Appendix 3

RS-1 Massing Study:
Externally Submitted Forms

ELIZABETH HARDACRE
5391 WOODPECKER DRIVE
RICHMOND, BC
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July 15, 2015

Gavin Woo
Senior Manager, Building Approvals
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mr. Woo:

Thank you for organizing the Public Workshop on July 8, 2015 to allow the community to learn and discuss your proposed measures for limiting massing in new home construction in single family neighbourhoods.

You have utilized some of the tools available to you. These will contribute to the mitigation of massing characteristics that have altered streetscapes so dramatically. Your approach of squeezing the highest points of new home interiors into the centre of the structure will help diminish the exterior mass viewed from the street. Reducing the height of the side vertical walls to 5 m for homes on larger lots will give relief to their neighbours, although not those living adjacent to properties less than 12 m wide. I support the reduction of interior heights to 3.7 m measured to the top of the wall plate and double counting the area above this height. To these measures I would add a limit upon the second floor area to a maximum of 80% of the first floor to further reduce the proximity and visual imposition of exterior walls upon neighbours.

However, I firmly believe that any home higher than 9 m is inappropriate for a neighbourhood of predominantly two storey and single storey homes. If the design of the new home calls for 2.5 storeys, then the additional area should come from the Floor Area Ratio and must be sacrificed elsewhere in the home. Allowing 2.5 storey homes to rise significantly higher than adjacent houses seriously erodes the impact of measures intended to limit massing. The scale of the house will be disproportionate and incompatible with its surrounding neighbours.

I am also concerned that you propose to increase the area for staircases and foyers not included in the floor area measurement. The potential for exploiting this bonus area is worrisome. The existing allowance is reasonable. If a larger entrance is desired, then the additional area should come from the FAR.

You indicated at the meeting that placing limits on the maximum building depth of new houses is not part of the current proposals, and may be addressed in another round of Bylaw amendments in the future. I believe the time to address building depth coverage on lots is now. Many of the complaints we have heard and seen stem from the reduction and elimination of privacy and light in backyards. Measures to reduce the height and the proximity of houses at the rear are central to

the elimination of massing, because so much of the impact of massive houses is felt by neighbours in their own backyards.

For the same reason, I am concerned about permitting accessory buildings larger than a conventional garden shed in back yards. Unless a laneway or other special circumstance exists, I urge you to ensure the 6 m setback is preserved in front and rear yards. Side yard setbacks must be preserved as well. Too many encroachments into side yards pose accessibility challenges as well as potential safety risks. These result in houses that are too close to one another and circumvent the intent of the side yard setback.

The elimination of Land Use Contracts is a protracted but inevitable process. Please undertake to view the forthcoming changes to the Zoning Bylaw through the lens of LUC properties, and ensure that the changes are appropriate to shallow lot depths and properties without laneways such as those in Westwind. The diversity of Richmond neighbourhoods, housing stock, irregular lots, lane access and interface with agricultural or townhouse properties may necessitate the creation of different rules for different neighbourhoods, rather than a uniform approach. This will be, of course, a complex solution to a complex issue, but in the end perhaps a more satisfactory resolution.

Enforcement of the Bylaw is an expectation of all Richmond residents, and so I commend you for the scrutiny and vigilance of your efforts. The Checklist and the additional steps in the approval process demonstrate your resolve to make the process fair, equitable and transparent for everyone.

I appreciate the opportunity to comment on the progress you have made in your proposed amendments to reduce massing, and I urge you to continue to improve these measures by addressing:

- maximum lot depth coverage
- reduction of second floor area to a maximum of 80% of the main floor area
- protection of front, back and side yard setbacks
- bonus areas for entrances and staircases and minimizing these allowances
- removal of the additional height provision for 2.5 storey houses

It is more efficient and effective for the Mayor and Councillors to examine these measures now than to postpone them. Hundreds, perhaps thousands, of new houses will be built in the next two years and the prospect of more stringent regulations will prompt a building frenzy. Complaints will continue to mount. Council needs to pay attention to the undercurrent of dissatisfaction, frustration and unhappiness that was so evident in the audience at the Public Workshop.

Thank you for your consideration of my remarks.

Yours truly,

E. Hardacre

Elizabeth Hardacre

cc. Planning Committee
Barry Konkin, Program Coordinator, Development
James Cooper, Manager, Plan Review
Wayne Craig, Director, Development
West Richmond Association for Positive Development (WRAPd)

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?**

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

   Comments:

   Houses don't just appear massive but ARE too massive for lot size. Not accurately double counting the overheight VOIDS and allowing back framing to create voids is breaching the intent of the bylaws. 22' outside will expression is a 22' high single storey. Current bylaw says 16'4" is the maximum height. Dropping a false ceiling to 16' in a 22' space doesn't reduce outside effect on the neighbours. This is a false interpretation.

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:

   The "structural element" & height should be defined as the top of the wall plate not ceiling and is measured on the house plan and at framing when the roof is on ... not after a decorative ceiling (with or without back framing and drops) is added. A plan checker does not see nor needs to comment on ceiling treatments (such as coffered or floating). That is the prerogative of the owner and builder, to finish inside of the house as they want.

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

   ☒ 3.7 m
   ☐ 5.0 m

   Comments:

   This is the best control for reducing massing. Reduce Richmond's 5m (16'4") to 3.7m (12'1) for single storey height. Vancouver, Burnaby and Surrey all use 3.7m as their double height maximum for double counting floor area ratio. Nothing is preventing higher heights in a particular room, you just have to pay for it by off setting the area of VOID space created from the total allowable floor area ratio permitted for the specific lot.

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:

   Can't be answered simply. Yes to reduced heights, but no if habitable area can be encouraged over the garages to reduce depth of lot coverage. No to revised setbacks if detached garages are permitted on 20 foot backyard setbacks. This setback is required to put a distance to the back neighbour. Detached accessory buildings should not be allowed on the front of the lot as this pushes the house too far back on the lot.

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

☒ Yes

☐ No

Comments:

Need to address maximum lot dept coverage, and reduce second storey floor area maximum of 80% of the first storey to let more light into yards. Massing control tools encouraged by City's Design Advisory Panel. Bringing habitable space forward over the garages eliminates the problems with knock out trusses presently being used to create illegal suites exceeding allowable floor area ratios after occupancy.

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

Comments:

NO to additional FREE 161 sq. ft. BONUS that was offered within all three proposals to the Planning Committee June 16, 2015. This proposed bonus wasn't included in any storyboard or online material, nor was it proposed or discussed in the public or the builder's workshops on July 8 & 9, 2015. If this was to be included in the final staff recommendation to Planing on July 20, 2015, it would be see as counter productive to the referral motion asking for "control of massing and height" and disingenuous to the process of public consultation. Need common height 9m for both 2 & 2 1/2 storey houses. No other municipality offers two heights and this added height to 34.5 feet given in 2008 has directly resulted in the escalating massing and building height problems we are experiencing in 2015. 29.5 feet to roof peak minimizes use of the third level and also illegal filling-in of third floor attic space for habitable space. Tighten regulations, eliminate void spaces, beef up enforcement. Many 22' (no drop) single storey rooms have been approved by inspectors. How is this possible?

Thank you for your feedback.

Name: Ronald N. Bowers — DOREEN C. BOWERS

Address: 11891 Pintail Dr.

E-mail: r.dbowers@telus.net **Phone:** 604 271 0597

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
- Leave it in the drop-off box provided at the Public Workshop.

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http://www.richmond.ca/plandev/planning2/projects/buildingmassingstudy.htm

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
   - [ ] Other

   Comments:
   when it dwarfs the neighbouring 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?**

   - [x] Yes
   - [ ] No

   Comments:

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

   - [x] 3.7 m
   - [ ] 5.0 m

   Comments:
   As in other Municipalities.

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:
   I support height amendments.

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 support additional 161 sq.ft. bonus that was offered to the three proposals. A home should not be larger than the sq. ft. of the lot.

Thank you for your feedback.

Name: Bonnie Walden

Address: 5280 Woodpecker Dr.

E-mail: bonnie5497@hotmail.com **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
   - [x] Side-wall height
   - [x] Front yard massing
   - [x] Rear yard massing
   - [ ] Other

   Comments:
   Most of new construction housing seem to be too big for the given lot size.

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
   - [x] No

   Comments:
   Accessory buildings should be limited with reduced heights and no revised setbacks that will push the house too far back on the given lot.

PH - 1312

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: FERRY LIANTO

Address: 8071 MIRABEL CRT

E-mail: FLIANTO@GMAIL.COM **Phone:** (604)370-2718

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PH - 1313

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
   - [ ] Other

   Comments:
   Overall building height & rear yard massing are of greatest concern to me as they have such large negative impact on neighbourhood housing

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:
   Dropped ceilings are not in any way a measurement of building height. They are a decorative piece (interia) & have nothing to do with legitimate building dimensions

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

   - [x] 3.7 m
   - [ ] 5.0 m

   Comments:
   I believe that 3.7 m is the standard used in surrounding municipalities.

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: Only small & low garden sheds should be permitted in the 20 foot rear yard setback.

PH - 1314

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

☒ Yes

☐ No

Comments: Maximum steps should be taken to maximize green space + reduce the effects of shadowing on neighbours.

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

Comments:

Definitely NO to proposed bonusing as set out in the three proposals presented to planning committee on June 16, 2015

Thank you for your feedback.

Name: Susan Johnsen

Address: 5131 Hummingbird Dr. Rmd BC V7E 5T7

E-mail: susan.johnsen@gmail.com **Phone:** 604-271-5873

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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

   Comments:

   The impact on existing, viable neighbourhoods must be more carefully considered. The loss of amenities resulting from unharmonious gigantic structures has a tragic impact on innocent landowners.

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:

   This is the norm elsewhere in surrounding cities & is absolutely reasonable in my view.

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:

   The preservation of 20 foot setbacks for rear yards is essential to preserve liveabilities with surrounding neighbours. The only exception would be for small, low height garden sheds.

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

☑ Yes

☐ No

Comments:

The issue of new house construction shadowing neighbouring lots is important to me, from both loss of light & loss of privacy perspectives

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

Comments:

I do not agree that builders should be offered any bonusing to compensate for any reforms put in place by these by-law amendments.

Thank you for your feedback.

Name: Graham Jamsen

Address: 5131 Hummingbird Dr., V7E 5T7

E-mail: graham.johnsen@shaw.ca **Phone:** 604.271.5813

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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
- [x] Other No mature trees – they all go. It's disgusting.

Comments:

Houses don't appear too big; they are too big. Lack of any yard (front/back) and complete covering of space in cement/pavers leaves you staring at these imposing man-made structures. Nothing is left but a big big big house.

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:

Smaller, the better.

