-Family and Two-Unit Dwellings Building Height and Half-Storey Building Area Regulations**

Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9223 amend the regulations for "Storey, half (1/2)" and Building Height within single-family, coach house and two-unit dwelling zones be introduced and given first reading; and
2. That staff refer the proposed amendments to the Greater Vancouver Home Builders Association, the Urban Development Institute and the Richmond Small Builders Group for comment prior to the Public Hearing on April 20, 2015.


Wayne Craig
Director of Development

WC:bk
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Building Approvals Policy Planning	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

On February 17, 2015, Planning Committee passed the following referral motion:

That staff:

- (1) review potential amendments to the zoning bylaw to address concerns related to overall building height and massing of new two and two and a half-storey homes;*
- (2) review existing half-storey regulations to strengthen requirements that the upper half storey be fully enclosed within a pitched roof line; and*
- (3) examine potential restrictions for flat roofs on two and two and a half-storey homes; and report back.*

This report responds to this referral, and brings forward an amendment bylaw to amend Richmond Zoning Bylaw No. 8500 to:

- i. Revise the definition of “Storey, half (½)”;
- ii. Amend the height regulations in all single-family, compact single-family, two-unit dwelling and single-family with coach house zones to establish a lower height for flat-roof designs.

Background

The Planning Committee referral motion was made in response to comments raised by members of the Committee in regards to recent single-family house construction in the community. These comments echo similar concerns raised by residents through email submissions to Mayor and Council, and comments made at recent Public Hearings.

The issues relating to the compatibility of new infill single-family development (largely relating to house size, height and massing) is not unique to Richmond, as many municipalities throughout Metropolitan Vancouver are facing similar challenges. Residents’ concerns typically include the height, massing and dominant appearance of houses in the context of older established single-family neighbourhoods.

This report only deals with lots regulated under Richmond Zoning Bylaw No. 8500.

Analysis

Existing Zoning Regulations

Current single-family and two-unit dwelling zoning districts regulate building height through a combination of zoning provisions, and permit the construction of a 2½-storey building provided that:

- the maximum building height does not exceed 9 m (29.5 ft.);
- the interior habitable floor area is contained within a residential vertical building envelope which is dependent on a lot’s width and depth;

- the floor area constructed above the second storey does not exceed 50% of the floor area situated immediately below;
- wall height above the second floor ceiling is limited to reduce the wall area on two (2) of the half-storey areas.

The regulations and definitions were last amended in 2008 by Bylaw 8319, to fine tune the definition of half-storey including the limits to wall height above the second floor.

1. Existing Half-Storey Definition

The existing definition of ‘Storey, half (½)’ in Richmond Zoning Bylaw 8500 is:

Storey, half (½) means the uppermost storey of a building meeting the following criteria:

- a) the habitable space is situated wholly under the framing of the roof;*
- b) the habitable space does not exceed 50% of the storey situated immediately below;*
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such storey on any two (2) adjacent exterior walls; and*
- d) a maximum of two (2) opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such storey.*

The ‘Storey, half (½)’ definition is referenced in a number of zoning districts, for both single-family and multiple residential uses. The definition has been crafted to allow a limited amount of usable floor area to be provided above the second floor of a residential building, provided that this floor area is concealed within a pitched roof form (Attachment 1). The increasing use of flat roof designs was not envisioned when the definition was amended.

The “Residential Vertical Envelope (Lot Width)” and “Residential Vertical Envelope (Lot Depth)” provisions further restrict where this floor area may be located on the lot in relation to the minimum setbacks requirements (see Attachment 2 for an excerpt from the Zoning Bylaw to illustrate these regulations).

2. Current Application of Definition of Half-Storey – Apparent Three-Storey Massing

Trends in single-family house construction throughout Richmond have resulted in home builders utilizing the existing zoning regulations to the fullest, which reflects current market land and construction prices. This includes utilizing the full potential for floor area on a lot, including a half-storey where desirable. This has resulted in roof design, house design and massing with an apparent three-storey character. Specifically, these designs include portions of the half-storey, which are contained within the roof line, but a flat roof has been used. These houses are typically built on larger lots, and the resulting homes are often in excess of 300 m² in area (3,230 ft²). Examples of recent single-family houses which meet the current zoning regulations are provided in Attachment 3.

3. Proposed Revised Half-Storey Definition

Staff propose revisions to the definition of ‘Storey, half (½)’ in order to better regulate the form and character of 2 ½-storey single-family and two-unit dwellings. It is also proposed to add an

additional level of detail to the definition by creating two (2) definitions: one (1) applicable to single-family and two-unit dwellings; and a second definition applicable to town housing.

Details on the proposed definitions are:

“Storey, half ($\frac{1}{2}$) means the uppermost storey of a building meeting the following criteria:

For a single detached housing dwelling unit, or a two-unit housing dwelling:

- a) the habitable space is situated wholly under the framing of the roof;
- b) the habitable space does not exceed 50% of the storey situated immediately below;
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such storey on any two (2) adjacent exterior walls;
- d) a maximum of two (2) opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such storey;
- e) roof framing proposed to contain a Storey, half ($\frac{1}{2}$) must be a minimum of 5:12 pitch and a maximum pitch of 12:12 (i.e. no habitable space is permitted under the roof framing for a flat roof, a gambrel roof, or a mansard roof);
- f) the exterior wall plate of a Storey, half ($\frac{1}{2}$) shall be set back a minimum of 1.2 m from an exterior side yard or interior side yard exterior wall plate of the storey below and a minimum of 1.5 m from a front yard or rear yard exterior wall plate of the storey below;
- g) the roof ridge of a gable end dormer or a shed dormer be no higher than 0.5 m below the roof ridge of the main roof;
- h) the slope of a shed dormer roof must be a minimum of 2.5:12; and
- i) No balcony or deck is permitted on a Storey, half ($\frac{1}{2}$).”

“For a housing, town:

- a) the habitable space is situated wholly under the framing of the roof;
- b) the habitable space does not exceed 50% of the storey situated immediately below;
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such storey on any two (2) adjacent exterior walls; and
- d) a maximum of two (2) opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such storey.”

