Appendix 1

RS-1 Massing Study:

July 8th & 9th, 2015

Workshop Comment Forms

City of Richmond

Comment Form

Public Workshop – July 8, 2015
Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**

- [x] Overall building height
- [ ] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [x] Front yard massing
- [x] Rear yard massing
- [ ] Other

Comments:

Total Floor Area must be 40% of lot area regardless of the number of floors.

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [ ] Yes
- [x] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments: Energy costs increase with height.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [x] No

Comments:

ENTERED

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

Set back should increase with height

6. **Please provide any other general comments you wish to make.**

Comments:

Rear yards should be 40 ft min.
Side yards should increase with height of side walls plus roof peak

---

Thank you for your feedback.

Name: D. Flintoff

Address: 6071 Dover Rd

E-mail: don-flintoff@hotmail.com **Phone:** 604-277-0141

Please complete this Comment Form and return it, to the attention of Gavin Woo – Senior Manager, Building Approvals, by **Wednesday, July 15, 2015**.

- Mail it to the City of Richmond, 6911 No. 3 Road, Richmond BC V6Y 2C1; or
- Fax it to the City of Richmond at 604-276-4052; or
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City of Richmond

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Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**
   - [x] Overall building height
   - [x] Interior ceiling height and floor area calculation
   - [x] Side-wall height
   - [x] Front yard massing
   - [x] Rear yard massing
   - [x] Other

   Comments: Way out of proportion to the size of lot. We don't live like that here. We have greenspace, privacy and reasonable sizes of homes

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**
   - [ ] Yes
   - [ ] No

   Why is this city council not environmentally conscious

   Comments: The most important issue is the size to lot ratio.

3. **What maximum interior ceiling height do you support?**
   - [x] 3.7 m more energy efficient
   - [ ] 5.0 m

   Comments: Build homes that respect our land and the quality of our life.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**
   - [x] Yes of course the smaller the better
   - [x] No

   Comments:

ENTERED

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments: Make them smaller - we have never had this issue before.

6. **Please provide any other general comments you wish to make.**

Comments: What is the delay - and what about the waste from the massive ripping down of our homes. Unconscionable by Canadian standard

Thank you for your feedback. You have had feedback for too long and still pretend you are not sure of the issue.

Name: _____

Address: _____

E-mail: _____ **Phone:** _____

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Comment Form

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Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**

- ☐ Overall building height
- ☐ Interior ceiling height and floor area calculation
- ☐ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☐ Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☑ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☑ 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☐ Yes
- ☑ No

Comments:

ENTERED

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

No, need change.

Thank you for your feedback.

Name: Zhi Qiang Huer

Address: 6499 Azure Rd.

E-mail: kelvinhua@hotmail.com **Phone:** 604-722-6173.

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Comment Form

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Single Family Building Massing

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- ☐ Overall building height
- ☐ Interior ceiling height and floor area calculation
- ☐ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☐ Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☑ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☑ 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☐ Yes
- ☑ No

Comments:

ENTERED

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

No Need change, why we need to stop the city development?

Thank you for your feedback.

Name: Samuel Yau

Address: 8420 Pigott Rd, Richmond

E-mail: _____ **Phone:** 778-869-8433

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City of Richmond

Comment Form

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Single Family Building Massing

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   - ☐ Overall building height
   - ☐ Interior ceiling height and floor area calculation
   - ☐ Side-wall height
   - ☐ Front yard massing
   - ☐ Rear yard massing
   - ☑ Other

   Comments: Design

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - ☑ Yes
   - ☐ No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - ☐ 3.7 m
   - ☑ 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - ☐ Yes
   - ☑ No

   Comments:

ENTERED

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

* HIGH CEILINGS IS NOT A CHINESE DESIGN! IT'S A WESTERN CULTURE! *

6. **Please provide any other general comments you wish to make.**

Comments: Good Design makes the neighborhood. Smaller lots likely don't have high ceilings. Bigger homes on bigger lots looks great with high ceilings in living room & front.
* smaller lots & bigger lots should be treated differently. *

Thank you for your feedback.

Name: PATSY HUI
Address: 7800 Sunnymede Crescent, Rmd. BC
E-mail: patsy@patsyhui.com **Phone:** 604-6443868

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City of Richmond

Comment Form

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Single Family Building Massing

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- [ ] Overall building height
- [ ] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] Rear yard massing
- [ ] Other

Comments: None

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [ ] Yes
- [x] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [x] No

Comments:

ENTERED

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments: We should aim to keep new development in line with new homes built over the past 10+ years. The new height change will change the look of newly developed neighborhoods.

Thank you for your feedback.

Name: Dave Mander
Address: 3671 Royalmile Ave, Rmd.
E-mail: dave@imperialsecurity.ca **Phone:** 6048360571

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City of Richmond

Comment Form

Public Workshop – July 8, 2015
Single Family Building Massing

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1. **Can you tell us what aspects of house construction make the house appear too big?**

   - [x] Overall building height
   - [x] Interior ceiling height and floor area calculation
   - [ ] Side-wall height
   - [ ] Front yard massing
   - [ ] Rear yard massing
   - [ ] Other

   Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [ ] Yes
   - [x] No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - [ ] 3.7 m
   - [x] 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [ ] Yes
   - [x] No

   Comments:

ENTERED

PH - 458

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☒ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: Tian Lin

Address: 8820 Cantrell Rd. V7C 3H1

E-mail: _____ **Phone:** 778.926.8070

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City of Richmond

Comment Form

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Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**

   - [x] Overall building height
   - [x] Interior ceiling height and floor area calculation
   - [x] Side-wall height
   - [x] Front yard massing
   - [x] Rear yard massing
   - [ ] Other drive ways

   Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [x] Yes
   - [ ] No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - [ ] 3.7 m
   - [ ] 5.0 m

   Comments: Much lower than 3.7 m.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [ ] Yes
   - [ ] No

   Comments: I do not think the proposed height limits and revised setbacks ~~are~~ go far enough.

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments: When thinking of building permits. Staff should consider the environment. We have had the hotest summer ever for the last 5 years. Large driveways are being cleaned by pressure washers which are actually banned right now under the Stage 2 water regulations. Yet staff encourages these large driveways. How are you going to enforce stage 2 water ristrictions with the pressure washing of these massive driveways!

Thank you for your feedback.

Name: Yvonne Bell

Address: 10431 Mortfield Road, Richmond BC V7A 2W1

E-mail: _____ **Phone:** _____

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1. **Can you tell us what aspects of house construction make the house appear too big?**

- ☐ Overall building height
- ☐ Interior ceiling height and floor area calculation
- ☐ Side-wall height
- ☐ Front yard massing
- ☑ Rear yard massing
- ☐ Other

Comments:
Move this issue to the front so it is dealt with now, not in a year's time

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☑ Yes
- ☐ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☑ 3.7 m
- ☐ 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☐ Yes
- ☑ No

Comments: 10 ft is still to high.