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

- [x] 3.7 m
- [ ] 5.0 m

Comments:

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 — MORE restrictions, the better. Bring back yards – another tree goes down for these buildings.
- [ ] No

Comments:

But it's only a start. People are creating "houses" for people in these spaces, and parking on the road – it's turning into a parking lot – and then these people don't pay taxes – and no one seems to be

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

☑ Yes

☐ No

Comments:

again, I wish we could ~~make~~ limit this even more but anything is better at this point

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

Comments:

Thank you for addressing the issue of alterations being made to approved permits - I wish there was a way of really stopping the process for those people down once they are caught and costing them big bucks - people do what they do because enforcement and subsequent penalties are weak. (not just 100$ - 1500$ like the tree issue!)

Thank you for your feedback.

Name: Justine Thomson

Address: 5239 Musgrave Crescent

E-mail: howbreachjust@gmail.com **Phone:** 604 209 0044

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Attn: Graeme

City of Richmond

Comment Form

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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:

Current policy is good, no need to change

Thank you for your feedback.

Name: MEIXIU CHEN

Address: 10051 Leonard Rd, Richmond

E-mail: _____ **Phone:** 778-869-0958

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Arden. Grant

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: 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:

No need to change

Thank you for your feedback.

Name: Huang Ting

Address: 7631 Sunnydene Rd. Richmond

E-mail: Phone: 778-812-5032

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otten: Gavin

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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 of these will make the house looks too big, but 3 storey will make it.

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: Wang, Guan Yuan

Address: 7800 Broadmoor Blvd, Richmond

E-mail: _____ Phone: 604-366-5581

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Attn: Gavin

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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:

Please remain the same.

Thank you for your feedback.

Name: Wang Jun

Address: 8700 Cullen Cr. Richmond

E-mail: Phone: 604-722-2737

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Atten: Fawn

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: I don't like the houses in Vancouver and Burnaby as they are all 3 storey.

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:

It's good now, no need to change.

Thank you for your feedback.

Name: Ying Chun BAI 白英春

Address: 4411 Westminster Hwy. Richmond.

E-mail: Phone: 604-248-8375

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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?**

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

   Comments:

   Houses appear too big for the lot size. Not accurately double counting the overheight voids and allowing back framing to create voids is breaching the intent of the bylaws. Dropping a false ceiling to 16' in a 22' space doesn't reduce outside effect on the neighbours. This is a false interpretation

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:

   The structural element & height should be defined as the top of the wall place, not ceiling and is measured on the house plan and at framing when the roof is on...not after a decorative ceiling (with or without back framing and drops) is added.

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

   - ☒ 3.7 m
   - ☐ 5.0 m

   Comments:

   This is probably the best way to control the reduction of massing & be in line with the other municipalities such as Vancouver, Burnaby and Surrey who all use 3.7m as their double height maximum for double counting floor area ratio.

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:

   Height limits are acceptable.
   Set backs must be respected in back yards
   Improve on the minimum 20' backyard setback.

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

☒ Yes

☐ No

Comments:

Need to address max. lot depth coverage, and reduce send storey floor area max. of 80% of the first storey to let more light into yards. Massing control tools encouraged by the City's design advisory panel. Brining habitable space forward over the garages eliminates the problems with knock out trusses presently being used to create illegal suites exceeding allowable floor area ratios after occupancy.

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

Comments:

Thank you for your feedback.

Name: Eric Ah-Yon

Address: 8011 Mirabel Court, Richmond, BC V7C 4V8

E-mail: elahyon@gmail.com **Phone:** 604-760-0826

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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:

   There is insufficient front, side and rear yard as a separation from neighbours or from the street. The house should have sufficient separation from neighbouring properties. Enforce setbacks and height restrictions.

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:

   I support limiting interior ceiling heights if this limits the overall height of the house. If the overall height of the house is within building by-law then the house can have 20' ceilings. The homeowner can have higher ceilings as long as the house is at or below by-law.

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

   - ☒ 3.7 m
   - ☐ 5.0 m

   Comments:

   Per above - the house can have 16' interior ceiling height as long as it conforms to overall house height limits.

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:

   This isn't a simple - yes/no response. Setbacks should be considered for all properties for sufficient separation from neighbours. I agree the City should eliminate the use of the mid-point of the roof and the allowed additional 1.5m.

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

☒ Yes

☐ No

Comments:

I support any change that reduces the overall "size" of the new house vis-a-vis neighbouring house. The change from 45 degrees to 30 degrees will certainly help bring more light and "space" to the neighbouring house. This will hopefully reduce the "size" of the house.

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

Comments:

1) Enforcement:
I would like to see more enforcement of the by-laws especially inspections 1 year post occupancy to ensure no changes were made after final inspection. Create penalties that are stiff to deter repeat offenders.
2) Neighbourhood Integrity:
I want to see the elimination of current building by-laws that allow builders to have "mega homes" that ruin current neighbourhoods with smaller lots.
3) Limit Size:
Bigger is not better. Bigger is not grander. Lets make by-laws that limit size to ensure all residents can enjoy their properties without "mega homes" blocking light, air, and sun.

Thank you for your feedback.

Name: Douglas Choy

Address: 8091 Mirabel Court, Richmond

E-mail: douglaschoy@shaw.ca **Phone:** 604-273-3422

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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?**

- [ ] 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:

Extra height should only be allocated to the foyer and stairwell

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:

PH - 1334

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: Ryan Chan
Address: 8191 Mirabel Ct, Richmond BC
E-mail: rynchan@gmail.com **Phone:** 778-829-8126

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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
- [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:

PH - 1336

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 to bonus as offered in proposals.

Thank you for your feedback.

Name: CLARENCE & ANNE ASH

Address: 8171 MIRABEL COURT, RICHMOND V7C 4V8

E-mail: clarencesash@gmail.com **Phone:** 604 241-4600

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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 – inside single storey with high ceiling looks like 2 storeys outside appears big.
- [x] Interior ceiling height and floor area calculation
- [x] Side-wall height – 2 houses with high side-wall (1½-2 storeys) makes the area between 2 houses looks like a gap. Sunlight can't get down to ground.
- [x] Front yard massing
- [x] Rear yard massing – Rear yard massing makes two houses or suit above garage so close that neighbours can say good morning face to face from inside.
- [ ] Other

Comments:

– high ceiling is not environmental friendly, it wasted a lot of heat and/or air conditioning.

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 Yes to height limit
- [x] No No to revised setbacks

Comments:

PH - 1338

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: VIVIEN WONG

Address: 8140 MIRABEL COURT

E-mail: _____ **Phone:** 604-275-8211

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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

   Comments:

   HOUSES DON'T JUST APPEAR MASSIVE BUT ARE ALSO "INVASIVE" TO PRIVACY ESP. WHEN YOU BUILD BALCONIES OR DECKS ON THIRD STOREY. BALCONIES SHOULD BE LIMITED TO THE FIRST AND SECOND STOREYS. MASSIVE HOUSES ALSO CURTAIL NATURAL LIGHT OF ADJACENT 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?**

   - [x] Yes
   - [ ] No

   Comments:

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

   - [x] 3.7 m
   - [ ] 5.0 m

   Comments:

   VANCOUVER, BURNABY AND SURREY ALL USE 3.7m MAX. INTERIOR CEILING HEIGHT. REDUCING IT FROM 5.0 m TO 3.7m WILL BRING US IN LINE WITH OUR NEIGHBORING MUNICIPALITIES.

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:

   HEIGHT LIMIT IS ACCEPTABLE. SET BACKS MUST BE RESPECTED IN BACK YARDS. IMPROVE ON THE MIN. 20 FT (6m) BACKYARD SETBACK.

PH - 1340

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

☒ Yes

☐ No

Comments: NEED TO ADDRESS MAX. LOT DEPTH COVERAGE AND REDUCE SECOND STOREY FLOOR AREA TO A MAX. OF 80% OF THE FIRST STOREY.

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

Comments: NO TO ADDITIONAL FREE 161 SQ FT BONUS. NO TO 5M INTERIOR CEILING HEIGHT. MAINTAIN CHARACTER OF NEIGHBOURHOOD. FLAT ROOFS ARE UGLY. NO TO 34.5 FEET HEIGHTS

Thank you for your feedback.

Name: TONY BANTING JR.

Address: 9131 MIRABEL COURT RMD BC V7C4V8

E-mail: TBANTING924@GMAIL.COM **Phone:** 778 387 5192

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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:

   Massing is not just a subjective point of view. It's real and it's measurable. It's ruthlessly exploiting presently inadequate laws and, on occasion, deliberately breaking them. The city must act now so that the unnecessarily disproportionate scale of some new housing that literally overshadows existing homes and gardens is brought under new, rational and effective controls that can limit the alienation within established neighbourhoods.

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:

   The proposed restrictions are essential to help limit excessive, and sometimes illegal, upper structuring that contributes to massing. A staff proposal to allow a 161-square-foot block of bonus interior space, which was contained in previous bylaw options, is not necessary and is not acceptable.

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

   - ☒ 3.7 m
   - ☐ 5.0 m

   Comments:

   3.7 metres would be consistent with standards in some neighbouring municipalities and still allow plenty of room for creative and spacious design. Still would permit big windows that, according to one speaker, bring in plenty of light that's needed to make owners feel happy (providing they keep the blinds open). Happiness of really-big-window owners should not be at the expense of precious sunlight in neighbours' homes and yards.

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:

   Some of the proposed restrictions on sizing and siting of accessory buildings are supportable. However, given the allowable heights for some of the buildings larger than 10 square metres (and also especially garages up to six metres high), such buildings should not be permitted anywhere within the 20-foot backyard setback zones of BACK-TO-BACK building lots to minimize impacts on neighbouring properties.

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

☒ Yes

☐ No

Comments:

It is essential for effective management of massing elements that the permitted vertical distance from ground level to the maximum height of the roof peak not exceed NINE METRES for all new two-storey and 2.5-storey single-family houses. It would be one of the single most effective counters to the massing plague.

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

Comments:

- There must be consistent, rigorous and meaningful enforcement of building bylaw infractions. Mere temporary suspensions of work are not a sufficient deterrent to determinedly errant builders. There also must be provision for tear-down orders and significant fines for offenders. Penalties must be public information.
- The city should implement thorough, follow-up interior and exterior building inspections one year after completion of all new homes to ensure continued compliance with city building bylaws.
- The naturally inherent market exuberance of some builders and realtors, and the evident grandeur complexes of some buyers, have to be constructively channelled by appropriate city rules if Richmond City Council is to keep its promises to support viable neighbourhoods and sustain a mix of family-housing stock -- recognizing that not every sound home must have four, five or six full bathrooms to cater to genuine or fancied occupants. Failure to provide effective leadership will further foster an ongoing erosion of family-rooted neighbourhood values and a demolition frenzy calculated to deliver only high-roofed, high-fenced enclaves for the elites.