Proposed revisions are the addition of clauses e) through h), (applicable to single-family and two-unit dwellings) which are discussed in detail below.

Roof pitch: Roof framing for a proposed half storey must be a minimum 5:12 pitch and a maximum pitch of 12:12. Staff have reviewed various roof designs, and the 5:12 pitch minimum is a generally acceptable roof design, and is easily and affordably constructed.

Prohibition of Flat Roof for a Half-Storey: Staff have identified the use of flat roofs for half-storey as a contributing factor in unacceptable building massing. The proposed revisions will prohibit the construction of a flat roof, if the roof area is to contain habitable floor area. Flat roof designs will still be permitted, but the roof area cannot contain a habitable half-storey. This regulation is further reinforced by the proposed prohibition of two (2) roof lines commonly used in the construction of 2 $\frac{1}{2}$ -storey single-family homes: a gambrel (or barn) roof and a mansard roof. Graphic examples of these roof designs are provided in Attachment 4.

Additional Setbacks for Half-Storey Areas: Recent construction has seen half-storey areas constructed with exterior walls at the same setback as the exterior wall immediately below, creating large, flat wall planes, which result in a dominant appearance and contribute to the overall massing of new construction. Applying the proposed additional setback to half storey areas will result in a stepped facade above the second-storey, creating variation in the wall planes, and reducing the apparent massing of the building.

Dormer Regulations: Staff have identified massing issues arising from dormers (gable end and shed dormers) on half-storey on recently constructed 2 ½-storey houses. The proposed regulations in clauses g) and h) above are intended to establish a more appropriate building envelope for these design details, which should work in concert with the other proposed amendments to reduce the apparent massing of a half-storey.

Prohibition of Balconies and Decks for a Half-Storey: A number of recently constructed houses feature decks or balconies off the half-storey area. The physical height of these areas present challenges for privacy of adjacent lots. The proposed revisions will prohibit the construction of a balcony or deck on any area meeting the definition of 'Storey, half (½)'. Balconies and decks will still be permitted, but only on the first and second storey of a dwelling.

Storey, half (½) Definition for Townhouses:

The definition of 'Storey, half (½)' for townhouse zones is unchanged, but is defined separately from the regulations for single-family and two-unit dwellings.

Proposed Revision to Building Height in Single-Family and Two-Unit Housing Dwelling for Flat Roof Designs

Staff propose the following revision to address concerns with the massing of flat roof designs on family dwellings and two-unit housing dwellings (duplex):

The maximum height for principal buildings is 2 ½ storeys, but it shall not exceed the residential vertical lot width envelope and the residential vertical lot depth envelope. For a principal building with a flat roof, the maximum height is 7.5 m.

The proposed revision will apply to all Single-Family Residential (RS) zones, the two-unit housing (RD) zones, and the Compact Single Family (RC) zones, the Residential Coach House (RCH) zones, and the Edgemere Coach House / Granny Flat (RE1) zone. The proposed 7.5 m (25 ft) height limit will still allow construction of a two-storey home with generous ceiling heights, but will ensure that the home is not overly dominant, and massing is more compatible with surrounding single-family neighbourhoods. Attachment 5 provides sketches of how the roof massing might appear under these proposed revisions.

Industry Consultation

Staff will discuss the proposed bylaw amendments with the Greater Vancouver Home Builders Association, the Urban Development Institute and the Richmond Small Builders Group, at the next available regular meeting with these groups.

Financial Impact or Economic Impact

None.

Conclusion

The Planning Committee had asked staff to examine the issue of single-family dwelling height specifically as it relates to 2½-storey single-family dwellings. Staff have reviewed the zoning provisions related to the definition of “Storey, half (½)”, and have identified changes to the existing definition in the Richmond Zoning Bylaw 8500, and propose a new maximum height of 7.5 m (25 ft) for flat-roof two-storey houses.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9223 to amend the regulations for “Storey, half (½)” within single-family, coach house and two-unit dwelling zones be introduced and given first reading.

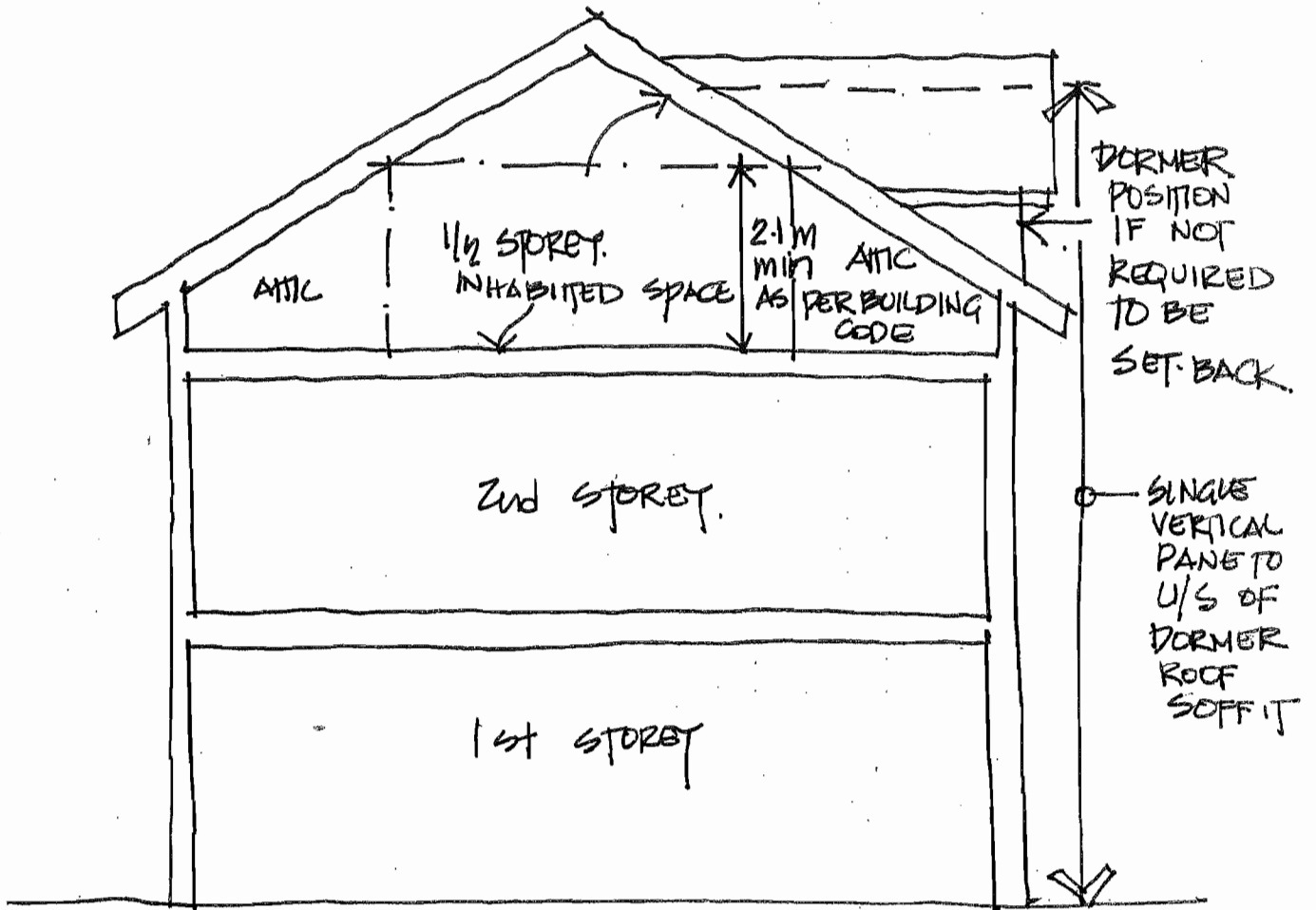
It is further recommended that staff refer the proposed amendments to the Greater Vancouver Home Builders Association, the Urban Development Institute and the Richmond Small Builders Group for comment and discussion prior to the Public Hearing on April 20, 2015.