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☒ No

Comments: Still to large

6. **Please provide any other general comments you wish to make.**

Comments:

Enforce the landscape ratio bylaw
It is routinely broken.

Thank you for your feedback.

Name: Mark Heath.

Address: 3640 Ullsmore Ave

E-mail: mkheath@telus.net **Phone:**

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City of Richmond

Comment Form

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Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**

- [x] Overall building height
- [x] Interior ceiling height and floor area calculation – need to double count at lower height
- [x] Side-wall height
- [ ] Front yard massing
- [x] Rear yard massing – not enough being done at this stage to deal with serious issue of backyard massing. The backyard issue could go another year.
- [ ] Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

This is an important element in controlling masses.

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [x] No

Comments:

~~The~~ The proposed changes give too much latitude to build large, intrusive accessory structures, especially when built to adjoin large 2½ storey houses

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

_____

_____

_____

6. **Please provide any other general comments you wish to make.**

Comments:

_____

_____

_____

_____

_____

_____

_____

_____

Thank you for your feedback.

Name: _____

Address: _____

E-mail: _____ **Phone:** _____

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Single Family Building Massing

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   - [ ] Overall building height
   - [ ] Interior ceiling height and floor area calculation
   - [ ] Side-wall height
   - [ ] Front yard massing
   - [ ] Rear yard massing
   - [x] Other

   Comments:

   Any home can be designed to look good and to fit the neighbourhood

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [x] Yes
   - [ ] No

   Comments:

   IF THE ceiling heights are maintained at 5 m - 16 ft

3. **What maximum interior ceiling height do you support?**

   - [ ] 3.7 m
   - [x] 5.0 m

   Comments:

   I saw the city board and the house design at 12 ft looked too out of character

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [ ] Yes
   - [x] No

   Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☑ No

Comments:

This will distroy the upper floors leaving some smaller homes with only 3 Bedrooms

6. **Please provide any other general comments you wish to make.**

Comments:

City should take more to study the long term impacts before making any Recommendations to this Bylaw

---

Thank you for your feedback.

Name: H. Riat

Address: 3360 Blundell Rd, Richmond BC

E-mail: _____ **Phone:** _____

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1. **Can you tell us what aspects of house construction make the house appear too big?**

   - [x] Overall building height
   - [x] Interior ceiling height and floor area calculation
   - [ ] Side-wall height
   - [ ] Front yard massing
   - [ ] Rear yard massing
   - [ ] Other

   Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [ ] Yes
   - [ ] No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - [ ] 3.7 m
   - [x] 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [ ] Yes
   - [x] No

   Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☒ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments: Please keep it same as before

Thank you for your feedback.

Name: HARJINDER DHALIWAL

Address: 10620 Southgate Rd Richmond BC V7A 2X6

E-mail: dhaliwalh1@gmail.ca **Phone:** 604-338-6571

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1. **Can you tell us what aspects of house construction make the house appear too big?**

- [x] Overall building height
- [x] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [x] Front yard massing
- [x] Rear yard massing
- [ ] Other finishes - vertical lines in the design

Comments:

Flood Plain adjustment + over all height give the perception of a very large house - we have to have the flood plain adjustment - we need to adjust the ht of houses to compensate.

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

I never understood this before - I never realized it was all a facade.

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

Please use both ft + meters as can't envision in meters —

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No - respect the old and coexist with the new!

Comments:

We need development permit for these - or a special license for accessory buildings

5. **Do you support the proposed changes to building envelopes?**

☑ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

We need to reduce lot coverage so we can get back play areas for kids - gardens trees.

The process is too slow - show your teeth and due something with determination. Too little too late.

Thank you for your feedback.

Name: Kathleen Beaumont

Address: 6415 London Rd

E-mail: beaumont.kath@gmail.com **Phone:** 604 272 4841

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Look around the room. The people who are expressing their concern are primarily in the 40% minority. If the driving force is immigration and big houses then I don't waste our time. There has to be a balance something for everyone.

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City of Richmond

Comment Form

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Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**

- [x] Overall building height
- [x] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] Rear yard massing
- [ ] Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: G. LANGELIER

Address: 10011 SEACOTE Rd

E-mail: _____ **Phone:** 604-277-7325

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City of Richmond

Comment Form

Public Workshop – July 8, 2015
Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**

- [x] Overall building height
- [ ] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [x] Front yard massing
- [x] Rear yard massing
- [ ] Other

Comments:

Lots of mega homes are use like hotels. 5 - 6 self parent vehicles are parking all the time Plugg ong up the streets.

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☑ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Lots of new homes are rented out. Big rooms like a hotel. Parking is becoming an issue. (parking in front of houses. garbage truck are starting to problems in residential areas because of cars.

Thank you for your feedback.

Name: Bob Kuntz

Address: 6020 Nanika Cres V7C-2W5

E-mail: _____ **Phone:** 604-277 9250

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City of Richmond

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- [x] Overall building height
- [x] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] Rear yard massing
- [ ] Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [ ] Yes
- [x] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [x] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☒ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Keep the new house already built in Richmond. I don't allow any changes to make the smaller the space and the safety of the new building house

---

Thank you for your feedback.

Name: Bin Li

Address: 8131 Cantley RD Richmond. V7C 3R6

E-mail: haoardo5920@hotmail.com **Phone:** 778-996-3533

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   - [ ] Interior ceiling height and floor area calculation
   - [ ] Side-wall height
   - [x] Front yard massing
   - [x] Rear yard massing
   - [ ] Other

   Comments:
   The houses are much too close fine with No grass – only concrete fronts which holds the heat.

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [x] Yes
   - [ ] No

   Comments:
   What is the point of a dropped ceiling

3. **What maximum interior ceiling height do you support?**

   - [x] 3.7 m
   - [ ] 5.0 m

   Comments:
   Why do they need this wasted space

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [x] Yes
   - [ ] No

   Comments:
   Houses need to be sized according to the lot with plenty room on both sides as well as front and back.

5. **Do you support the proposed changes to building envelopes?**

☑ Yes

☐ No

Comments: But they should go further!

6. **Please provide any other general comments you wish to make.**

Comments: These large homes are impacting the way of life of long-time residents.

Thank you for your feedback.