Thank you for your feedback.

Name: Mary Ann Williamson and Bob Williamson

Address: 8166 Mirabel Court, Richmond

E-mail: mozzie@telus.net **Phone:** 604 275 4558

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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?**

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

- [ ] 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:

PH - 1344

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: Zhuan Jin

Address: 7491 Sunnybank Ave Richmond

E-mail: _____ **Phone:** 604 671 7820

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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:

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
- [X] No

Comments:

PH - 1346

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: ning Han

Address: 6651 Lynas Lane Richmond

E-mail: _____ **Phone:** 778 898 5518

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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
- [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?**

- [ ] 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:

PH - 1348

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: Hong Yu Zhao

Address: 1707 – 3333 Corvette way Richmond

E-mail: _____ **Phone:** 604 817 9088

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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:

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?**

- [ ] Yes
- [x] No

Comments:

PH - 1350

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: Yuan Yuan Song

Address: 7-3260 viking way Richmond

E-mail: _____ **Phone:** 778 323 7088

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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: Balbir Chung.
Address: 9280 Goldmond Rd.
E-mail: _____ **Phone:** 604-720-4063

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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?**

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

Comments:

I don't think any houses going up appear to big, there are beautiful houses going up. I Love them.

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: Ricky Chung.
Address: 9280 Garmond Rd.
E-mail: Rickyc53@gmail.com **Phone:** 778-321-1367

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- ☐ Overall building height
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- ☐ Front yard massing
- ☐ Rear yard massing
- ☑ Other

Comments: Every house is unique in its own way.

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: Jas Sidhu
Address: 9280 Gormond Rd.
E-mail: jas@bombayhair.com **Phone:** 604-362-6535

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- [ ] Front yard massing
- [ ] 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?**

- [ ] 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:

PH - 1358

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: Jason Liu
Address: 10451 Sceptre Cres Richmond BC Canada V7E 2A6
E-mail: CanadaZakka@gmail.com **Phone:** 778-918-8125

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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?**

- [x] Yes
- [ ] No

Comments:

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

- [ ] 3.7 m
- [x] 5.0 m

Comments:

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- [ ] Yes
- [x] No

Comments:

PH - 1360

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: Angila Hua

Address: 3740 Barmond Ave Richmd

E-mail: _____ **Phone:** 778 926 8368

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- [ ] Rear yard massing
- [x] Other

Comments:

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- [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?**

- [ ] Yes
- [x] No

Comments:

PH - 1362

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: Ocean Li

Address: 8120 Fairbrook Richmond

E-mail: _____ **Phone:** 778 858 0963

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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?**

- [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?**

- [ ] Yes
- [x] No

Comments:

PH - 1364

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: Yuying MA

Address: 8815 Cook cr Richmond

E-mail: _____ Phone: 778 898 3992

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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?**

- [x] Yes
- [ ] No

Comments:

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- [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:

PH - 1366

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: Soo Hyun Woo

Address: 1200 Lancaster ct Richmond BC V7B 1C5

E-mail: _____ **Phone:** 604 218 1366

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- [x] Other

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: Yue qin Veung

Address: 8815 cook ct Richmond

E-mail: _____ **Phone:** 778 898 9967

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Comments:

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- [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: Ling Ling

Address: 7600 lang PL Richmond

E-mail: _____ **Phone:** 778 883 9566

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- [ ] Yes
- [x] No

Comments:

PH - 1372

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: xi zhuang

Address: 7600 Lang PL Richmond

E-mail: _____ **Phone:** 778 927 9168

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   Comments:

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☑ No

Comments:

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

Comments:

Thank you for your feedback.

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Address: 9280 Garmond Rd.
E-mail: _____ **Phone:** 604-275-1367

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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: CHEN, YAN LIN

Address: 10451 SCEPTRE CRES. RICHMOND B.C. CANADA V7E 2A6

E-mail: prettydada@hotmail.com **Phone:** 604-763-5288

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Comments:

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☐ Yes

☒ No

Comments:

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

Comments:

Thank you for your feedback.

Name: qin chen

Address: 7551 Lucas Rd Richmond

E-mail: _____ **Phone:** 604 271 5882

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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: qi wang

Address: 7599 Sunnydene Richmond

E-mail: _____ **Phone:** 778 883 9629

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Comments:

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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: Lina Yang

Address: 9851 Steveston HWY Richmond

E-mail: _____ **Phone:** 604 537 3696

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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?**

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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: Ranjit Dulay.
Address: 9888 Seacote Rd.
E-mail: _____ **Phone:** 778.865.1367

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

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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?**

   - ☐ 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: Harjit Sandhu
Address: 7180 Railway Ave
E-mail: _____ **Phone:** 604-771-0299

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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
- ☐ 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 - 1388

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 Like Big homes they anyone who pays for a property, should be able to build what they like.

Thank you for your feedback.

Name: BALKAR BHULLAR.

Address:

E-mail: **Phone:** 778-896-6767

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- ☐ Rear yard massing
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Comments:

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Comments:

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Comments:

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- ☐ 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: Kulwinder Bhullar

Address: _____

E-mail: _____ **Phone:** 604-278-2870

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Comments:

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- ☐ 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: SUPREET Bhullar

Address: _____

E-mail: _____ **Phone:** 604-278-2870

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Comments:

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- ☑ Yes
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- ☑ 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: Rajwant Khaira.

Address: _____

E-mail: _____ **Phone:** 604-779-1368.

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- ☐ Rear yard massing
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Comments:

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Comments:

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- ☑ 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: Kanwardeep Khaira.

Address: _____

E-mail: _____ **Phone:** 604-779-1368

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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:

No

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

Comments:

I like the variety we have in our city. If one chooses to build small or big it's their money, let them go with the zones and by laws in place.

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
- [x] No

Comments:

I need further explanation of this question.

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:

We in Richmond are going to feel changes just like the rest of the lower mainland. We as a community need to work together to see how we can help others see each others side. There seems to be dialogue which is always healthy. After attending numerous meetings and having many conversations it's nice to see that both sides agree on putting differences aside and allowing Staff to have a vote in Westwind. Everyone should have a ballot and then tally them up to see if 75% of the community vote in favour. If it's a "yes" go ahead and change that neighborhood for a limit of 5 years and allow others to bring change in their neighborhood if they go with same process

Thank you for your feedback.

Name: SAL BHULLAR.

Address:

E-mail: **Phone:** 778-881-458

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   - ☐ 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: Villa Development
Address: 7431 No 6 Rd, Richmond, BC V6W 1C9
E-mail: villadevelopment@hotmail.com **Phone:** 290-3784

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- ☐ Front yard massing
- ☐ Rear yard massing
- ☐ Other

Comments:

not 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:

new homes look nice.

I'm building

Thank you for your feedback.

Name: Randhawa Family

Address: 10180 Finlayson Rd Richmond.

E-mail: _____ **Phone:** 6042731060

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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: Bunkeef Beach

Address: 9740 Seaval6 Rd.

E-mail: _____ **Phone:** 604 644-5433

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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:

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   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: Amarpal Brarch

Address: 9746 Seavale Rd.

E-mail: _____ **Phone:** 604 275 2233

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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
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   Comments:

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   - ☐ 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: Kulwant Bassi

Address: 9740 Seavale Rd Richmond

E-mail: N **Phone:** 604 144 5433

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   Comments:

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   Comments:

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   - ☐ Yes
   - ☑ No

   Comments:

PH - 1412

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:

BUYERS OF NEW HOUSES EXPECT A CERTAIN PRODUCT NOW THAT RICHMOND IS ALREADY DEVELOPED.

Thank you for your feedback.

Name: LES COHEN

Address:

E-mail: lescohen57@gmail.com **Phone:** (604) 231-0261

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   - [ ] Side-wall height
   - [ ] Front yard massing
   - [ ] 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?**

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   Comments:

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   - [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: MANDEEP BHUNGAL
Address: 10291 NO 5 ROAD, RICHMOND. BC
E-mail: _____ **Phone:** 604-417-7288

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

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?**

   - ☐ 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: JASMIN BHULLAR BHUNGAL

Address: 10091 — NO 5 ROAD RICHMOND.

E-mail: _____ **Phone:** 604-417-7288

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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
   - ☐ 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: PARTIK BHUNGAL
Address: 10291 NO 5 ROAD, Richmond, BC
E-mail: _____ **Phone:** 604-417-7288

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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
   - ☐ 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: JAGROOP BHULAR.
Address: 6660 SIDAWAY ROAD RICHMOND BC
E-mail: _____ **Phone:** 604-278-2870

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

Comments:
That's why I moved Here!

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?**

- [ ] 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: PARGAN BHULLAR.
Address: 8111 NO.5 ROAD, Richmond BC
E-mail: _____ **Phone:** 604 272 3000

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- [ ] Front yard massing
- [ ] 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?**

- [ ] 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:

PH - 1424

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: Angila Hua

Address: 3740 Barmond Ave Richmd

E-mail: _____ **Phone:** 778 926 8368

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- [ ] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] 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?**

- [ ] 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:

PH - 1426

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: Ocean Li

Address: 8120 Fairbrook Richmond

E-mail: _____ **Phone:** 778 858 0963

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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:

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?**

- [ ] Yes
- [x] No

Comments:

PH - 1428

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: Yuying MA

Address: 8815 Cook cr Richmond

E-mail: _____ **Phone:** 778 898 3992

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- [ ] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] 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?**

- [ ] 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:

PH - 1430

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: Soo hyun Woo

Address: 1200 Lancaster ct Richmond BC V7B 1C5

E-mail: _____ **Phone:** 604 218 1366

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- [ ] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] 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?**

- [ ] 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:

PH - 1432

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: Yue qin Wang

Address: 8815 cook ct Richmond

E-mail: _____ **Phone:** 778 898 9967

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- [ ] Interior ceiling height and floor area calculation
- [ ] Side-wall height
- [ ] Front yard massing
- [ ] 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?**

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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: Ling Ling

Address: 7600 lang PL Richmond

E-mail: _____ **Phone:** 778 883 9566

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- [ ] Side-wall height
- [ ] Front yard massing
- [ ] 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
- [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:

PH - 1436

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: Xi Zhuang

Address: 7600 Lang PL Richmond

E-mail: _____ **Phone:** 778 927 9168

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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: Gurbaksh Chung

Address: 9280 Garmond Rd.