Barry Konkin
Program Coordinator-Development

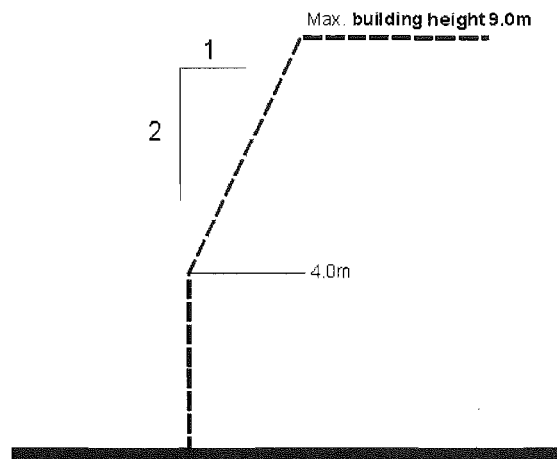
BK:rg

- Attachment 1: Intended Interpretation of ‘Storey, half (½)’ definition
- Attachment 2: Vertical and Horizontal Building Envelope Regulations
- Attachment 3: Recent 2 ½ Storey House Construction
- Attachment 4: Examples of Gambrel and Mansard Roof Design
- Attachment 5: Sketches Illustrating Potential Roof Massing Under Proposed Amendments



Residential vertical lot depth envelope

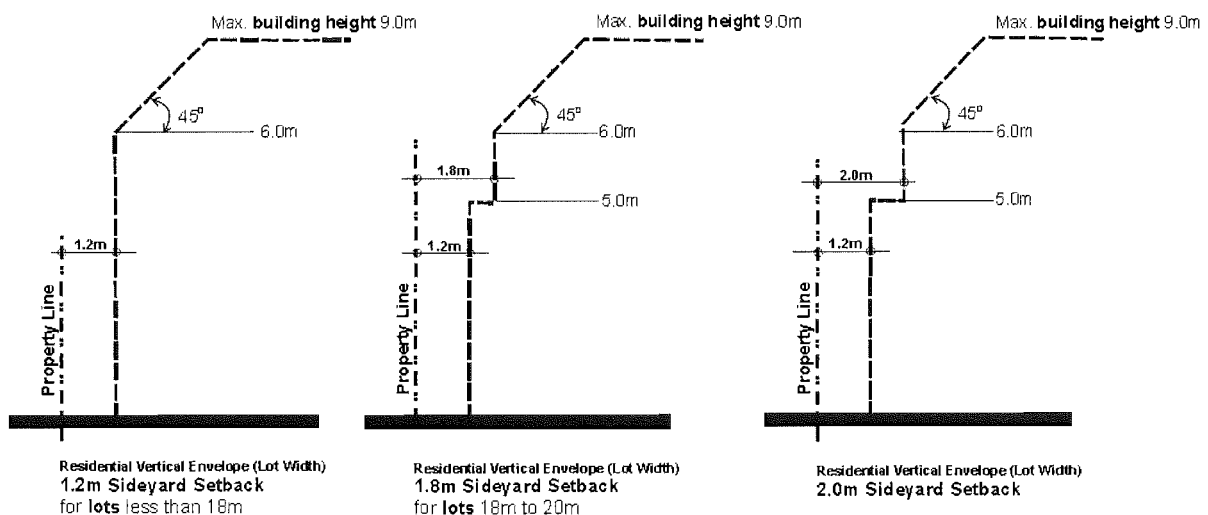
means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question used for **single detached housing** and **two-unit housing** only, calculated from the **finished site grade**, and formed by the plane rising vertically 4.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.