Name: ANN REES

Address: 193-3031 WILLIAMS ROAD V7E 4G1

E-mail: ann@familytrees.ca **Phone:** 778-233-6445

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- [ ] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [x] Front yard massing
- [x] Rear yard massing
- [ ] Other

Comments:

NEW HOUSES OCCUPY MOST OF THE AVAILABLE PROPERTY AND TOTALLY DWARF THOSE BUILT IN 60'S + 70'S

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

MAXIMUM OVERALL HEIGHT TO BE CALCULATED FROM GRADE

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

SHOULD BE RELATED TO SIZE OF HOUSE

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☒ Yes

☐ No

Comments: SETBACKS SHOULD BE INCREASED FROM PROPERTY LINE

6. **Please provide any other general comments you wish to make.**

Comments: PARKING IS BECOMING AN ISSUE AS THE LARGER THE HOUSE THE MORE STREET PARKING IS USED EVEN WITH 2+3 CAR GARAGES

Thank you for your feedback.

Name: J. DUNNIGAN

Address: 6040 MANIKA GATE

E-mail: 604-277-4432 **Phone:** JNDUNNIGAN@telus.net

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- [ ] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [x] Front yard massing
- [x] Rear yard massing
- [ ] Other

Comments:
Most are high & ugly & don't fit in neighborhood

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☑ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

We have many illegal suits in our area

Thank you for your feedback.

Name: N Dunnigan

Address: 6040 Danube Pl

E-mail: _____ **Phone:** 604-277 4432

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- [x] Overall building height
- [x] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [x] Front yard massing
- [x] Rear yard massing
- [ ] Other

Comments:

Useless square footage, they ruin an older neighbourhood, add expense to maintenance & they are just plain ugly.

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

added ceiling height is not livable space.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments: what are they?

6. **Please provide any other general comments you wish to make.**

Comments: These mega homes ~~would~~ should ~~have~~ been in an area by themselves, but to allow them into well established areas has completely ruined Richmond. This is very poor planning (?) on the city's part. To have monster homes on one side of your residence & "BIRD HOUSES" as along Williams Road in Shellmont proves that the developers are doing the planning.

Thank you for your feedback.

Name: Mo LANGEVIN

Address: 10011 SEACOTE ROAD RICHMOND

E-mail: _____ **Phone:** 604 277-7325

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- ☐ Interior ceiling height and floor area calculation
- ☐ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☐ Other

Comments: PUT A FREEZE AT ONCE ON THE MONSTER HOUSES

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☐ No

WHILE TALK GO ON FOR EVER

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☐ 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☐ Yes
- ☐ No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

_____

_____

_____

6. **Please provide any other general comments you wish to make.**

Comments:

_____

_____

_____

_____

_____

_____

_____

_____

Thank you for your feedback.

Name: _____

Address: _____

E-mail: _____ **Phone:** _____

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- ☐ Overall building height
- ☐ Interior ceiling height and floor area calculation
- ☐ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☑ Other

Comments:

not concerned

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☑ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☑ 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☐ Yes
- ☑ No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: Brupinder Kooner

Address: 3377 Moresby Drive

E-mail: _____ **Phone:** 604-780-8286

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- [ ] Front yard massing
- [ ] Rear yard massing
- [ ] Other

NOT sure if they are too big, but ~~if~~ assuming they are, I would say overall building height

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [ ] Yes
- [x] No

Comments: droped ceilings are nice & attractive if properly done.

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments: It is our unique advantage that we have in Richmond.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments: Full support

5. **Do you support the proposed changes to building envelopes?**

☑ Yes

☐ No

Comments: only reducing total height to 9 M from 10.5M for 2 ~~sing~~ level single family homes

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: Richard ~~Zeleke~~

Address: 10471 Truro Dr.

E-mail: rethier@shaw.ca **Phone:** 778-865-2428

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Public Workshop – July 8, 2015
Single Family Building Massing

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1. **Can you tell us what aspects of house construction make the house appear too big?**
   - [x] Overall building height
   - [ ] Interior ceiling height and floor area calculation
   - [ ] Side-wall height
   - [x] Front yard massing
   - [x] Rear yard massing
   - [ ] Other

   Comments: Every lot paved to their borders - property can't percolate - probable flood problem

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**
   - [x] Yes
   - [ ] No

   Comments:

3. **What maximum interior ceiling height do you support?**
   - [x] 3.7 m
   - [ ] 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**
   - [ ] Yes
   - [ ] No

   Comments: What are the proposals? Same as 2, 3 above?

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments: Don't know what they are

6. **Please provide any other general comments you wish to make.**

Comments: Please review + visit East Richmond between No 5 + No 6 Road. The new houses there are huge - one on Sidaway is 16,000 ft² Insane!

Thank you for your feedback.

Name: De Whalen

Address: 8631 Blundell

E-mail: de_whalen@hotmail.com **Phone:**

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- ☐ Overall building height
- ☐ Interior ceiling height and floor area calculation
- ☐ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☐ Other

Comments: None

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☑ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☑ 5.0 m

Comments: no impact to anyone, why not for a higher ceiling.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☑ Yes
- ☐ No

Comments: as the accessory building may impact the neighbouring property due to the closeness of the set back.

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments: the houses are in high demand, people love the existing building envelopes, so keep it as it is.

6. **Please provide any other general comments you wish to make.**

Comments: Keep the existing bylaw.

Thank you for your feedback.

Name: John Lee
Address: 9820 Bates Road
E-mail: whistlerluy@gmail.com **Phone:**

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- ☐ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☐ Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☑ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☑ 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☐ Yes
- ☑ No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

No need to be changed

Thank you for your feedback.

Name: Vincent Kwong
Address: 9860 Berry Road
E-mail: V_kwong817@hotmail.com **Phone:** 604-275-7571

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- [ ] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] Rear yard massing
- [ ] Other

Comments:

If whole building ~~too height too~~ high, makes house big

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [ ] Yes
- [x] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [x] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: Jie He
Address: 9933 Aquila Rd. Richmond
E-mail: sarah_hejie@hotmail.com **Phone:** 778-988-3027

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- ☐ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☐ Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☑ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☑ 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☐ Yes
- ☑ No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: JIE MA

Address: 6191 Francis Rd. Richmond

E-mail: Jackymaca@Hotmail.com **Phone:** 604.618-1596

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- [ ] Overall building height
- [ ] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [ ] Front yard massing
- [ ] Rear yard massing
- [ ] Other

Comments: Decorative Dormers

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments: provided no exemption for entry foyer

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments: This is unique in the lower mainland.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

_____

_____

_____

6. **Please provide any other general comments you wish to make.**

Comments:

_____

_____

_____

_____

_____

_____

_____

_____

Thank you for your feedback.

Name: _____

Address: _____

E-mail: _____ **Phone:** _____

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City of Richmond

Comment Form

Public Workshop – July 8, 2015
Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**

- ☐ Overall building height
- ☐ Interior ceiling height and floor area calculation
- ☑ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☐ Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☑ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☑ 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☑ Yes
- ☐ No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

I believe the existing Ruler for height and setback stay in place-

---

Thank you for your feedback.