E-mail: _____ **Phone:** 604-275-1367

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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:

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:

PH - 1440

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: CHEN, YAN LIN
Address: 10451 SCEPTRE CRES. RICHMOND B.C. CANADA V7E 2A6
E-mail: prettydada@hotmail.com **Phone:** 604-763-5288

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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?**

- [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?**

- [ ] Yes
- [x] No

Comments:

PH - 1442

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 Chen

Address: 7551 Lucas Rd Richmond

E-mail: _____ **Phone:** 604 271 5882

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Comments:

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- [x] Yes
- [ ] No

Comments:

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

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- [✓] 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: qi wang

Address: 7599 Sunnydene Richmond

E-mail: _____ Phone: 778 883 9629

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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?**

- [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?**

- [ ] 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: Lina Yang

Address: 9851 Steveston HWY Richmond

E-mail: _____ **Phone:** 604 537 3696

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

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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?**

   - ☐ 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: Ranjit Dulay.
Address: 9888 Seacote Rd.
E-mail: _____ **Phone:** 778.865.1367

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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
   - ☑ 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: Harjit Sandhu
Address: 7180 Railway Ave
E-mail: _____ **Phone:** 604-771-0299

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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:

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?**

- [ ] Yes
- [x] No

Comments:

PH - 1452

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 Like Big homes they anyone who pays for a property, should be able to build what they like.

Thank you for your feedback.

Name: BALKAR BHULLAR.

Address:

E-mail: **Phone:** 778-896-6767

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Comment Form

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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:

PH - 1454

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: Kulwinder Bhullar

Address: _____

E-mail: _____ **Phone:** 604-378-2870

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Comment Form

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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:

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?**

- [ ] Yes
- [x] No

Comments:

PH - 1456

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: SUPREET Bhullar

Address: _____

E-mail: _____ **Phone:** 604-278-2870

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Comment Form

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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:

PH - 1458

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: Rajwant Khaira.

Address: _____

E-mail: _____ **Phone:** 604-779-1368

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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: Kanwardeep Khaira.

Address: _____

E-mail: _____ **Phone:** 604-779-1368

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Comment Form

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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:
   No

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
   - [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:

PH - 1462

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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Comment Form

Public Workshop – July 9, 2015
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:

I like the variety we have in our city. If one chooses to build small or big it's their money, let them go with the zones and by laws in place.

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
- [x] No

Comments:

I need further explanation of this question.

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:

PH - 1464

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 in Richmond are going to feel changes just like the rest of the lower mainland. We as a community need to work together to see how we can help others see each others side. There seems to be dialogue which is always healthy. After attending numerous meetings and having many conversations it's nice to see that both sides agree on putting differences aside and allowing staff to have a vote in Westwind. Everyone should have a ballot and then tally them up to see if 75% of the community vote in favour. If its a "yes" go ahead and change that neighborhood for a limit of 5 years and allow others to bring change in their neighborhood if they go with same process

Thank you for your feedback.

Name: SAL BHULLAR.

Address:

E-mail: **Phone:** 778-881-4518

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   - ☐ 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: Villa Development
Address: 7431 No 6 Rd, Richmond, BC V6W 1C9
E-mail: Villadevelopment@hotmail.com **Phone:** 290-3784

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

   Comments:
   not 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:

new homes look nice.

Im building

Thank you for your feedback.

Name: Randhawa Family
Address: 10180 Finlayson Rd Richmond.
E-mail: _____ **Phone:** 6042731060

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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: Bunkey Beach

Address: 9740 Seaval Rd.

E-mail: _____ **Phone:** 604 644-5433

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Public Workshop – July 8, 2015
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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: Amarpal Brar

Address: 9746 Seavale Rd

E-mail: _____ **Phone:** 604 275 2233

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   - ☐ 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:

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   - ☐ 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: Kwong Bennett

Address: 9740 Seavale Rd Richmond

E-mail: N **Phone:** 604 144 5433

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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:

BUYERS OF NEW HOUSES EXPECT A CERTAIN PRODUCT NOW THAT RICHMOND IS ALREADY DEVELOPED.

Thank you for your feedback.

Name: LES COHEN

Address:

E-mail: lescohen57@gmail.com **Phone:** (604) 231-0261

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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?**

- ☐ 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: MANDEEP BHUNGAL
Address: 10291 NO 5 ROAD, RICHMOND. BC
E-mail: _____ **Phone:** 604-417-7288

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Comments:

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Comments:

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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: JASMIN BHULLAR BHUNGAL

Address: 10091 — NO 5 ROAD RICHMOND.

E-mail: _____ **Phone:** 604-417-7288

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Comments:

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Comments:

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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: PARTIK BHUNGAL
Address: 10291 NO 5 ROAD, Richmond, BC
E-mail: _____ **Phone:** 604-417-7288

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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
   - ☐ No

   Comments:

3. **What maximum interior ceiling height do you support?**
   - ☐ 3.7 m
   - ☑ 5.0 m

   Comments:

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: JAGROOP BHULAR.
Address: 6660 SIDAWAY ROAD Richmond BC
E-mail: _____ **Phone:** 604-278-2870

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Public Workshop – July 9, 2015
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:
That's why I moved Here!

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?**

- [ ] 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: PARGON BHULLAR.
Address: 8111 NO.5 ROAD, Richmond BC
E-mail: _____ **Phone:** 604 272 3000

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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 OF ABOVE

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?**

   - [ ] Yes
   - [x] No

   Comments:

PH - 1488

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: Inderpal BHULLAR.
Address: 8111 NO-5 ROAD, Richmond BC
E-mail: _____ **Phone:** 604-272-3000

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City of Richmond

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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?**

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

Comments:
They don't look to big to me!

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] 6.0 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:

PH - 1490

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: GURJEET BHULLAR.
Address: 11460 SEABROOK CRES. RICHMOND BC
E-mail: _____ **Phone:** (778) 862-0598

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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:
   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:

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 - 1492

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: KULWANT BHULAR
Address: 11460 SEABROOK CRES. Richmond BC
E-mail: _____ **Phone:** 778-862-0595

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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:
I Like big 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?**

- [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?**

- [ ] Yes
- [x] No

Comments:

PH - 1494

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: JASWINDER BHULLAR
Address: 11460 SEABROOK CRES. RICHMOND BC
E-mail: _____ **Phone:** _____

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

Comments: I Like them.

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?**

- [ ] Yes
- [x] No

Comments:

PH - 1496

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: Arjan Bhullar
Address: 10660 SIDAWAY ROAD RICHMOND BC
E-mail: _____ **Phone:** 604-725-2701

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   - ☐ 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
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   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 - 1498

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: Gurmeet Kaur Bhullar
Address: 6660 Sidaway Rd, Richmond, B.C. V6W 1H1
E-mail: _____ **Phone:** 604-278-2850

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   - ☐ 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:

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 - 1500

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: Sarwan Singh Bhullar

Address: 6660 Sidaway Rd, Richmond, B.C. V6W 1H1

E-mail: _____ **Phone:** 604-278-2850

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- ☐ 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:

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 - 1502

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: Gurpreet SANghera.
Address: 11460 SEABROOK cres. Richmond BC
E-mail: _____ **Phone:** (778) 862-0598

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   - ☐ 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:

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 - 1504

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: KAM BHULLAR.
Address: 11460 SEABROOK CRES. RICHMOND . BC
E-mail: _____ **Phone:** 778-862-0598

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

   Comments:
   I LIKE BIG 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

   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 - 1506

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: Amritpal Bhullar
Address: 8111 No. 5 Road, Richmond BC.
E-mail: _____ **Phone:** 604-272-3030

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
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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?**

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

Comments:

No

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?**

- [ ] Yes
- [x] No

Comments:

PH - 1508

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: GURPREET BHULLAR.
Address: 8111 No. 5 Road, Richmond BC
E-mail: _____ **Phone:** 604-272-3000

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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?**

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

   Comments:

   NO

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 - 1510

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: Gurpal Bhullar
Address: 8111 No. 5 Road, Richmond BC
E-mail: _____ **Phone:** 604-272-3000

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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?**

   - ☐ 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: Gurveer Bhullar
Address: 6660 Sidaway Rd, Richmond, B.C. V6W 1H1
E-mail: _____ **Phone:** 604-278-2850

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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?**

   - ☐ 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:

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 - 1514

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: Leave things the way they are. People are complaining for no reason.

Thank you for your feedback.

Name: Jora Bhullar

Address: 6660 Sidaway Road

E-mail: _____ **Phone:** 604-338-0753

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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?**

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

Comments:
I LIKE BIG 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?**

- [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?**

- [ ] Yes
- [x] No

Comments:

PH - 1516

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: SANDEEP KANG
Address: 6660 SIDAWAY ROAD Richmond BC
E-mail: _____ **Phone:** 604-230-4933

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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?**

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

Comments:
NONE OF THE ABOVE

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?**

- [ ] Yes
- [x] No

Comments:

PH - 1518

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: JASDEEP MANN
Address: 9091 GLENALLEN DRIVE, RICHMOND BC
E-mail: _____ **Phone:** 778-995-6457

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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?**

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

   Comments:
   LIVE & LET LIVE

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?**

   - [ ] Yes
   - [x] No

   Comments:

PH - 1520

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: HARPREET MANN.
Address: 9091 GLENAIRAN DRIVE.
E-mail: _____ **Phone:** 778-892-0836

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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?**

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

Comments:

I Live in a Big home.

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?**

- [ ] Yes
- [x] No

Comments:

PH - 1522

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: HARDEEP BHULLAR.
Address: 6660 SIDAWAY ROAD, RICHMOND BC
E-mail: _____ **Phone:** _____

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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?**

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

   Comments:
   I live in one

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

   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:

PH - 1524

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: Lalchbir Bhullar

Address: 6660 - Sidaway Rd Rmd BC V6W 1H1

E-mail: _____ **Phone:** 604-278-2840

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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

   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: Charnjit Bhullar
Address: 6660 - Sidaway Rd Rmd BC V6W 1H1
E-mail: _____ **Phone:** 604-278-2840

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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:

PH - 1528

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: Pardeep Bhullar
Address: 6660 - Sidaway Rd Rmd BC V6W 1H1
E-mail: _____ **Phone:** 604-298-2840

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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:
   I like them.

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 - 1530

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: Nirinder Bhullar
Address: 6660 Sidaway Rd Rmd BC V6W 1H1
E-mail: _____ **Phone:** 604-278-2840

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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?**

   - ☐ 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: Gurjote Jhaj
Address: 6551 Mang Road, Richmond, BC V
E-mail: gurjotejhaj@gmail.com **Phone:** 778-558-4993

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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*
   - [ ] 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: The buildings are evolving the Building Products within the present Bylaws to adapt the the consumers NEEDS + DEMANDS the interior ceiling height changes PROPOSED ENCROACHES into the interior design feature which should not be dictates by the city. The exterior Building envelop is ACCEPTABLE with the present Building By laws.

Thank you for your feedback.

Name: ANDREW LEONG
Address: 203-5188 WESTMINSTER Hwy Richmond BC.
E-mail: Askleong@gmail.com **Phone:** 604.231.0209.