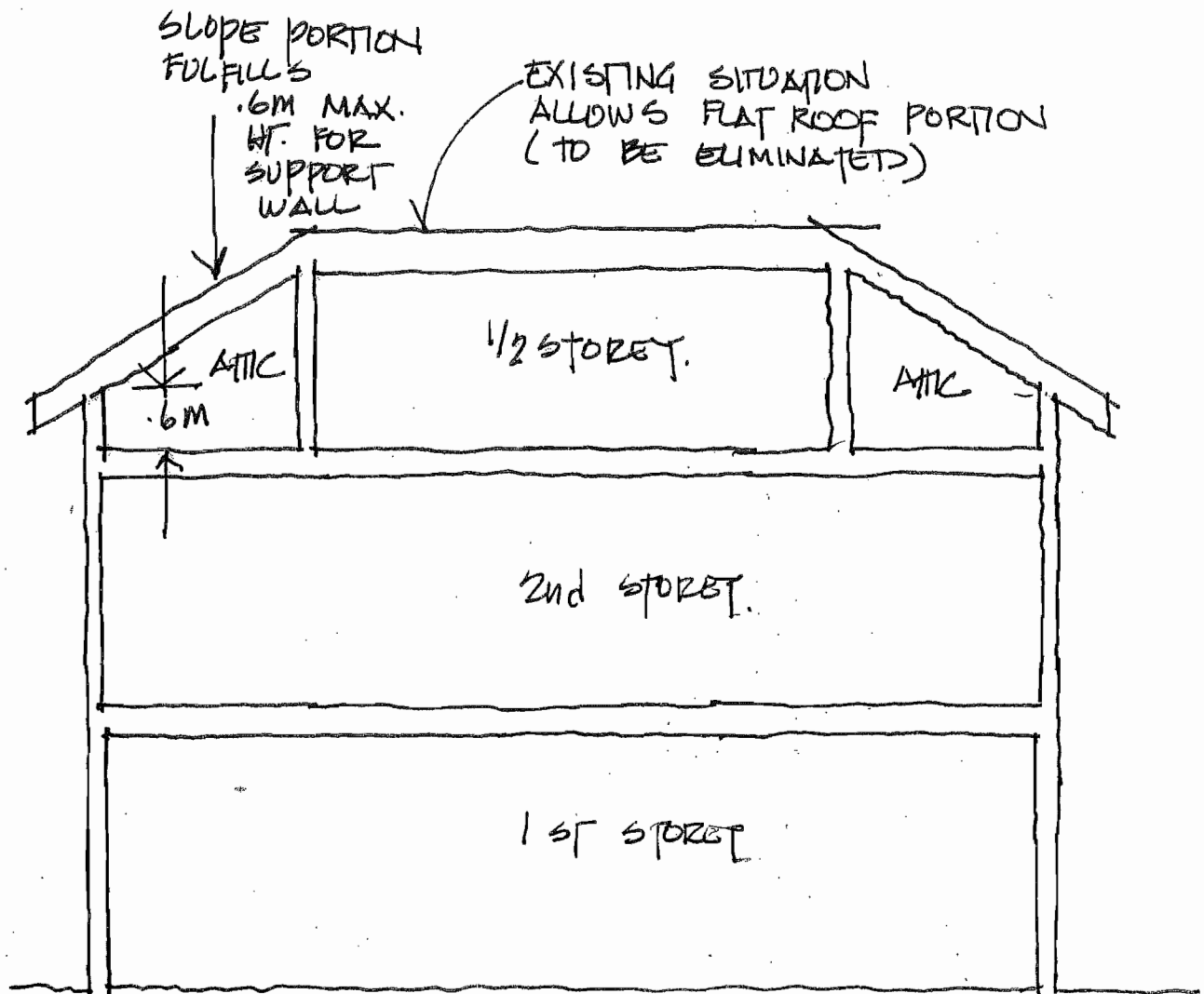


Residential Vertical Envelope (Lot Depth)

Residential vertical lot width envelope

means a vertical envelope located parallel to and 1.2 m from the **side lot lines** of the **lot** used for **single detached housing** and **two-unit housing** only, calculated from the **finished site grade**, and formed by planes rising vertically 6.0 m to a point and then extending inward and upward at an angle of 45° from the horizontal to the point at which the planes intersect.