Name: Steve dhanda

Address: ~~Steveda~~ 10880 #5 Road

E-mail: Stevedhanda@hotmail.com **Phone:** 778-317-8383

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1. **Can you tell us what aspects of house construction make the house appear too big?**

- [ ] Overall building height
- [ ] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] Rear yard massing
- [x] Other

Comments:
none

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [ ] Yes
- [x] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [x] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: Harsit Sahdev
Address: 4511 Danforth Dr
E-mail: harj@landcraftgroup.ca **Phone:** 604-771-0299

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City of Richmond

Comment Form

Public Workshop – July 8, 2015
Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**

- [ ] Overall building height
- [x] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [ ] Front yard massing
- [ ] Rear yard massing
- [ ] Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: SHAN DULAY

Address: 8860 SCOTSMOOR CR

E-mail: shandulay@telus.net **Phone:**

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PH - 510

City of Richmond

Comment Form

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Single Family Building Massing

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- [x] Overall building height
- [x] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [x] Front yard massing
- [x] Rear yard massing
- [ ] Other

Comments:

The houses being built now are too close to property lines, too high and take up too much of the lot, therefore leaving no room for green space/trees.

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

The smaller the better!

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Comments are attached.

I have included comments on improving conditions for neighbours enduring construction.

Thank-you for listening to citizens concerns + taking action. I love Richmond for the parks/trees/dykes/green space. Huge houses take away green space and take away the light for existing homes.

Thank you for your feedback.

Name: Tanya Martens

Address: 7211 Winchelsea Cres

E-mail: tmartens2000@shaw.ca **Phone:** 604-271-0651

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Concerns regarding construction in residential areas

From Tanya Martens
7211 Winchelsea Cres
604-271-0651

The demolition and construction next door began in January 2013 which led to several concerns for neighbours of construction:

- we were not made aware by the city or builders of the intended demolition/construction and it was just by luck that I was home and **prevented the demo crew from taking out my hedge**!

- the **fence** between us was removed with no notice. Our dog died just before the fence came down but, it made me concerned that if our dog was still alive, she could have gotten out with no fence and until the new one was built, we would not have been able to leave her outside. This would have been a major problem and I felt no consideration was given to us as neigbours.

- the construction crew left **garbage, debris** and a large concrete ring on our property. When the **fence** was rebuilt, no effort was made to trim the plastic on our side or clean up the rocks. We were left with getting soil to level the ground and seeding the lawn.

- I can understand the need for construction noise but, the **radios and music** add to the din and made enjoying our yard and having windows open in the summer impossible.

- I feel the city needs to **clean the street** frequently during construction and charge the builder for it. Our street was covered in sand and dirt and I was the one to clean it up.

- I feel the city needs to require **construction crews to use a disposal bin or garbage cans** for the crew's garbage and fly away construction debris. The yard of the house under construction looked like a garbage dump for many months with worker's lunch wrappers just thrown on the ground. The garbage then blew around the neighbourhood!

I know everything can't be perfect when construction is happening but, I feel these concerns are ones that can easily be addressed to give consideration to existing homeowners and residents who live nearby.

My thoughts on House sizing.

- houses should be further set back from property lines. The house next door is 4 feet from the fence where the previous house was about 15 feet. This would allow for plantings to give privacy and green space around homes.

- houses should be only 2 stories without extra height for roof decks and attic windows etc so they are not taller than surrounding homes.

T Martens
July 8/15

3A

City of Richmond

Comment Form

Public Workshop – July 8, 2015
Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**

- [x] Overall building height
- [x] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [x] Front yard massing
- [x] Rear yard massing
- [x] Other → concrete instead of lawns & gardens, trees are removed

Comments:

oversized & invasive houses (which nobody resides in) are dominating residential streets and lowering the quality of life for Canadians. Overgrown grass & pavement yards are abundant and damage the environment.

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [ ] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

they are still too large, more space around the houses should be required

6. **Please provide any other general comments you wish to make.**

Comments:

The appearance of these monster homes (overgrown grass, weeds, newspapers piling up) proves that nobody lives in them. The size is dominant & invasive in comparison to Canadian homes. Vancouver & Richmond boast about being green cities, yet allow Chinese who are filthy rich to tear down our city and build Hongcouver.

---

* why are all the city representatives at this convention chinese?

Thank you for your feedback.

Name: _____

Address: _____

E-mail: _____ **Phone:** _____

Island city by concrete,

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City of Richmond

Comment Form

Public Workshop – July 8, 2015
Single Family Building Massing

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- [x] Overall building height
- [x] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [x] Front yard massing
- [x] Rear yard massing
- [x] Other

Comments:

Greenspace / Water runoff / 1

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☑ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

- Lower building envelope / increase side yard / rear yard / ensure a percentage of the yard is not paved.
- Ensure the building foundation will not endanger existing trees.
- Builders should consult the neighborhood before finalizing a design

---

Thank you for your feedback.

Name: JIM LANNING.

Address: 3271 JESMOND AVE.

E-mail: jimlanning54@hotmail **Phone:** 604-241-2045.

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1. **Can you tell us what aspects of house construction make the house appear too big?**

   - [x] Overall building height
   - [x] Interior ceiling height and floor area calculation
   - [x] Side-wall height
   - [x] Front yard massing
   - [x] Rear yard massing
   - [x] Other — define minimum size of tree space in the backyard.

   Comments:
   no third floor balconies
   no walls intruding on people's gardens. Builders need to work with pre-existing house measurements

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [x] Yes
   - [ ] No

   Comments:
   There are, they, councils & mayors? They should have attended.

3. **What maximum interior ceiling height do you support?**

   - [x] 3.7 m
   - [ ] 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [x] Yes
   - [ ] No

   Comments:
   As a start — Urgently look @ further changes suggested.

5. **Do you support the proposed changes to building envelopes?**

☒ Yes Best
☐ No

Comments: They need to be enforced!

6. **Please provide any other general comments you wish to make.**

Comments:

The city needs to act fast. The tearing down of sturdy houses in the Westwood Neighbourhood is rampant.

The city has to work on giving guidelines to keep the aesthetics of established neighbourhoods and embellish them (no monster homes!

Thank you for your feedback.

Name: Elaine Bedtham - Sellitti

Address: 11711 Trumpeter Dr

E-mail: efbs@shaw.ca **Phone:** 604-448-5435

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- ☐ Overall building height
- ☐ Interior ceiling height and floor area calculation
- ☐ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☐ Other

Comments:

N/A

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☒ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☒ 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☐ Yes
- ☒ No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☒ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: G. S. AHJLA.