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

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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:

PH - 1536

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:

~~[illegible]~~
- high ceilings attract premium buyers & raise property values.
- Richmond residents for 40+ years (family), have no issues with high ceilings.

Thank you for your feedback.

Name: ATARPAZ CHOHAN.
Address: 7331 2OMBARD ROAD.
E-mail: atarchohan@hotmail.com **Phone:** 778-919-0799.

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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:

PH - 1538

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:

HOUSES ARE BUILT THE WAY
THEY ARE BECAUSE THEY SELL.
SIMPLE AS THAT.
DEMAND IS THERE.

Thank you for your feedback.

Name: KEN MOWATT
Address: #705-9320 PARKSVILLE DRIVE, RICHMOND, BC
E-mail: ken_mowatt@yahoo.com **Phone:** 604-719-3271

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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: The additional ceiling heights offer more light + attraction to the interior of homes to help add value.

Thank you for your feedback.

Name: Cassandra Chang.

Address: 203 - 5188 Westminster Hwy

E-mail: Cassandrachang@gmail.com **Phone:** 604 562 0900

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

   Comments:
   Houses do not appear 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:
   Drop ceilings always give a better look to the house. Without drops, the ceilings will look too plain.

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:
   Accesory buildings provide for storage and/or rental income.

PH - 1542

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:

If these drastic changes are approved, we have no idea how it will ~~change~~ effect our booming housing market. My property value may be negatively affected.

Thank you for your feedback.

Name: Linden Picken

Address: 11760 Voyageur Way Richmond BC.

E-mail: lp97@gmail.com **Phone:** 604-649-1141

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   - ☐ 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: BALJINDER SINGH HULLAR
Address: 4740 DEERFIELD CR
E-mail: BSIMASONRY@GMAIL.COM **Phone:** 604-754-8085

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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: Hight ceiling Look Better and open

Thank you for your feedback.

Name: DALBIR .S. AULAKH C.A. Construction
Address: ~~4920 Gilbert Road~~ 5600 No. 1 Rd
E-mail: AULAK45@telus.net **Phone:** 604-727-6166

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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
   - ☒ 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 - 1548

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:
ALL BUYERS LIKE HIGH CEILING.
VERY EFFECTIVE SELLING POINT.

Thank you for your feedback.

Name: PETER GANG

Address: #123 - 9288 Keefer Place, Rmd, V6Y 4K9

E-mail: _____ **Phone:** 778.863.6675

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

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:

PH - 1550

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 like houses the way they are. They should let people ~~Build~~ Build it how they want to.

Thank you for your feedback.

Name: Nickash Rajneil Pillay

Address: 303-10660 No 5 Rd

E-mail: _____ **Phone:** ~~778 288 2500~~ 604 277 6851

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   - ☐ 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 like houses the way they are, build how you want to.

Thank you for your feedback.

Name: IAN FINDLAY

Address: 11171 Kingsbridge Dr.

E-mail: ifindlay63@hotmail.com **Phone:** 604-349-0052

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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:

PH - 1554

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:

You should let people build to their taste. The current by-laws are good.

Thank you for your feedback.

Name: Ravinesh Ratnam

Address: 11400 Woodhead Rd

E-mail: Ravinesh.S.Ratnam@gmail.com **Phone:** 604 271-8075

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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:

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:

PH - 1556

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 like the houses the way they are, and think They Should let people build it how they want to.

Thank you for your feedback.

Name: KALVIN KISHNEIL MAHARAJ

Address: 9840 Seawright Rd

E-mail: _____ **Phone:** 778-877-5213

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

   Comments:

   no 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?**

   - ☐ 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:

no need to change

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

Comments:

Thank you for your feedback.

Name: Hayer Gurjit

Address: 4651 Tilton Rd Richmond BC

E-mail: _____ **Phone:** 604-290 7065

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   - ☐ Rear yard massing
   - ☐ Other

   Comments:

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   - ☐ Yes
   - ☑ No

   Comments:

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   Comments:

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   - ☐ 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: Cindy Cheong
Address: 3791 Baymond Ave. Richmond BC V7E1A5
E-mail: cindycheong@gmail.com **Phone:** 604.267-9895

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

Comments:

Like

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: Jay To
Address: 8071 Wellmond Rd Richmond
E-mail: jaytoss@yahoo.com **Phone:** 604 671 6185

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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?**

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   Comments:

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

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   Comments:

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   - ☐ 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: Jaswinder Keihl.
Address: 4591 Danforth Drive Richmond
E-mail: _____ **Phone:** 604 278 4360

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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
   - ☒ 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:

just built

Thank you for your feedback.

Name: Neelam Chopra

Address: 11731 Aztec St Richmond BC

E-mail: _____ **Phone:** 778 918 1098

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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?**

   - ☐ 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: Sandy Dhillon
Address: 3982 Bayfin Drive Richmond
E-mail: _____ **Phone:** 6046570751

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Comment Form

Public Workshop – July 8, 2015
Single Family Building Massing

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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
   - ☑ 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 - 1570

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: Taylor S Gill

Address: 8040 ALANMORE PL

E-mail: _____ **Phone:** 604-889-5220

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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:

PH - 1572

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: Amandeep K Gill

Address: 8040 ALANMORE PL

E-mail: _____ **Phone:** 604-889-5220

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Comment Form

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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
   - ☑ 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 - 1574

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: JAGDEV S GILL

Address: 8040 ALANMORE PL

E-mail: _____ **Phone:** 604-889-3220

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City of Richmond

Comment Form

Public Workshop – July 9, 2015
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:

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: MANAV S Gill

Address: 5040 ALANMORE

E-mail: _____ **Phone:** 604-889-5220

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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:

PH - 1578

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: DAVINDER K. GILL
Address: 6751 RIVERDALE CDR RICHMOND
E-mail: _____ **Phone:** 604 726-5554

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(1)

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 Garden walls & fenses rather than ajoining lawns & landscaping.

   Comments:

   The Riverdale subdivision is being massively restructured with huge buildings. Vancouver is being restructured too but the homes are not so intrusive & the street scape retained

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 (cathedral ceilings)
   - [ ] No

   Comments:

   The tall 2½ story building are often effectively 3 stories, yet the size of families is shrinking or the owners are mostly absent. I'd prefer 2 small scale houses on the same lot. That is greater density, yet a more family friendly option.

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

   - [x] 3.7 m
   - [ ] 5.0 m

   Comments:

   To reduce this ceiling height would be ecologically sound & help retain the neighbourhood vista. Lets get inline with Vancouvers height of 3.7m.

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:

   I have a long massive wall of a new house on one side. It totally overlooks my garden (& up to 2 doors down) and cuts off sunlight. I'd like neighbour friendly or respecting privacy. I am likely to get the same as the

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

☑ Yes

☐ No

Comments:

Tall garages that can be converted to living space, should be included in the overall floorspace & vol considerations. The property tax needs to go up considerably for owners/builders who have already taken advantage of lax by law enforcement.

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

Comments:

Other aspects that re) our community:

1) Intrusive fencing & gates rather than landscaping
2) Excessive lights. (I counted 39 external lights, many with 2 bulbs!)
3) Search lights triggered by the wind
4) Trees removed and additional massive paved driveway added.
5) Unmonitored sprinkler systems.

Walking & pathway interconnections need to be planned through subdivisions so it is pleasant to walk/bike to Rmd Centre or Terra Nova without using busy main roads.

Thank you for your feedback.

Name: Brigid Ting.

Address: 4831 Wintergreen Ave, Richmond

E-mail: brigid.ting@telus.net **Phone:** 604 274 7676

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My house value & property tax is going up. I know of some seniors who have lost their home owners grant because of this inflation of real estate. Yet the house has not changed & they qualified for it for many years. Does council/planning consider this

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City of Richmond

Comment Form

Public Workshop – July 9, 2015
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:

   Houses don't just appear massive but ARE too massive for lot size. Not accurately double counting the overheight VOIDS and allowing back framing to create voids is breaching the intent of the bylaws. 22' outside will expression is a 22' high single storey. Current bylaw says 16'4" is the maximum height. Dropping a false ceiling to 16' in a 22' space doesn't reduce outside effect on the neighbours. This is a false interpretation.

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:

   The "structural element" & height should be defined as the top of the wall plate not ceiling and is measured on the house plan and at framing when the roof is on ... not after a decorative ceiling (with or without back framing and drops) is added. A plan checker does not see nor needs to comment on ceiling treatments (such as coffered or floating). That is the prerogative of the owner and builder, to finish inside of the house as they want.

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

   - ☒ 3.7 m
   - ☐ 5.0 m

   Comments:

   This is the best control for reducing massing. Reduce Richmond's 5m (16'4") to 3.7m (12'1) for single storey height. Vancouver, Burnaby and Surrey all use 3.7m as their double height maximum for double counting floor area ratio. Nothing is preventing higher heights in a particular room, you just have to pay for it by off setting the area of VOID space created from the total allowable floor area ratio permitted for the specific lot.

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:

   Can't be answered simply. Yes to reduced heights, but no if habitable area can be encouraged over the garages to reduce depth of lot coverage. No to revised setbacks if detached garages are permitted on 20 foot backyard setbacks. This setback is required to put a distance to the back neighbour. Detached accessory buildings should not be allowed on the front of the lot as this pushes the house too far back on the lot.

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

☒ Yes

☐ No

Comments:

Need to address maximum lot dept coverage, and reduce second storey floor area maximum of 80% of the first storey to let more light into yards. Massing control tools encouraged by City's Design Advisory Panel. Bringing habitable space forward over the garages eliminates the problems with knock out trusses presently being used to create illegal suites exceeding allowable floor area ratios after occupancy.

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

Comments:

NO to additional FREE 161 sq. ft. BONUS that was offered within all three proposals to the Planning Committee June 16, 2015. This proposed bonus wasn't included in any storyboard or online material, nor was it proposed or discussed in the public or the builder's workshops on July 8 & 9, 2015. If this was to be included in the final staff recommendation to Planing on July 20, 2015, it would be see as counter productive to the referral motion asking for "control of massing and height" and disingenuous to the process of public consultation. Need common height 9m for both 2 & 2 1/2 storey houses. No other municipality offers two heights and this added height to 34.5 feet given in 2008 has directly resulted in the escalating massing and building height problems we are experiencing in 2015. 29.5 feet to roof peak minimizes use of the third level and also illegal filling-in of third floor attic space for habitable space. Tighten regulations, eliminate void spaces, beef up enforcement. Many 22' (no drop) single storey rooms have been approved by inspectors. How is this possible?

Thank you for your feedback.