Springwood Crescent



Springwood Crescent



Springwood Crescent



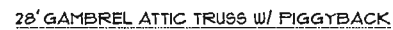
River Road



Springwood Crescent



Springwood Crescent



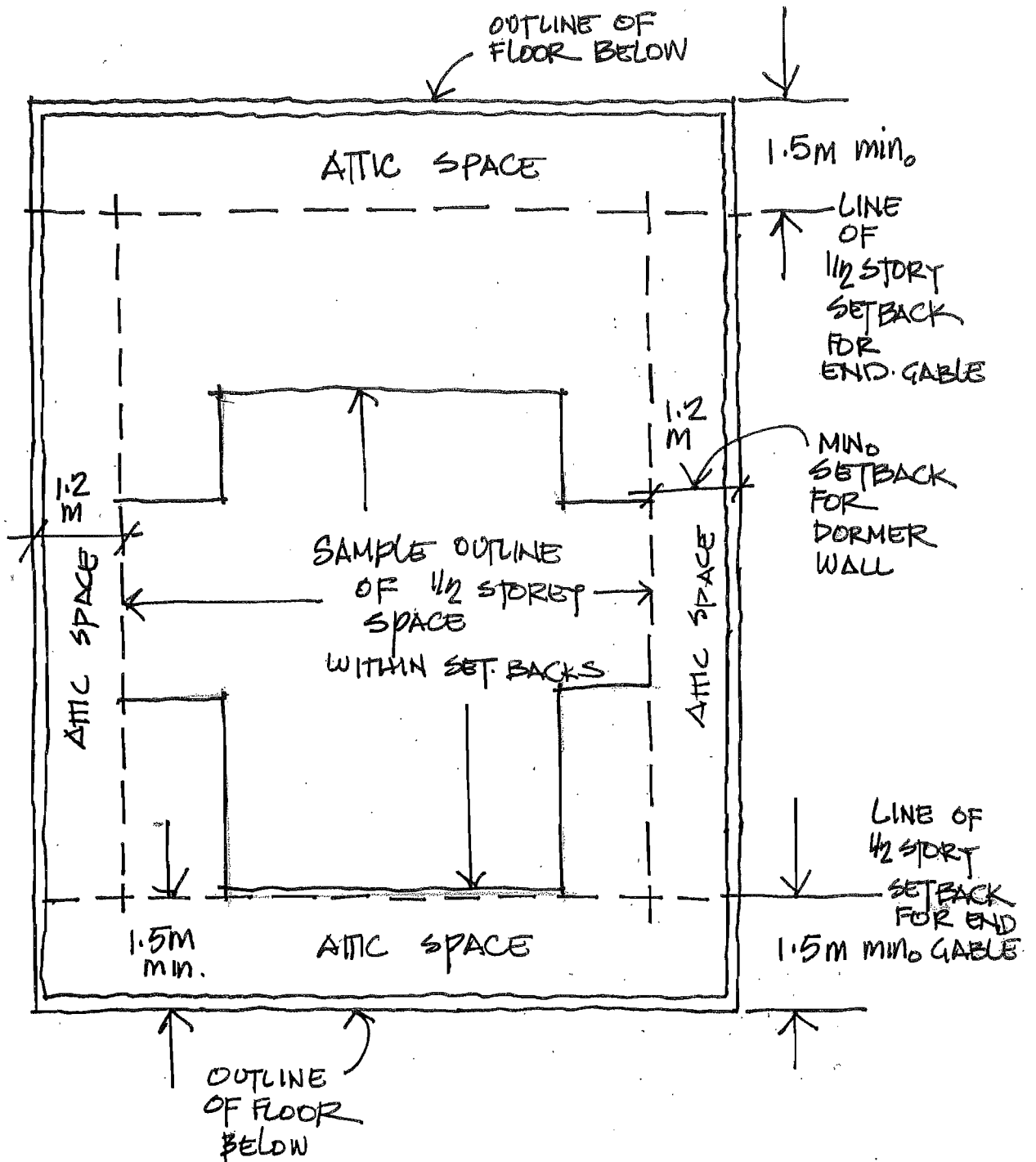
4528391

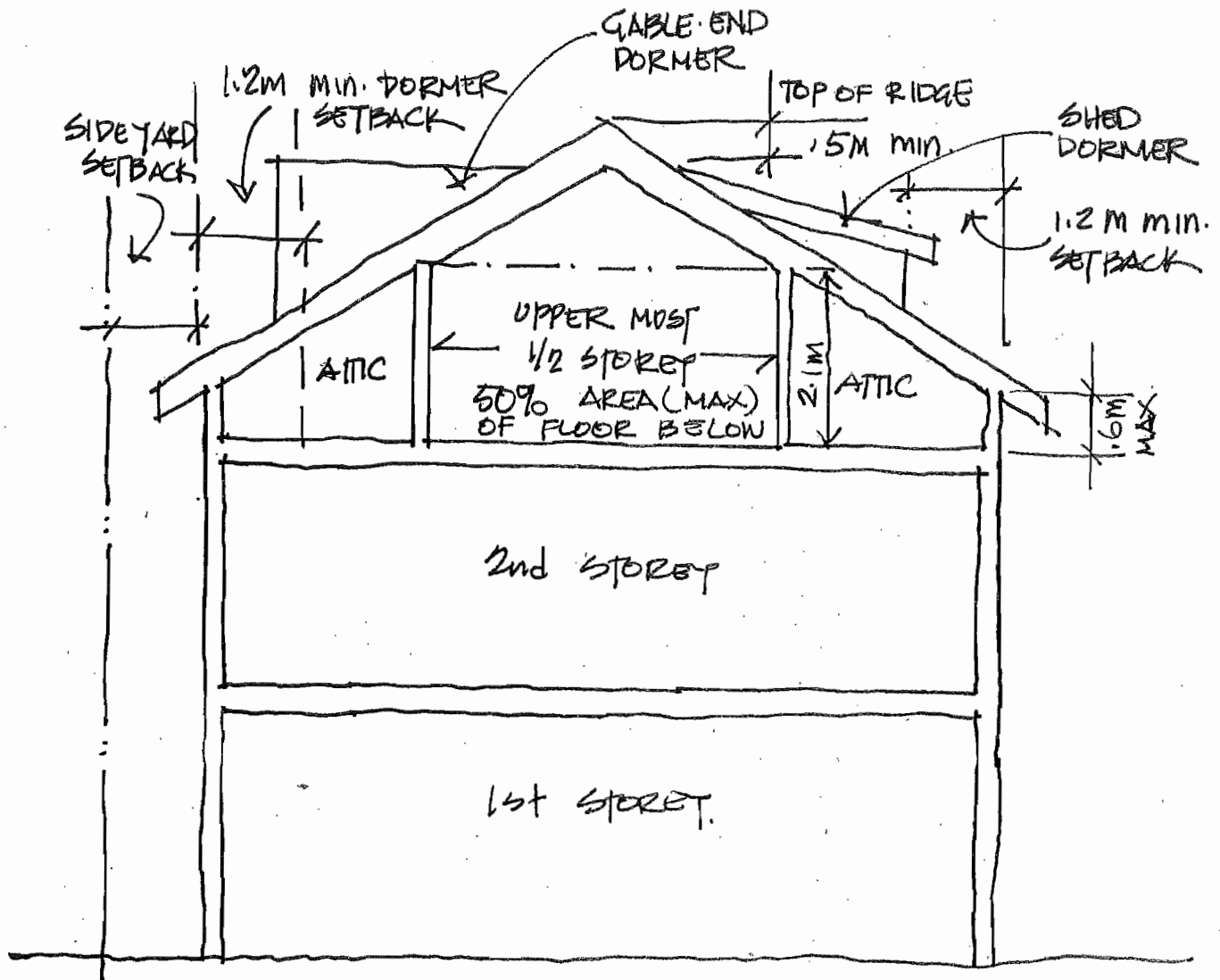


Mansard Roof



Mansard Roof







Richmond Zoning Bylaw 8500, Amendment Bylaw 9223 Definition of Half-Storey in Single Family and Two-Unit Dwellings

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended in Section 3.4 Use and Term Definitions, by deleting the definition of **Storey, half (½)** and substituting the following:

“ **Storey, half (½)** means the uppermost **storey** of a **building** meeting the following criteria:

For a **single detached housing dwelling unit**, or a **two-unit housing dwelling**:

- a) the **habitable space** is situated wholly under the framing of the roof;
- b) the **habitable space** does not exceed 50% of the **storey** situated immediately below;
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such **storey** on any two **adjacent** exterior walls;
- d) a maximum of two opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such **storey**;
- e) roof framing proposed to contain a **Storey, half (½)** must be a minimum pitch of 5:12 and a maximum pitch of 12:12 (i.e. no **habitable space** is permitted under the roof framing for a flat roof, a gambrel roof, or a mansard roof);
- f) the exterior wall plate of a **Storey, half (½)** shall be set back a minimum of 1.2 m from an **exterior side yard** or **interior side yard** exterior wall plate of the **storey** below and a minimum of 1.5 m from a **front yard** or **rear yard** exterior wall plate of the **storey** below;
- g) the roof ridge of a gable end dormer or a shed dormer shall be no higher than 0.5 m below the roof ridge of the main roof;
- h) the slope of a shed dormer roof must be a minimum of 2.5:12; and
- i) no **balcony** or deck is permitted on a **Storey, half (½)**.