Address: 10411 ARAGON ROAD

E-mail: gaujla1@gmail.com **Phone:** 7783899890

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Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**

- [x] Overall building height
- [x] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [x] Front yard massing
- [x] Rear yard massing
- [ ] Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

_____

_____

_____

6. **Please provide any other general comments you wish to make.**

Comments:

_____

_____

_____

_____

_____

_____

_____

_____

Thank you for your feedback.

Name: _____

Address: _____

E-mail: _____ **Phone:** _____

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- [x] Overall building height
- [x] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [x] Front yard massing
- [x] Rear yard massing
- [x] Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments: Anything is better than what is being built

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments: Anything is better than what is being built today!

6. **Please provide any other general comments you wish to make.**

Comments:

Food Garbage left by crews - Should be fines
Rat problems - Food left on site
Too late for me - The street is ruined
Ri. 10486 Canso Cres.

Thank you for your feedback.

Name: Vicki Henderson

Address: 10500 Canso Cres.

E-mail: _____ **Phone:** 604-275-3375

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Comment Form

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Single Family Building Massing

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- [x] Overall building height
- [ ] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] Rear yard massing
- [ ] Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [ ] Yes
- [x] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: Fahad Abrahani

Address: ~~admin@khalidhasan.com~~ 10600 Mortfield Road

E-mail: admin@khalidhasan.com **Phone:** 778-316-2506

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City of Richmond

Comment Form

Public Workshop – July 9, 2015
Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**

   - [x] Overall building height
   - [x] Interior ceiling height and floor area calculation
   - [ ] Side-wall height
   - [x] Front yard massing
   - [x] Rear yard massing
   - [x] Other

   Comments:

   Lack of any vegetations. - An overall appearance of neighbours that don't want to belong to the society of Richmond.

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [x] Yes
   - [ ] No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - [x] 3.7 m
   - [x] 5.0 m

   Comments:

   This lower height supports electrical safety - the higher the ceiling the less likely the electricals will be managed, observed & updated as they age.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [ ] Yes
   - [ ] No

   Comments:

   Don't know the proposal to comment

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments: Need to look at them first

6. **Please provide any other general comments you wish to make.**

Comments: We need builders plans to be more creative. with an inclusion of more green spaces on the property.

We need a committee of the residences of Richmond who have lived here for at least 25 years and are Canadian Citizens. We can set standards for ~~for~~ new buildings and create better subdivisions. Melding the old & new buildings to improve the look of Richmond for a more cohesive neighborhood.

Thank you for your feedback.

Name: Bev Lee

Address: 10691 Gross Court Richmond

E-mail: _____ **Phone:** 272-2131 (604)

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What about the law for not being able to remove trees of a certain diameter - but can be removed for new building.

AL

City of Richmond

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   - ☐ Overall building height
   - ☐ Interior ceiling height and floor area calculation
   - ☐ Side-wall height
   - ☐ Front yard massing
   - ☐ Rear yard massing
   - ☐ Other

   Comments: Nothing they look Beatiful, Modern

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - ☐ Yes
   - ☑ No

   Comments: Dropped ceiling make house look Bright inside, more open + Beautiful

3. **What maximum interior ceiling height do you support?**

   - ☐ 3.7 m
   - ☑ 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - ☐ Yes
   - ☑ No

   Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments: keep existing Bylaw

Thank you for your feedback.

Name: HARRY Vinepal
Address: 3600 Blundell RD. Richmond, BC
E-mail: HARRYVinepal@Hotmail.com **Phone:** 6047290198

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City of Richmond

Comment Form

Public Workshop – July 8, 2015
Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**

- ☐ Overall building height
- ☐ Interior ceiling height and floor area calculation
- ☐ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☐ Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☑ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☑ 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☐ Yes
- ☑ No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: Jagmeet Singh Gill

Address: 7491 Lindsay Rd

E-mail: Starimagegutters@gmail.com **Phone:** 604 7215334

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   - [ ] Side-wall height
   - [ ] Front yard massing
   - [ ] Rear yard massing
   - [ ] Other

   Comments:
   Interior Ceiling should not be any ones concerned. I like higher ceilings in my Home 16'.4" inches should be allowed.

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [x] Yes
   - [ ] No

   Comments:
   Interior ceiling height should be measured from Top plate at 5m height.

3. **What maximum interior ceiling height do you support?**

   - [ ] 3.7 m
   - [x] 5.0 m

   Comments:
   5.0 m is working well & me & my family likes it. More than 5m should not be allowed. 3.7 m is too low.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [x] Yes
   - [ ] No

   Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments: They will not work on 18 m wide lots.

6. **Please provide any other general comments you wish to make.**

Comments:
* Side yard Building envelope dont work.
* Reduce overall Height to 9.0 m
* Reduce top plate height to max. 5.0m
* More Enforcement.
* Good Neighbour policy to be implemented.
* Interior ceiling height to be 5.0m.

Thank you for your feedback.

Name: K. Hasan
Address: 4180 Amundsen Pl Richmond
E-mail: info@khalidhasan.com **Phone:** 604.786.8960

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- [x] Overall building height
- [x] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [x] Front yard massing
- [x] Rear yard massing
- [x] Other

Comments:

Frames windows add to the feeling of enclosure

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

They should fit in to existing neighborhoods, not dwarf everything else.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

PH - 536

5. **Do you support the proposed changes to building envelopes?**

☑ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments: It's not only the fact that these houses are monstrous & ugly, but that these & others are disappearing at an alarming rate. Yesterday's 'old' neighborhoods like the 'Flats' & 'Woods' 'soul-less' & bereft of community. Many of them are not even lived in!

Richmond is turning into 'Isle by Beneath'!

Thank you for your feedback.

Name: Shirley Fulton

Address: #67-7491 7th Ave, Richmond, V6E 4E5

E-mail: _____ **Phone:** 604-274-0405

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   - [ ] Side-wall height
   - [ ] Front yard massing
   - [ ] Rear yard massing
   - [ ] Other

   Comments:

   Existing Noise

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [ ] Yes
   - [x] No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - [ ] 3.7 m
   - [x] 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [ ] Yes
   - [x] No

   Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

No ~~[illegible]~~ change on existing height.

Thank you for your feedback.

Name: Kiara Key

Address: 4060 Burton Av.

E-mail: kiarakey3@gmail.com **Phone:**

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4060 burton Ave.

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- [x] Overall building height
- [ ] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] Rear yard massing
- [ ] Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [ ] Yes
- [x] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [x] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

_____

_____

_____

6. **Please provide any other general comments you wish to make.**

Comments:

_____

_____

_____

_____

_____

_____

_____

_____

Thank you for your feedback.