Name: Lynda Terborg

Address: 5860 Sandpiper Court Richmond

E-mail: lterborg@shaw.ca **Phone:** 604-250-8676

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(3)

City of Richmond

Comment Form

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Single Family Building Massing

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

Comments:
- I look forward to "Step-2".
- to address - max building depth (50% of lot)
  - 2nd Storey floor area limits (80% of 1st storey)
  - low impact development (LID) principles, practices, & approaches
  - set back projections.

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:
- "No Bonus" extra height
- if at all tie-it to the front entrance foyer and stairwell where it belongs.
- A free 161 ft² to "float" inside a house is difficult to administer and easy to abuse.

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

- [x] 3.7 m
- [ ] 5.0 m

Comments:
- This is for purely practical reasons.
- 16.4 ft does not work with today's construction practices → 10, 11, 12 ft storey heights.
- Vancouver, Surrey, Burnaby have all made this switch. Keep it simple

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:
- height limits are acceptable
- Set backs must be respected in back yards.
- improve on the minimum 20ft (6m) backyard setback.

- one height standard,
- (No gradient 12.1 → 16.4 ft)
- this will be easiest to process at design approvals and at construction inspection stages.

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

☐ Yes
☑ No

Comments:

- the envelopes are fine
- the projections into setbacks are unnecessary.
- enforcing effective massing controls will reduce the ability of new house construction to reach the extent of the vertical building envelopes.

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

Comments:

- again "NO BONUS" double height
- a bonus is a reward for doing something positive.
- such as providing additional building setbacks or protecting all mature trees + landscaping.
- NOT for modernizing a living bylaw that was not functional.

***** - The exercise is to control massing + height ***

Thank you for your feedback.

Name: John ter Borg
Address: 5860 Sandpiper Court, Richmond BC
E-mail: john_terborg@hotmail.com **Phone:** 604-274-8176

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Comment Form

Public Workshop – July 8, 2015
Single Family Building Massing

4

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?**

   - [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 would be happy to see a moratorium on any future homes until these issues are resolved. Large homes should be on large properties, not destroying our lovely residential areas.

Thank you for the chance to voice opinions at the meeting, these issues could destroy Richmond!

Thank you for your feedback.

Name: Elizabeth Waroway

Address: 7157 Swallow Dr. Richmond

E-mail: waroway gerry@telus.net **Phone:** 604 277 5402

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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:

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:

PH - 1588

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 HOMEOWNER/TAXPAYER, HAVING LIVED IN AND OWNED TWO HOMES IN RICHMOND, I ABHOR THE TREND CREATING (i.e ERECTING) TOWERING STRUCTURES THAT DESPOIL THE PREVIOUS NEIGHBORHOOD AMBIENCE.

PLEASE, PLEASE: NO DELAYING WHAT ARE HOMEOWNERS' REQUEST AS PRESENTED ~~FROM~~ BY THE ATTENDEES ON WED, JULY 8, 2015.

THANK YOU!

Thank you for your feedback.

Name: GERALD T. WAROWAY

Address: 11157 Swallow Dr Richmond

E-mail: Warowaygerry@Telus.net **Phone:** 604-277-5422

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City of Richmond

Comment Form

Public Workshop – July 9, 2015
Single Family Building Massing

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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:

2/2

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: 0874885 BC LTD.

Address: 9411 DESMOND RD

E-mail: KANFR@SHAW.CA **Phone:** 6048890380

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
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GW

(7)

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?**

- ☐ 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 Bapla

Address: 9111 Ash St Richmond

E-mail: KSbapla@hotmail.com **Phone:** 604-6178715

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Attention · Gavin Woo

(8) (1)

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?**

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

   - [ ] 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:

(2)

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: Caroline Fong

Address: 10460 Southgate Road Richmond

E-mail: Carolinefong@shaw.ca Phone: 604 3510930

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(9)

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:

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: HARJINDER DHALIWAL

Address: 10620 Southgate Rd Richmond

E-mail: dhaliwalh1@gmail.com **Phone:** 6043386571

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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:

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: GURSIT BAPLA.

Address: 9660 Sea Cote Road. Richmond.

E-mail: garybapla@hotmail.com **Phone:** 604 726 9400

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City of Richmond

Comment Form

Public Workshop – July 9, 2015
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:

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: NICK POON
Address: #200 – 2200 SITEL RD, RMD.
E-mail: nickpoon62@gmail.com **Phone:** 604-618-5618.

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City of Richmond

JUL 10 2015

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
   - [ ] Rear yard massing
   - [ ] Other



Comments:

The dropped ceilings ∨ A house across from my family's house has a silo ⊙ with a 9ft dropped ceiling, this makes the ceiling 25 ft tall.

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:

The way business is currently conducted with the measurement of ceiling height to a FALSE dropped ceiling is a bunch of B.S. it is WRONG. No bylaw in any city would support this. The city of Richmond bylaw does not talk about ceilings. This is something the city has created over 20 years.

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

   - [x] 3.7 m
   - [ ] 5.0 m

Comments:

3.7 is preferred. But if you got rid of the dropped ceilings this would be the best.

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 Yes + NO
   - [x] No

Comments:

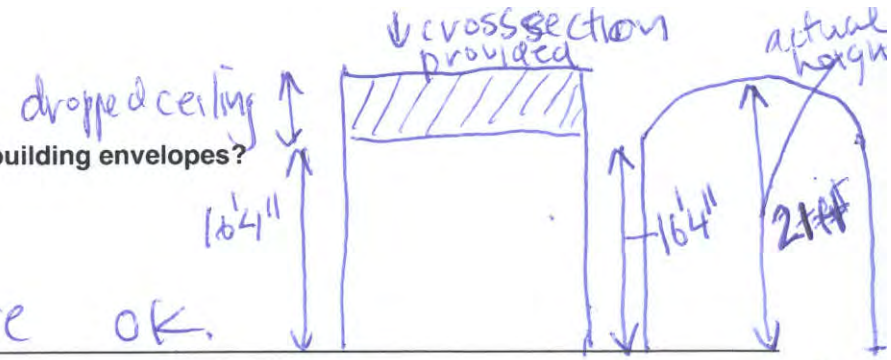
Sure, they are more restrictive than what is currently allowed. On the other hand, 70m² is too large for an accessory bulding. Three car garages should not

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

☑ Yes

☐ No

Comments: The changes are ok.



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

Comments: The current bylaw does not allow for dropped ceilings, it does not even mention the word dropped ceilings. Stop pretending like your inspectors are enforcing the bylaw when they are not. Stop instructing your plan checkers to accept dropped ceilings on the plans. Dropped ceilings are false. Dropped ceilings are a breach of the bylaw and allow builders + designers to avoid ever having any height ever double counted.

Thank you for your feedback.

Name: kathryn mccreary

Address: 2760 Glacier Crescent

E-mail: kathrynmccreary@hotmail.com **Phone:** 604 277-0134

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PH - 1603

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

Comments: The rear yard massing is by far the worst! The problem is that you cannot see it unless you live next to or behind one of these monsters. The loss of daylight and privacy is only part of the problem – it is emotionally devastating that the City provides no respect to neighbours.

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: The use of dropped ceilings is a ruse. It allows the building to be any height with a fraudulent pretense of meeting the rules. Richmond is immature in this regard and in still allowing 16.5 foot ceilings.

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

- [x] 3.7 m
- [ ] 5.0 m

Comments: There are only two municipalities that allow interior ceilings greater than 12 feet (3.7 m) before 'double counting' the floor area. They are Richmond and Coquitlam. It is time that the City of Richmond matured to the same level as the surrounding municipalities.

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: Combining height limits with setback requirements allows a reasonable compromise. Those who wish high ceilings can have them – the setbacks provide protection to the neighbouring properties.

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

☑ Yes

☐ No

Comments: I support the proposed changes to the building envelopes but also recognize that they do little to protect the 'backyard'. It would be better to have shaping control of the rear of the house.

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

Comments: There is a misconception that this bylaw will prevent tall houses, or, high ceilings. This is simply not true. It does offer some relief to the adjoining properties in that it curbs the worst excesses of massing. We cannot dictate 'neighbourliness' and 'good taste' but we can at least have a 'rule based' control that, hopefully, will apply to everyone. We need a society where the builders are not 'more equal' than everyone else.

Thank you for your feedback.

Name: John Roberts

Address: 9120 Chapmond Crescent Richmond

E-mail: John-Roberts@telus.net **Phone:** 604-241-7960

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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?**

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

- [ ] 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: We like high ceiling make you feel more open because of the height and air space. To lower will be Vancouver home, all generic no character at all.

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

☐ Yes
☑ No

Comments: It will make the smaller lot harder to build & cannot max or best use of space either, especially for smaller narrow lot.

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

Comments: Need more consultation, really rush to try to push through the changes which will have great impact for the future homes in Richmond

---

Thank you for your feedback.

Name: Donald Chan
Address: #8 - 7231 NO 2 Rd, Rmd
E-mail: DONALDCHAN2010@hotmail.com **Phone:** 6046572909.

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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: JESSICA Z CHAN

Address: #8 - 7231 NO 2 Rd RICHMOND

E-mail: JESSICAZCHANJZC@GMAIL.COM **Phone:** 7788898539

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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:

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?**

   - [ ] 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: SANDRA Z CHAN.

Address: 6611 CHELMSFORD ROAD, RICHMOND.

E-mail: SANDRAZCHAN@HOTMAIL.COM. **Phone:** 778 319 0281.

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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:

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?**

   - [ ] 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: GRACE Z CHAN
Address: #8 7231 NO 2 Rd
E-mail: SUPERSTAROMATIC@GMAIL.COM **Phone:** 778 855 6397

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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: Truss only.

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?**

   - [ ] Yes
   - [x] No

   Comments:

PH - 1614

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:

nil

Thank you for your feedback.

Name: Sukhwinder K. Ranasal

Address: 8533 No 4 Rd Rmd BC V6Y-2P7

E-mail: _____ **Phone:** 778-251-7812

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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:

PH - 1616

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:

Hard To get damage deposite

Thank you for your feedback.

Name: Iqbal Singh Panesar

Address: 8533 No 4 Rd Rmd BC V6Y-2P7

E-mail: _____ **Phone:** 778-896-7616

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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:

PH - 1618

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: Harbansh S. Panesar

Address: 8533 no4 Rd Rmd BC V6Y 2P7

E-mail: _____ **Phone:** 778-896-7610

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

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PH - 1619

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:

nil

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:

nil

Thank you for your feedback.

Name: Bieldev Singh Panesar
Address: 8533 No 4 Rd Rmd BC V6Y-7610
E-mail: _____ **Phone:** 778-896-7610

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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:

PH - 1622

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 mil

Thank you for your feedback.