For **housing, town**:

- a) the **habitable space** is situated wholly under the framing of the roof;
- b) the **habitable space** does not exceed 50% of the **storey** situated immediately below;
- c) the top of the exterior wall plates is not greater than 0.6 m above the floor of such **storey** on any two **adjacent** exterior walls; and

- d) a maximum of two opposite exterior walls may have a dimension greater than 0.6 m between the top of the exterior wall plate and the floor of such **storey.**”
- 2. Richmond Zoning Bylaw 8500 is amended in Section 8.1.7.1 by deleting this section in its entirety and replacing it with the following:

“The maximum height for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
- 3. Richmond Zoning Bylaw 8500 is amended in Section 8.2.7.1 by deleting this section in its entirety and replacing it with the following:

“The maximum height for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
- 4. Richmond Zoning Bylaw 8500 is amended in Section 8.3.7.1 by deleting this section in its entirety and replacing it with the following:

“The maximum **height** for **single detached housing** is 2 ½ **storeys** or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential lot depth vertical envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
- 5. Richmond Zoning Bylaw 8500 is amended in Section 8.4.7.1 by deleting this section in its entirety and replacing it with the following:

“The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
- 6. Richmond Zoning Bylaw 8500 is amended in Section 8.13.7.1 by deleting this section in its entirety and replacing it with the following:

“The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
- 7. Richmond Zoning Bylaw 8500 is amended in Section 8.14.7.1 by deleting this section in its entirety and replacing it with the following:

“The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”

8. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9223**”



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	<div style="border: 1px solid black; padding: 2px;"> CITY OF RICHMOND APPROVED by  APPROVED by Director or Solicitor  </div>

MAYOR

CORPORATE OFFICER

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

Door Still Open for Three-Storey Houses!

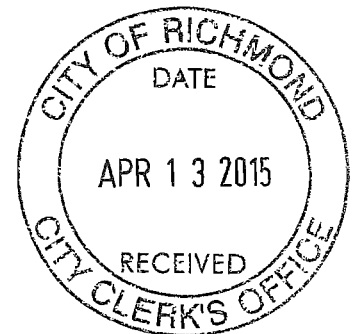
WRAPd (Westwind Ratepayers Association for Positive development) has comment:

A new Zoning By-law amendment has passed first reading and will be going to Public Hearing April 20th to drop the height of flat roof houses and to eliminate balconies on third-storey “Zoning” governed properties. If you read the local newspapers you might be lulled into believing that Richmond Council has finally come to their senses and are limiting the size of monster houses on steroids. This “zoning” By-law change will do **NOTHING** to stop the gargantuan 3 storey homes being built on any of the roughly 4,000 Richmond “LUC” (Land Use Contract) governed properties (Westwind properties are over half LUC and the rest governed by Zoning). The By-law will also do **NOTHING** to stop unnecessary vertical MASSING (on fronts, backs and sides) of houses that we are seeing built on “zoning” lots.

Share the conversation - View the pictures - www.WRAPd.org

This MASSING of house sizes to aggrandize frontage and puff up cubic volume is stretching the limit. Many of the new homes being built are bending the rules on double counting the double ceiling heights. Often rooms are built with greater than the allowable 16.4 foot ceilings but without deducting the additional square footage against the allowed total square footage of the house. Our neighbouring municipalities (Vancouver, Burnaby and Surrey) all use 12.1 ft as their double height, double counted standard (Table 1).

Table 1. Comparison of Double Height Allowances	
Municipality	Height
Richmond	16.4 feet (5.0 m)
Vancouver	12.1 feet (3.7 m)
Burnaby	12.1 feet (3.7 m)
Surrey	12.1 feet (3.7 m)



We are also seeing this MASSING in the back of new homes. All the careful town planning done to create our subdivisions is rapidly being dismantled by a wrecking ball approach to new building. **What is the new plan for how these neighbourhoods will look in 10 years?** New buildings are changing the character of single family neighbourhoods, overshadowing adjoining properties, blocking out access to the sun, and violating privacy with windows and balconies that overlook family backyards. This is not what we signed up for when we bought into a “planned” community. We didn’t just purchase a home we purchased a neighbourhood and a lifestyle for our kids growing up. **Who is honouring the intent of the Land Use Contract for those who don’t want to sell and redevelop?** The rights to quiet enjoyment are being usurped by a loophole. Many of the new houses we see built violate the City’s Official Community Plan

put in place by a Council who ran on a promise to “*preserve the character of single family neighbourhoods*”. We are seeing homes being built that appear to be non-conforming to current bylaws. **Ask the City to strike a task force and hold an audit!**

A 1990's Solution... But Not for Long

In the late 1980's and early 90's Richmond residents were displeased with the size of the large monster homes being built and the Council of the day responded. The zoning bylaws were changed to reduce the maximum house size permitted to be built on zoning lots from 55% of the lot size... to a new fixed formula: 55% on the first 5,000 sq ft and 30% thereafter. However, now in 2015, the zoning houses being built today are much bigger in height and volume than those houses which were built in the 1990's **and yet these new houses also claim to be much smaller in square footage?** The new homes reportedly 20% smaller in square footage are now overshadowing the older 1990's monster homes and are MASSIVELY bigger! **How can that be?**

Land Use Contracts - Bigger Problems on Smaller Lots

Original LUC houses were built by contract in the 1970's and were linked to the current zoning bylaw of the time, Zoning Bylaw 1430. The LUC only described percentage-lot-coverage and setbacks required by the new subdivisions. All other building guidelines referenced Zoning Bylaw 1430 “*plus amendments thereto*”. Three key words were missing “*and successors thereto*”. The LUC was silent about continuing its linkage to subsequent adopted Bylaws if Bylaw 1430 was to be repealed. Bylaw 1430 after two decades of use and 1,000 amendments was repealed and replaced in 1989 by Bylaw 5300. From this point on, interestingly, LUC properties were redeveloped as if the same rules for all other Richmond properties applied and were interpreted as if they were linked to Zoning Bylaw 5300 for the building requirements.