Name: _____

Address: _____

E-mail: _____ **Phone:** _____

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- [ ] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] Rear yard massing
- [ ] Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [ ] Yes
- [x] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [x] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Remain the bylaw as is where it is.
No change shall make at all

Thank you for your feedback.

Name: TONY TANG

Address: 402-5880 Dover Cr

E-mail: tonytangbc@gmail.com **Phone:** 604-266-8989

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   - [x] Interior ceiling height and floor area calculation
   - [x] Side-wall height
   - [x] Front yard massing
   - [x] Rear yard massing
   - [ ] Other

   Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [x] Yes
   - [ ] No

   Comments: MAX 12 FT CEILINGS FROM CENTRE OF THE ROOM. HIGHEST POINT IN ROOM.

3. **What maximum interior ceiling height do you support?**

   - [x] 3.7 m
   - [ ] 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [x] Yes
   - [ ] No

   Comments:

5. **Do you support the proposed changes to building envelopes?**

- [x] Yes
- [ ] No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: STEVEN A. MAY

Address: 6240 GOLDSMITH DR.

E-mail: SMAY6@TELUS.NET **Phone:** 604-272-3060

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   - ☐ Overall building height
   - ☐ Interior ceiling height and floor area calculation
   - ☐ Side-wall height
   - ☐ Front yard massing
   - ☐ Rear yard massing
   - ☒ Other

   Comments:
   I do not ~~de~~ care the size of the house but I do not agree to the requirement of high ceiling being reduce.

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - ☐ Yes
   - ☒ No

   Comments:
   What makes richmond houses so special when company to other city in vancouver is that we have high ceiling, If high ceiling being removed, what will happen to other housing market in Richmond (?)

3. **What maximum interior ceiling height do you support?**

   - ☐ 3.7 m
   - ☒ 5.0 m

   Comments: Ceiling height should remain the same.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - ☐ Yes
   - ☒ No

   Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments: Size of houses ~~can~~ can be adjust, but city should not take away the high ceiling. If high ceilings have to removed the high ceiling requirement What I recommend is ~~to~~ to give owner a amount to use as high ceiling "like 200 sqft allowed to use as high ceiling". "Similar to how car garage ~~is~~ works."

Thank you for your feedback.

Name: David C Y Wang
Address: 8171 Claybrook rd
E-mail: cfcy73@gmail.com **Phone:** 604-765-0899

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   - [x] Overall building height
   - [x] Interior ceiling height and floor area calculation
   - [x] Side-wall height
   - [x] Front yard massing
   - [x] Rear yard massing
   - [ ] Other These phoney tall columns that are put in to simulate richness. they are appalling!!!

   Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [x] Yes
   - [ ] No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - [x] 3.7 m
   - [ ] 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [x] Yes
   - [ ] No

   Comments:

5. **Do you support the proposed changes to building envelopes?**

☒ Yes
☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments: I abhor the fact that agricultural land is being bought & then an enormous house & buildings are being constructed on a huge front portion of the land. I object to their advertisement saying "Come & build your dream (monster house) on all this acreage. These houses take an enormous amount of water to irrigate their fully landscaped property, they destroy trees when the lot is cleared and there are no havens for wild life.

Thank you for your feedback.

Name: NANCY TRANT

Address: 201-10100 #3 RD. RMD. B.C.

E-mail: _____ **Phone:** (604) 277-0450

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   - [x] Front yard massing
   - [x] Rear yard massing
   - [ ] Other

   Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [x] Yes
   - [ ] No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - [x] 3.7 m
   - [ ] 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [ ] Yes
   - [ ] No

   Comments: DON'T KNOW YOUR AMENDMENTS

PH - 550

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

_____

_____

_____

6. **Please provide any other general comments you wish to make.**

Comments:

_____

_____

_____

_____

_____

_____

_____

_____

Thank you for your feedback.

Name: _____

Address: _____

E-mail: _____ **Phone:** _____

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- ☐ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☐ Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☑ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☑ 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☐ Yes
- ☑ No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: PRISCILLA CHAN

Address:

E-mail: goldsmithgogo@gmail.com **Phone:**

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- ☐ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☑ Other

Comments:

When comparing older houses in the area, new houses will appear bigger or too big.

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☑ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☑ 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☐ Yes
- ☑ No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

The proposed changes will actually limit the design of any homes in future. Any detached homes in a community will look like a huge townhouse complex.

Thank you for your feedback.

Name: Andrew Hui

Address:

E-mail: andrewmkhui@gmail.com **Phone:**

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- ☐ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☐ Other

Comments:
No. Why is it too big. Don't stop the development.

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☒ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☒ 5.0 m

Comments: High ceiling is beautiful and enjoyful to live in.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☐ Yes
- ☒ No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☒ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments: Don't make any change or put limitation. We need more space rather than less!.

Thank you for your feedback.

Name: James

Address: 8428 P.GOTT RD.

E-mail: liconconstructionltd@gmail.com **Phone:** 778-919-6633

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- ☐ Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☒ Yes
- ☐ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☐ 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☒ Yes
- ☐ No

Comments:

PH - 558

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

MY MAIN CONCERN IS THE SETBACKS, I BELIEVE THAT INCREASING THE SETBACK WOULD ~~REDUCE~~ THE MASSING I DONT MIND HAVING 2½ STORIES AS LONG THE PROPORTION IS WITHIN THE NEW INCREASED SETBACK. ALSO FOR LARGE LOT. AT PRESENT TIME IT DEVELOPED TO MAX, I WOULD SUGGEST PROVIDING A COUCH HOUSE TO ADD ~~TOWARD~~ TO MAX FSR IN THE MAIN HOUSE.

AS WELL IT SHOULD DIVIDE THE RS ZONING TO ACCOMMODATE RESPECTED NEIGHBOURHOODS

ALSO ~~WHITE~~'S WITH THE FRONT GATE/ ~~FENCE~~ IT BECOME UNTI NEIGHBOURHOOD.

Thank you for your feedback.

Name: RIGOR NERPIO

Address: 8511 FAIRHURST RD.