Name: Tarsem Singh Dhaliwal

Address: 8533 No 4 Rd Rmd BC V6Y-2P7

E-mail: _____ **Phone:** 604-655-1832

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PH - 1623

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

   Comments: only Truss.

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?**
   - [ ] Yes
   - [x] No

   Comments:

PH - 1624

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: Rajinder Singh Kalsi

Address: 8533 - No4 Rd V6Y- 2P7

E-mail: _____ **Phone:** 778-896-7610

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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: good As it is.

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 - 1626

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:

Nil

Thank you for your feedback.

Name: Baljinder K. Sall

Address: 7071 No 5 Rd Rmd BC V6Y-2V3

E-mail: _____ **Phone:** 604-825-8519

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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: N/o

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:

Nil

Thank you for your feedback.

Name: Pardeep Singh Sall

Address: 7071 No 5 Rd Rmd BC V6Y-2V3

E-mail: _____ **Phone:** 604-825-8579

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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:

PH - 1630

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:

Nil

Thank you for your feedback.

Name: Karmjeet K. Sall.

Address: 7071 No 5 Rd Richmond V6X-2V3

E-mail: _____ **Phone:** 604-338-4073

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

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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: Truss Hight

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: More Natural light.

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 - 1632

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:

Tree By law To Strict

Thank you for your feedback.

Name: Sukhpal Sall

Address: 7071 No 5 Rd Richmond BC V6X-2V3

E-mail: _____ **Phone:** 604-338-4073

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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:

   — As it is →

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 - 1634

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:

Nil

Thank you for your feedback.

Name: Sardar Singh Sall

Address: 7071 No 5 Rd Richmond BC V6Y-2V3

E-mail: _____ **Phone:** 604-338-4073

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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:

   Nil

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 - 1636

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:

— Nil —

Thank you for your feedback.

Name: Beltran Kaur Saell.
Address: 7071 No 5 Rd Richmond BC V6Y-2V1
E-mail: _____ **Phone:** 604-338-4073

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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:

Nil

Thank you for your feedback.

Name: Dalip K. Mundeh.
Address: 11871 Aztec st Richmond BC V6X-1H9
E-mail: _____ **Phone:** 604-721-2177

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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:

   Nil

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 - 1640

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: Balwinder K. Munchha.
Address: 11671 Aztec St Rmd BC V6X-1H9
E-mail: _____ **Phone:** 604-721-2177

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

   Comments: only Truss

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?**
   - [ ] Yes
   - [x] No

   Comments:

PH - 1642

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:

Nil

Thank you for your feedback.

Name: Harcharn Singh Mundha.
Address: 11871 Aztec St Richmond BC V6X-1H9
E-mail: _____ **Phone:** 604-721-2177

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

   Comments:

   Truss Hight To Much.

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?**

   - [ ] Yes
   - [x] No

   Comments:

PH - 1644

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:

Tree Department need More Knowledge of Building By Law

Thank you for your feedback.

Name: Nazar Singh Jagdev

Address: 6391 NO5 Rd Richmond BC V6Y-2V1

E-mail: _____ **Phone:** 604-537-5563

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

   Comments:

   Nil

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?**
   - [ ] Yes
   - [x] No

   Comments:

PH - 1646

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: Harbansh K. Jagdl

Address: 6391 No 5 Rd Richmond BC V6Y-2V1

E-mail: _____ **Phone:** 604-537-5563

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

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

   Comments:

   only Truss.

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?**

   - [ ] Yes
   - [x] No

   Comments:

PH - 1648

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:

Very Hard To get damage deposit Back.

Thank you for your feedback.

Name: Gurdeep K. Jagdev

Address: 6391 No 5 Rd Rmd BC V6Y 2V1

E-mail: _____ **Phone:** 604-537-5563

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

   Comments: —mil—

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:

MP

Thank you for your feedback.

Name: Sukhminder K. Kalsi

Address: 8533 No 4 Rd Rmd BC V6Y-2P7

E-mail: _____ **Phone:** 778-896-7610

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

   Comments: only Truss

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?**

   - [ ] Yes
   - [x] No

   Comments:

PH - 1652

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:

Nil

Thank you for your feedback.

Name: Amandeep K Kalsi

Address: 8533 No - 4 Rd Richmond V6Y - 2P7

E-mail: _____ **Phone:** 778 - 896 - 7610

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

Comments: only Truss Hight

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?**

- [ ] Yes
- [x] No

Comments:

PH - 1654

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: Sawarn K Ghatoura

Address: 9491 No 5 Rd Rmd BC V7A-4E3

E-mail: _____ **Phone:** 778-318-8519

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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?**

- [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?**

- [ ] Yes
- [x] No

Comments:

PH - 1656

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: Harbansh Singh Gharaeura

Address: 9491 no 5 Rd Rmd BC V7A-4E3

E-mail: _____ **Phone:** 778-318-8519

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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
- ☐ 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 - 1658

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:

Nil

Thank you for your feedback.

Name: Rupinder K. Ghatoura

Address: 9491 No 5 Rd Rmd BC - V7A 4E3

E-mail: _____ **Phone:** 778-318-8579

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

Comments:

only Truss Height

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?**

- [ ] Yes
- [x] No

Comments:

PH - 1660

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: Harpreet Ghatoura

Address: 9491 No 5 Rd Rmd BC V7A 4E3

E-mail: _____ **Phone:** 778-318-8519

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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?**

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

   Comments: HOMES BUILT UNDER LUC'S ARE THE REAL ISSUE IN 90% OF THE CASES, THEREFORE ELIMINATE LUC'S FIRST, HAVE EVERYONE UNDER SAME ZONING, THEN RE-ASSESS NEED FOR BYLAW 8500 AMENDMENTS.

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: CITY SHOULD NOT BE DEALING WITH INTERIOR DESIGN ISSUES - SET THE REQUIREMENTS FOR SQ FT CALCULATION, LOT COVERAGE, EXTERNAL HEIGHT – LEAVE INTERIORS TO ARCHITECTS!

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

   - ☐ 3.7 m
   - ☐ 5.0 m

   } NONE OF MY CONCERN NOR SHOULD IT BE THE CITY'S. DEAL WITH EXTERNAL

   Comments: HEIGHT, LOT COVERAGE ETC NOT INTERIORS

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: STOP STALLING AND ADDRESS THE REAL PROBLEM FIRST. TERMINATE LUC'S FIRST. THEY ARE THE PRIMARY CAUSE OF THE MEGA HOUSE ISSUE! ONCE ALL LOTS ARE UNDER SAME ZONING THEN REASSESS NEED FOR BYLAW 8500 AMENDMENTS.

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

☐ Yes

☒ No

Comments:

AGAIN, REDUCING BUILDING ENVELOPES WILL NOT STOP MEGA HOMES BEING ~~BUT~~ BUILT ON LUC LOTS!

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

Comments:

I DON'T UNDERSTAND THE RELUCTANCE TO ADDRESS THE ~~REA~~ CAUSE OF THE MEGA HOME ISSUE + THAT IS LUC'S. ONCE YOU ELIMINATE THEM THE MEGA HOMES ISSUE WILL ALMOST DISAPPEAR.

I CAN'T HELP BUT WONDER WHY COUNCIL & STAFF ARE CHOOSING TO IGNORE THE ISSUE OF LUC'S THAT HAVE BEEN AN ISSUE FOR ~ 25 YEARS. INSTEAD ~~THE~~ TIME IS BEING WASTED TINKERING WITH A ZONING BYLAW (8500) THAT IS NOT THE PROBLEM.

Thank you for your feedback.

Name: ALEX & ANNE MACLEAN

Address: 5931 CORMORANT CRT

E-mail: annejmaclean@hotmail.com **Phone:** 604 274 6454

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Attn: Gavin Woo - Building Approva

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?**

   - ☐ *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:

   No comment.

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:

   No comment

PH - 1664

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: KENNETH KA CHUNG NG

Address: 230 - 12860 CLARKE PLACE, RICHMOND, BC

E-mail: kenneth@explorersurvey.com **Phone:** 604-303-9879

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

   Comments:

   The overall building area in relationship to lot size: Homes are bring built much bigger and taller with estate like proportions while the lot size is for a single family home. This has resulted in overbearing structures without having sufficient setbacks from the property lines. This is devastating for the neighbors because it steals their sunlight and also creates a feeling of claustrophobia to have a tall side wall built from the front to the back of the lot with minimal setback from 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?**

   - ☒ 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:

   I am not sure that accessory buildings should be allowed on 45% of a 20 feet setback from the back property line. It doesn't make sense. The current backyard setback is too little to allow for ANY accessory buildings if we are really serious about encouraging backyard privacy and genuine setback from neigbors.

PH - 1666

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

☒ Yes

☐ No

Comments:

I support these changes but think more are needed with reference to side and backyard setbacks. Variances to set backs should not be allowed by the city as their impact is suffered by properties adjacent to the new homes.

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

Comments:

No three storey buidling permits should be allowed on LUC properties. Residents (such as me) who live next to LUC properties are justifiably alarmed because the city seems to be saying to us that we need to wait another nine years till 2024 to address the building size and shape on LUC properties. In the meantime buidlings that look like apartment blocks and castles rather than single family homes are currently being build on LUC lots with no recourse to justice for incumbent residents. Our city needs to show leadership NOW and be a better steward so that the property rights of existing and future residents are EQUALLY upheld.
This is not about densification but massification alone. As the city moves towards more environmentally sound practices in areas of recycling, garbage pickup, resource consumption the buidling of these massive homes ignores and flouts this environmental mandate, even more so if they stay empty
Neigborliness is a two way street. If you steal my sunlight and invade and shade my sideyard and backyard it is likely that you will not be welcomed in the neighborhood / community. And then ALL of us will have less to be proud of.

Thank you for your feedback.

Name: Niti Sharma

Address: 11380 Kingfisher Drive Richmond, V7E 3X5

E-mail: niti.tana@gmail.com **Phone:** 604-277-4783

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15th July, 2015

Dear Mr Woo and the city planning staff,

I attended both the July 8th and 9th public meeting in the city hall about the single family massification issue. I have provided my comments on the comment form but wanted to bring some additional issues to your attention.

There was some talk in the July 9th meeting that the planning staff is being asked to solve a "social problem" with architectural inputs. I disagree with this comment. I think the massification of single family homes is significantly responsible for creating and exacerbating tensions between existing and new residents regardless of their ethnicity. If new homes are so massive that they tower over adjacent properties and build apartment like envelopes with tall unbroken side walls which impact access to sunlight in adjacent homes; it is not a good start to building neighborliness and community.