Concerned citizens made the City aware at the time that Bylaw 5300 was being updated that there was a problem with LUC properties not being “legally” linked to Bylaw 5300 because the contracts did not include the words “*and successors thereto*”. Building permits were challenging the LUC interpretations. The City carried forward with a repeal of Bylaw 5300 anyway and in November 2009 adopted Zoning Bylaw 8400. We were told 5 ½ years ago the city would control building on LUC's “by persuasion” and they would appeal to the Province for help re-linking LUC to current City Zoning, that would eventually merge all single family residential properties into one active Zoning Bylaw with the same rules for all.

The Province passed that legislation in May 2014, the *Miscellaneous Statutes Amendment Act* (Bill 17, 2014) giving the City the green light and the legal right to initiate changes.

link: http://www.cscd.gov.bc.ca/lgd/intergov_relations/planning_bulletins/bulletinBill17.htm

If the City were to do nothing the LUC would expire in ten years automatically in 2024. Nearly one year has passed and the City has still not affected any changes to mitigate the redevelopment of LUC properties and the houses being built are getting more and more audacious. **We have to do something to stop the madness!** LUC properties for the most part initiated the change in Richmond from larger 66 x 120 ft lots to smaller sized properties. Most LUC properties are 100 feet deep or less. Without back lanes to separate homes for more privacy, backyards are effectively 40 feet closer between LUC homes. Old Zoning Bylaw 1430 is “dead”, repealed in 1989, yet is the only guideline for building on LUC properties and that bylaw permitted three-storey homes. Extreme overbuilding (example...three levels of 6,200 sq. ft. on a 5,300 foot LUC lot) is massively invasive for privacy and shadowing. On a “zoning” property of 5,300 sq. ft. the maximum house that can be built is 2,840 sq. ft. The LUC house can be more than twice as big as what is permitted on a zoning lot! Building this home on three stories and adding third floor viewing decks is a further insult and a travesty. The attached pictures are bad enough but imagine rows of these houses and still much bigger houses backing onto each other. These new houses built on LUC are more imposing than most of our townhomes and yet they claim to be single family detached residences. We won’t need an Official Community Plan to preserve the character of single family neighbourhoods in 2041 because there will be nothing left to preserve but these apartment houses where you rent a room with an ensuite. Sounds like the old rooming houses of the dirty 30’s.

Potential Solutions for Today?

Two urgent solutions are required. One for zoning properties and one for LUC properties. There are approximately 4,000 LUC properties in Richmond. In our Westwind neighbourhood more than half of our lots are under LUC and the rest are under zoning jurisdiction. We need relief on both LUC and Zoning properties from MASSING of new homes.

Zoning Change Proposals

Surrey responded to public pressure and has tightened their building bylaws as of last July, 2014. We seem to not have learned from their lessons learned and are instead permitting these MASSING building practices to proliferate in our City. We need to look to other municipalities to see how they are moderating these monster homes. Vancouver, Burnaby, and Surrey all double count ceiling height starting at 12.1 ft. Richmond alone allows 16.4 feet. The single most effective action Richmond can take to reduce the MASSING of homes is to reduce the double height provision in By-law 4.2 from 16.4 ft (5.0 m) to 12.1 ft (3.7 m) to bring us in line with our neighbouring municipalities. This can be a simple fix with a revision to the general section of By-law 4.2 which will automatically cover all building zones.

The second most effective measure to rightsize the new homes being built is to re-establish the measurement criteria pre 2008 to determine the maximum height of a house being built. Prior to 2008 the maximum height for a house was 29.5 ft and still is. The 2008 amendment changed the building height measure from the top of the roof peak to now be a measurement to the mid-point of the roof. Roof pitches are getting higher and sharper; the overall heights are rising purposely just to create a “big” presence. The overall true height to the top of the peak now exceeds 29.5 feet and is often upwards of 34 feet. This proposal was instigated after discussions with whom the City of Richmond calls their stakeholders: Greater Vancouver Builders Association (GVBA), the developers and architects at the Urban Design Institute (UDI) and Richmond Small Builder’s Group (RSBG). Richmond citizens have no comment until the “uncontested” first reading... well after policy development... and then to Public Hearing. This methodology is well orchestrated to control and manipulate public input. Delegations are limited to 5 minutes and have no opportunity to rebut staff input. The policy review that was promised in 2008 to assess the impact of these changes to roof height measurement has never happened. The complaints from the ratepayer “stakeholders” continue, but no changes are made. The current Public Hearing for amendment of three story heights scheduled for April 20th **DOES NOT change** the maximum height measurement for houses with peaked roofs.

Land Use Contract Change Proposals

LUC properties need a moratorium before any more building permits are granted. Redevelopment could continue under Zoning Bylaw 8500 rules or by replacement of the same square foot livable area currently on the lot, whichever is larger. No more three story building permits should be granted until the problems with LUC are resolved. A special “Z” zoning as used in Terra Nova could be a potential solution. Most importantly, double height provisions need to be ‘**REDUCED TO 12 FEET**’ and stringently enforced.

What Can You Do?

1. To show MASSING from your backyards, take pictures and send to WRAPD, of:
 - Double height ceiling rooms overlooking and shadowing your backyard
 - Large upper story balconies with big full roof extensions
 - Large ground floor patios with full living space above
 - Your side yards overshadowed by neighbouring houses
2. Talk to friends in other neighbourhoods (LUC or Zoning) about having their voices heard.
3. Write to City Council and send a copy to WRAPd to double record your opinions.