E-mail: AMANTE.DESIGN@TELUS.NET **Phone:** 604-275-~~6866~~ 2879

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City of Richmond

Comment Form

Public Workshop – July 8, 2015
Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**

   - [x] Overall building height
   - [x] Interior ceiling height and floor area calculation
   - [x] Side-wall height
   - [ ] Front yard massing
   - [ ] Rear yard massing
   - [ ] Other

   Comments:

   THE HOUSE IS BUILT TOO CLOSE TO THE PROPERTY LINE

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [x] Yes
   - [ ] No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - [x] 3.7 m PREFERABLE - EVEN LESS !
   - [ ] 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [x] Yes
   - [ ] No

   Comments:

   IT'S A START - KEEP GOING

5. **Do you support the proposed changes to building envelopes?**

☒ Yes
☐ No

Comments:

IT'S A START

6. **Please provide any other general comments you wish to make.**

Comments:

- PLEASE LIMIT THE SHRINKAGE OF THE BACKYARDS EXAMPLE 142' DEEP LOT ONLY HAS A 20 FT BACKYARD. THE FRONT OF THAT HOUSE STARTS IN LINE WITH THE BACK WALL OF OUR HOME - WHY?
- WHY DOES THE CITY ALLOW THE BRICK WALL ACROSS THE FRONT OF THE NEW HOMES?
- ROOF PITCHES ARE EXCESSIVE - RESULTING IN EXCESSIVE BLDG HEIGHTS

Thank you for your feedback.

Name: R. WORDEN
Address: 10380 CAITHCART RD
E-mail: CAITHCART@HOTMAIL.COM **Phone:** 604 272-2842

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- [ ] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] Rear yard massing
- [ ] Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [ ] Yes
- [x] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [x] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: Kevin Zou
Address: 313 9399 Tomicki Ave Richmond.
E-mail: zouweifeng@gmail.com **Phone:** 7788690883

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- [x] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [x] Front yard massing
- [x] Rear yard massing
- [ ] Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☑ Yes

☐ No

Comments: NO (3) STOREY HOUSES (AS IN GOLDSMITH DR SUBDIVISION) DON'T TELL ME THEY AREN'T 3 STOREY!

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: NEIL ROBERTSON

Address: 6071 GOLDSMITH DR.

E-mail: ohneil5005@gmail.com **Phone:** 6042776065

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   - [x] Interior ceiling height and floor area calculation
   - [x] Side-wall height
   - [x] Front yard massing
   - [x] Rear yard massing
   - [ ] Other

   Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [x] Yes
   - [ ] No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - [x] 3.7 m
   - [ ] 5.0 m

   Comments:
   A lower height is a smaller footprint and reduced heating requirement so more environmentally green.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [ ] Yes
   - [ ] No

   Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

- Hate the loss of light & privacy for neighbors
- Hate the loss of yards/gardens - bad for environment/planet!
- Need a variety of housing sizes + styles.
- Not the point of today, but consider requirement of solar panels to all new buildings
- you said can't regulate character of neighbourhood, but Vancouver does - they have heritage neighborhoods (e.g. NE of 15 Ave + Yew Kon)

Thank you for your feedback.

Name: Denise McDougal

Address: 5720 Laurelwood Crt

E-mail: dmcdougal@shaw.ca **Phone:** 604-278-9511

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City of Richmond

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   - [x] Interior ceiling height and floor area calculation
   - [x] Side-wall height
   - [x] Front yard massing
   - [x] Rear yard massing
   - [ ] Other

   Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [x] Yes
   - [ ] No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - [x] 3.7 m
   - [ ] 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [x] Yes but they are still too high.
   - [ ] No

   Comments:
   Large garages should not sit at the back lot line if there is an adjoining lot at the back. Large garages are okay if there is an alley at the b

5. **Do you support the proposed changes to building envelopes?**

☒ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: M. SMITH

Address: 6580 MAYFLOWER DR.

E-mail: marionsmith@shaw.ca **Phone:** 604-277-0259

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City of Richmond

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Single Family Building Massing

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- [x] Overall building height
- [ ] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] Rear yard massing
- [ ] Other

Comments:

High ceiling

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [ ] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

_____

_____

_____

6. **Please provide any other general comments you wish to make.**

Comments:

_____

_____

_____

_____

_____

_____

_____

_____

Thank you for your feedback.

Name: _____

Address: _____

E-mail: _____ **Phone:** _____

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- ☐ Overall building height
- ☐ Interior ceiling height and floor area calculation
- ☐ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☐ Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☑ No

Comments:

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☑ 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☐ Yes
- ☑ No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: Kuljit Bolla
Address: 9011 Ash St. Richmond
E-mail: Kuljit Bolla@Hotmail.com **Phone:** 604-617-8715

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- [ ] Overall building height
- [ ] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] Rear yard massing
- [x] Other

Comments:

I'm more concerned with the houses look rather than height concerns

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [ ] Yes
- [x] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [x] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes
☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

I feel that the citizens of Richmond are more concerned about how a house looks on the outside than how big the houses are

---

Thank you for your feedback.

Name: Robbie Sharda

Address: 5771 Langtree Ave

E-mail: robbiesharda@hotmail.com **Phone:** 604-725-2590

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- [x] Overall building height
- [x] Interior ceiling height and floor area calculation
- [x] Side-wall height
- [x] Front yard massing
- [x] Rear yard massing
- [x] Other: setback too less/small

Comments:
Volume to area ratio is too large!
Roof peaks, flat roofs

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:
Should be measured from highest point of room!

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments: Please protect neighbourhood character.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [x] No

Comments: Setbacks must be greater! Height must be lower.
Setbacks must be sufficient to afford fire safety, maintenance access, privacy

PH - 576

5. **Do you support the proposed changes to building envelopes?**

☑ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

The OCP forms the Constitution of a planned community. Within it are values and guiding spirit that provides quality of life to citizens. The character of our community needs to foster inclusion, and support development that aims for same. Huge houses that antagonizes existing neighbours, who are the majority, are not fostered by the OCP. Please enact policies that are to the spirit of the OCP to protect existing residents!

Thank you for your feedback.

Name: JASON MA

Address:

E-mail: jskma@hotmail.com **Phone:** 778 232 1288

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   - ☐ Side-wall height
   - ☐ Front yard massing
   - ☐ Rear yard massing
   - ☐ Other

   Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - ☐ Yes
   - ☐ No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - ☐ 3.7 m
   - ☐ 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - ☐ Yes
   - ☐ No

   Comments: (see over)

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

I am feeling very sad about what is happening in Richmond. The sense of community is being / has been destroyed. As children, we teach them that they are individuals, but part of a collective, a community and it is this community that requires respect for one another - listening, understanding, sharing. It does not mean imposing ourselves on others - Richmond was a community - well-loved but it is being destroyed. We are not going back .... but as we "move forward" we need "courageous leadership". Please STOP the bylaw right - and begin again. Let's rise above the petty arguments and keep a vision of Richmond which we can be proud of again

Thank you for your feedback.

Name: NANCY YURKOVICH

Address: 7760 SUNNYDENE ROAD.

E-mail: njy@telus.net **Phone:** 604-277-1771.

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- [x] Side-wall height
- [ ] Front yard massing
- [ ] Rear yard massing
- [ ] Other

Comments:

Blocking sunlight, views & sightlines

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [x] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☑ Yes

☐ No

Comments:

Design building envelopes to suit existing neighborhood.

6. **Please provide any other general comments you wish to make.**

Comments:

Approve design to fit current design & respect existing

- Action ASAP.

- Address - Luc to follow

Thank you for your feedback.

Name: Lee Bennett

Address: 5371 Woodpecker Dr

E-mail: leeben@telus.net **Phone:** 277-2909

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- [ ] Rear yard massing
- [x] Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [ ] Yes
- [x] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments:
I think it would be most appropriate to maintain the maximum ceiling height at what it currently is so there can continue to be more beautiful and structurally sound homes.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [x] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☑ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

As a resident of Richmond, I understand why some residents are upset about the "massing". However, it is absolutely vital that this group understands that as cities urbanize, landscapes will change. The city and its residents benefit enormously from the construction and sales of these homes. If residents wish to continue reaping the benefits, they need to understand this. If this bylaw is put in place, Richmond will lose it's edge as a desirable city to live in; property values will drop, new home and existing home sales will decrease, and the city will become something less of what it once was.

Thank you for your feedback.

Name: Sukhman Bhinder

Address: stockholmconstructiongroup@gmail.com

E-mail: 5600 Woodwards Rd. Richmond BC **Phone:** 604.825.5205

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   - [ ] Side-wall height
   - [ ] Front yard massing
   - [ ] Rear yard massing
   - [ ] Other

   Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [ ] Yes
   - [x] No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - [ ] 3.7 m
   - [x] 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [ ] Yes
   - [x] No

   Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☒ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

I want to keep the new house already built in Richmond. I donot allow any changes to make the smaller the space and the sqft² of the new building house.

Thank you for your feedback.

Name: Wei Gang Li

Address: 7431 Ludlow PL Richmond V7C3Z3

E-mail: Canweigang@gmail.com **Phone:** 778 892 9987

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City of Richmond

Comment Form

Public Workshop – July 8, 2015
Single Family Building Massing

1. **Can you tell us what aspects of house construction make the house appear too big?**

   - [x] Overall building height
   - [x] Interior ceiling height and floor area calculation
   - [ ] Side-wall height
   - [ ] Front yard massing
   - [ ] Rear yard massing
   - [ ] Other

   Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [ ] Yes
   - [x] No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - [ ] 3.7 m
   - [x] 5.0 m

   Comments: The whole house will look more bright because Vancouver rains a lot and the room inside looks dark.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [ ] Yes
   - [x] No

   Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☒ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Personally I encourage the design of Richmond home should be improved. However changing the height of the ceiling isn't a good idea because most of people liked high ceiling. It will be brighter and inside because in Vancouver it rains a lot and the house looks dark inside, and

Thank you for your feedback.

Name: Juliette Zhang

Address: juliette@juliettezhangspreecom

E-mail: 3180 Broadway Street **Phone:** 604-781-6390

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   - [ ] Other

   Comments:

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   - [ ] Yes
   - [x] No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - [ ] 3.7 m
   - [x] 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [ ] Yes
   - [x] No

   Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☒ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: Men Fan Jian

Address:

E-mail: **Phone:** 604 782-4608

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   Comments:

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   - [ ] Yes
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   Comments:

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   Comments:

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   - [ ] Yes
   - [x] No

   Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☒ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: Qin Yan Wang

Address:

E-mail: **Phone:** 604-616-5295

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- [ ] Other

Comments:

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- [x] Yes
- [ ] No

Comments:

3. **What maximum interior ceiling height do you support?**

- [x] 3.7 m
- [ ] 5.0 m

Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [x] Yes
- [ ] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☑ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: Sue Sweet

Address:

E-mail: kayak_5@hotmail.com **Phone:**

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   - [ ] Side-wall height
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   - [ ] Rear yard massing
   - [ ] Other

   Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

   - [ ] Yes
   - [X] No

   Comments:

3. **What maximum interior ceiling height do you support?**

   - [ ] 3.7 m
   - [X] 5.0 m

   Comments:

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

   - [ ] Yes
   - [X] No

   Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☒ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Thank you for your feedback.

Name: Shu Hong Li

Address: 7431 Cudlow PL Richmond V7E 3Z3

E-mail: Sherry Cishuhong@gmail.com **Phone:** 604-723-3177

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- ☐ Overall building height
- ☐ Interior ceiling height and floor area calculation
- ☐ Side-wall height
- ☐ Front yard massing
- ☐ Rear yard massing
- ☐ Other

N/A

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- ☐ Yes
- ☒ No

Comments: Aesthetic dropped ceilings define Richmond's building style and building character. We should keep that.

3. **What maximum interior ceiling height do you support?**

- ☐ 3.7 m
- ☑ 5.0 m

Comments: defined to the top plate instead of the underside of the ceiling.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- ☑ Yes
- ☐ No

Comments: Accessory buildings shouldn't be big anyways. Some variance should be available on farmland.

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☒ No

Comments: Vertical Envelope for smaller lots needs to remain the same as current bylaw 8500. smaller lot means less than or equal to 60 ft. In cases where there's a slight difference (ex. 1ft wider) vertical envelope for 2nd story setbacks should revert to 60ft at the margin

6. **Please provide any other general comments you wish to make.** * Please call me if explanation required!

Comments:

Garages need to be restricted I agree.
but high ceilings must be maintained.

Thank you for your feedback.

Name: Gurgher S. Randhawa

Address: 6300 Woodwards Road

E-mail: gsrandhawa.stockholm@gmail.com **Phone:** 604-808-9603

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- [ ] Other

Comments:

2. **Do you support a requirement that all interior ceiling heights be measured to a structural element within the building, and eliminating the use of dropped ceilings?**

- [ ] Yes
- [x] No

Comments:
Interior Ceiling Height should not matter as long as overall ☆ structure height from outside is made clear.

3. **What maximum interior ceiling height do you support?**

- [ ] 3.7 m
- [x] 5.0 m

Comments:
The Market of Buyers who wish to live in Richmond has shown that higher ceilings are preferred.

4. **We have proposed amendments to the setbacks and height for accessory buildings. Do you support the proposed height limits and revised setbacks?**

- [ ] Yes
- [x] No

Comments:

5. **Do you support the proposed changes to building envelopes?**

☐ Yes

☐ No

Comments:

6. **Please provide any other general comments you wish to make.**

Comments:

Alot of People have benefitted from the development of neighbourhoods. Due to these larger houses, these neighbourhoods have become more desirable to live in. This has increased property value all over. People who live here now have more equity in their houses than ever before.

Thank you for your feedback.

Name: Randy RANDHAWA

Address: 8311 No 6 Road

E-mail: Randy randhawarealty@gmail.com **Phone:** 778-999-7653

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