Mayor and Councillors Office	Email: mayorandcouncillors@richmond.ca
------------------------------	--

4. **Attend the Public Hearing at 7pm Monday, April 20th.**

WRAPd.org Steering Committee: www.WRAPd.org

Committed to positive development by the rules, not the loopholes

Lee Bennett Joel Berman Neil Cumming
Graham Johnsen Lynda ter Borg Martin Woolford
Email: info@wrapd.org



Mayor and Councillors

From: Webgraphics
Sent: Tuesday, 14 April 2015 2:35 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #822)

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

Send a Submission Online (response #822)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/14/2015 2:33:58 PM

Survey Response

Your Name	Westwind owner
Your Address	Westwind
Subject Property Address OR Bylaw Number	RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9223
Comments	<p>To whom it may concern, We are Westwind owners, and one of us has lived in Richmond for most of our lives. I would like our comments to be considered at the public hearing on April 20, 2015 with respect to the bylaw amendment being proposed regarding the height and size of houses in our area. Please first let us start off by saying that we live in one of the original westwind houses built in the 1970's with an approximate floor area of 2000 square feet. We purchased in this area a few years ago, one of the main reasons for doing so was due to the current zoning and allowance for a larger house to be built. Although we do not have plans to tear down our home in the near future, we believe the current zoning and allowances are in large part the reason for our property's value. Because we live in the area we have received a lot of information on this topic both in print media and in the form of unsolicited flyers delivered to our door by the Westwind Ratepayers Association for Positive Development. (Wrapd) In reading this "literature" and in doing our own research we</p>

respectfully disagree with the views of Wrapd, and resent that they are representing themselves as the "voice" of Westwind, not everyone in Westwind agrees with their views even though they allude to that being the case. The flyers and website of the Wrapd association coin the larger houses in our area as "monster" houses and "rooming houses of the dirty 30's". We would like to know what defines a "monster" house and what evidence they have that these houses are being used as rooming houses? In our area all the larger houses are occupied by large families needing the space. Because you cannot have a basement in Richmond often these "third stories" are being used a rec room area for children, if that area was underground would Wrapd still be creating this fuss? And still defining these homes as "monster" houses? Further, given the high prices of real estate we are now seeing a lot more multi generational families occupying a larger single family dwelling. It is near to impossible for young families to purchase a single family home without the aid of their parents/grandparents; sometimes that aid comes in the form of house sharing with the older generation. Not only does this bring a new diverse age group to our neighborhood, it advocates a family togetherness and the helping of one another. To us it just appears that the Warp d group is advocating this bylaw amendment because they may not like the look of these homes and want our area to be stuck in the 1970's. The world changes, neighborhood growth should be welcomed, not dismissed. We would like to emphasize that we do not and will not be represented by Wrapd and completely disagree with their views. We will be attending the Public Hearing however, will not be speaking as we fear retaliation from the Wrapd group, it appears they believe that their views are the correct views and don't wish to be challenged by anyone. They've even gone as far as taking pictures of the newer houses in our area without the permission of the owners and plastering those photos all over flyers circulated to Westwind owners. Furthermore, they have invited media to do stories on their "association" in front of houses under construction again without the consent of the owners. This is far from neighbourly, and certainly not the type of community that Westwind strives to be. We welcome new families, new growth and new neighbours into our community. The smaller houses from the 1970's are not going to last forever and are not going to be sufficient for growing families. Respectfully, Westwind owners

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:gronstricker@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,

>>
>>

>> 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.

>>

>> 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 4inches, 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.

>>

>> 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.

>>

>> 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.

>>

>> 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?

>>

>> Looking forward to April 20th.

>>

>> Ron&Verna

>>

>> Sent from my iPad

Mayor and Councillors

From: Mayor and Councillors
Sent: Wednesday, 15 April 2015 12:05 PM
To: 'James Strilesky'
Subject: RE: LUC changes needed for Westwind/Richmond

To Public Hearing
Date: April 20/15
Item # 5
Re: Zoning Bylaw 8500, Amendment Bylaw 9223

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, 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

From: James Strilesky [<mailto:jstrilesky@me.com>]
Sent: Tuesday, 14 April 2015 3:48 PM
To: Mayor and Councillors
Cc: WRAP Steering Committee
Subject: LUC changes needed for Westwind/Richmond

I am a 40 year resident of Richmond. I have lived in Westwind for over 30 years. I have watched Richmond evolve into a diverse, cosmopolitan community under civic leadership that has generally been very responsive and wise in steering a course to maintain a vibrant, liveable and welcoming city community. However, I am very disappointed with how our civic leadership has handled the issue of Land Use Contracts and building/zoning bylaws and the negative impact this is having on the liveability and desirability of our established city neighbourhoods.

I am looking to our mayor and councillors to take the following action to reverse the disturbing trend of three story and MASSING homes which are destroying not only the nature of the Westwind planned community which I had bought into but also the fabric of our community and city. More specifically I am looking for the mayor and council to make the following changes in:

Zoning

-reduce the double height provision in By-law 4.2 from 16.4 feet (5.0 m) to 12.1 feet (3.7 m) to bring us in line with our neighbouring cities and municipalities

-reestablish the measurement criteria pre 2008 to determine the maximum height of a house being built in an established community. Prior to 2008 the maximum height for a house was 29.5 feet. However an amendment in 2008 changed the measurement from the top of the roof peak to the mid-point of the roof permitting the true

height to exceed 29.5 feet and climb to 34 feet and beyond. Aside from the questionable process used to implement this amendment, the policy review process promised to review the impact of these changes has never happened.

Land Use Contracts

-LUC properties need a moratorium before any more building permits are granted. Redevelopment could continue under Zoning By-law 8500 rules or by replacement of the same square foot livable area currently on the lot, whichever is larger. No more three story building permits should be granted until the problems with the LUC are resolved.

-Double height provisions need to be reduced to 12 feet and stringently enforced

Over my four decades of working and living in Richmond I know many of you personally. I know you are caring, committed and hard working people. I hope you will focus on this issue and consider the future implications of delaying or not taking action on this important matter to preserve the nature of our neighbourhood and our Richmond community.