Towards the end of the developers meeting on July 9th, 2015 there was a suggestion about looking at neighborhood specific zoning through a public voting process to allow more cohesive building practices with reference to existing neighborhood building styles. Even though I support this idea in principle; this should not used by the developers and the city to implement a system which in reality means : If you spare my neighborhood (from massification), I will look the other way and protest no more about other neighborhoods. I think that principles of building and zoning should be common for ALL Richmond residents and based on lot size rather than just neighborhood specific. If the city is going to allow for a variety of building envelopes, they should be based on lot size, not just the neighborhood alone. Many Richmond residents have waited for over two decades for the matter of massive homes to come to the table and be heard. ALL of them need to be heard, not just some from a few neighborhoods that haven't experienced a lot of massification yet.

I do not think the livability of Richmond depends on continuing to build massive homes that are out of scale with their neighborhoods. Its beautiful community parks, vibrant community classes for children and adults and good public schools will continue to attract young families to its neighborhoods. Besides all its other intrinsic charms, Richmond's accessibility to Vancouver makes it an attractive location for new residents. The city's uniqueness is embodied in the timeless beauty of its dykes and its surprising and unique mix of urban landscapes and fields filled with blueberries, potatoes and cranberries. The city needs to make sure that its building and planning practices do not allow for rampant and blatant destruction of single family neighborhoods. The issue of massification of homes is in no way about the densification of the city.

Thanks you for this opportunity to express my views and I wish the city well in finding solutions to this issue that will promote a sense of diversity, mindfulness and balance in its building and development practices.

Sincerely,

Niti Sharma

Niti Sharma

PHONE # 604-277-4783

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?**

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

   Comments:

   Massing needs to be reduced - this is best achieved by controlling above parameters, and double counting any ceiling height over 3.7m.

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:

   This has been an area of extensive abuse. Measure to the top of the wall plate.

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

   - ☒ 3.7 m
   - ☐ 5.0 m

   Comments:

   This is essential, and double counting of area must apply over 3.7m.

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:

   Yes to height restrictions. No to detached garages on 20 foot backyard setbacks, and no to detached accessory buildings in the front yard.

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

☒ Yes

☐ No

Comments:

Reduce second story floor area to a maximum of 80% of the first floor. Lets in more light to structure, and allows more light into neighbour's property.

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

Comments:

All three proposals include a 15 sq meter of extra height bonus - eliminate this! Maximum height of all structures should be 9m, and no extra height allowances for 2-1/2 stories. This is consistent with neighbouring jurisdictions.

Thank you for your feedback.

Name: John Montgomery

Address: 5880 Sandpiper Court, Richmond

E-mail: jsrmont@telus.net **Phone:** 604-277-9402

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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
   - [x] Other

   Comments:
   NOT ACCURATELY COUNTING the overHeight VOIDS and allow BACK Framing to create VOIDS is Breaching the intend of The bylaws Dropping a false ceiling to 16" in a 22' space DO NOT reduce outside effect on the NEIGHBOURS. This is a false interpretation

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:
   STRUCTURAL element & Height should Be defined as THE TOP of The wall plate NOT ceiling, must Be measured on The house plan & at Framing when The Roof IS ON; NOT after a decorative ceiling is added. A PLAN CHECKER does NOT see NOR Need to comment on ceiling treatments such as coffered or FLOATING. A BIG loophole FOR Builder & HOMEOWNER to finish INSIDE whatever they want

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

   - [x] 3.7 m
   - [ ] 5.0 m

   Comments:
   Nothing is preventing higher heights in a particular room, you just have to PAY FOR it by OFF SETTING the area of VOID space created from The total allowance Floor area ratio

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:
   (Yes) For height limit
   (No) to revised setBack if Garage are permitted on 20 foot Back-yard setBack. This setBack is required to put a distance to Back NeighBour also DO NOT allow on FRONT of LOT as This pushes the house too far Back

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

☒ Yes

☐ No

Comments: Must reduce second Floor area Maximum 80% of The FIRST Floor to allow more sunlight into Yards Bringing RABITable space Forward over The garage. Elemenets The problems with KNOCK out Tousses presently Being used to create illegal suites exceeding allowable Floor area ratios after occupancy

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

Comments: SAY NO to additional Free 161 sq feet BONUS That was offered within all 3 proposals to The planning Committee June 16. 2015, NO Thank was mentioned in The public or builder workshop July 8+9, 2015. This is counter productive to The referal motion of "CONTROL OF MASSING & Height No other municipality offers two heights. 29.5 Feet to ROOF peak minimum use of Third level + also illigal Felling in - of Third Floor attic space For HABITABLE space. Tighten Regulations, elemenets VOID spaces, beef up enforcement. How can inspectors approve many 22' (No drop) SINGLE STOREY rooms?

Thank you for your feedback.

Name: JENNY LEE

Address: 7388 LYNNWOOD DRIVE

E-mail: hennyjenny1227@Gmail.com **Phone:** 6042756818

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Comments for Public Workshop, July 8, 2015
Building Height and Massing

The bylaw:

- Is too subjective—open to abuse. Language must be tightened so that the intent of the bylaw cannot be ignored.
- Is not being enforced.
  - Example: A house under construction on Granville at McCallan has an attached garage at the back of the lot. There is no lane, so the garage should not be so far back.

The building approval system:

- Must be flawed. It is too easy for builders to get anything and everything approved.
- Appears to allow builders to apply pressure on employees. Separate the intake process (with the builder/applicant) from the checking and approval process (without the applicant).
- Seems to be no one's responsibility. Make every employee down the line responsible for ensuring the bylaws are followed. What we see now is an attitude of "I don't know how this happened". Nobody takes ownership of the problem.

Megahouses:

- Are too large for their lot sizes. They are shoehorned into lots, spoiling the look of established neighbourhoods. Expanded volumes and roof heights cause new houses to dwarf neighbours.
- Affect quality of life. Houses are set far back on the lots so that the neighbouring homes lose privacy and the feeling of open space in their back yards.
- Block neighbouring houses' sunlight.
  - Example: Long-time neighbours moved because the new megahouse cast a permanent shadow on their swimming pool. The pool no longer had sun to warm the water.
- Send water runoff to the neighbouring lots.
  - Example: At least two blocks in our subdivision have noticed higher water levels after construction of megahouses on each block. Higher water tables can drown established gardens.
- Begin a domino effect on a neighbourhood. Long established neighbourhoods come apart as people decide to sell and leave Richmond.
  - Example: On just one side of my street, of the original twelve houses, seven have been replaced in the past couple of years. One of these new houses has already clearly been abandoned by its owner.

Cheating:

- Megahouses are built with void spaces to be filled in after final inspection.
- Houses are built with knock-out trusses meant to be removed after inspection.
  - Example: A house on Riverdale Drive had the garage roof trusses removed last fall/winter. The windows are now covered with blinds.
- Extra-high rooms are converted to two rooms, one above the other.
- Double height spaces are not counted as double floor area.
- Ceilings are pushed higher than the nominally accepted height.

Fire hazards:

- Void spaces between false ceilings and attics are a fire hazard because they aren't obvious.
  - History: Sometime ago, there was a condo fire on or near Minoru Blvd, where there was a hidden hallway that had been built into the building but not connected to the suites. The fire was difficult to contain because of that hidden space.
- Megahouses have very minimal side yards.
  - Some houses are only an armspan apart from each other
  - Side yards are made even narrower by projections on the house, making the space between the fence and house difficult to access.
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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
   - [ ] Other

   Comments:
   NOT accurately counting the overheight voids & allow back framing is Breaking the intent of the bylaws

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
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   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
   - [x] No

   Comments: Yes for height but NO to reverse a setback if garage are permitted on 20' back yard setbacks. This setback must put a distance between neighbour front lot and this pushes Accessory buildings should not allow on front lot at this pushes to the back of the lot

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

☒ Yes
☐ No

Comments: 2nd ~~Top~~ Level should be smaller than Bottom Level to maximum 80% of 1st Floor

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

Comments: Must retain at least ~~40~~ 50% of yard uncocupied, central garage size side yard must be minimum 4 feet from Neighbour fence.

Thank you for your feedback.

Name: John Woo
Address: 6480 Goldsmith Dr. Richmond
E-mail: _____ Phone: 6042411682

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  - Example: A house on Riverdale Drive had the garage roof trusses removed last fall/winter. The windows are now covered with blinds.
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Fire hazards:

- Void spaces between false ceilings and attics are a fire hazard because they aren't obvious.
  - History: Sometime ago, there was a condo fire on or near Minoru Blvd, where there was a hidden hallway that had been built into the building but not connected to the suites. The fire was difficult to contain because of that hidden space.
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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:
Too massive for lot size, NOT accurately double counting the overheight voids & allowing back framing

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
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Comments:
Vancouver, Burnaby + Surrey all use 3.7m as then double height maximum for double counting floor area ratio,

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:
Must put a distance to BACK NEIGHBOUR, SEIZE should BE smaller, should BE use as storage, NOT to BE ABLE to turn into illegal suite later on

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

☒ Yes
☐ No

Comments: Must reduce second floor area maximum 80% of First Floor. Bring livable space forward over garage eliminate problem with knock out trusses presently use to create illegal suites exceeding allowable floor area Ratio after occupancy

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

Comments:

① Extra Free Bonuses to double height void spaces on 2nd floor are counter productive to limiting excessive massing of new houses

② Large allowance for detached accessory building, are not precluded from front yards & further push back houses to maximum depth

3 No change to 2½ storey peak height at 34.5 feet differs from the proposed 2 storey height reduction. Both were the same pre 2008 at a maximum of 29.5 feet to peak

4 Dropping double height calculation to 12 feet is a step in the right direction

5 City's proposed amendments don't go far enough ⑤ side yard must be minimum 4 feet to the neighbour fence

Thank you for your feedback.

Name: HENRY LEE

Address: 7388 LYNNWOOD DR. RICHMOND B.C V7C 5H8

E-mail: _____ **Phone:** 604 275-6818

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Comment Form

Public Workshop – July 9, 2015
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:

   Houses don't just appear massive but ARE too massive for lot size. Not accurately double counting the overheight VOIDS and allowing back framing to create voids is breaching the intent of the bylaws. 22' outside will expression is a 22' high single storey. Current bylaw says 16'4" is the maximum height. Dropping a false ceiling to 16' in a 22' space doesn't reduce outside effect on the neighbours. This is a false interpretation.

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:

   The "structural element" & height should be defined as the top of the wall plate not ceiling and is measured on the house plan and at framing when the roof is on ... not after a decorative ceiling (with or without back framing and drops) is added. A plan checker does not see nor needs to comment on ceiling treatments (such as coffered or floating). That is the prerogative of the owner and builder, to finish inside of the house as they want.

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

   ☒ 3.7 m
   ☐ 5.0 m

   Comments:

   This is the best control for reducing massing. Reduce Richmond's 5m (16'4") to 3.7m (12'1) for single storey height. Vancouver, Burnaby and Surrey all use 3.7m as their double height maximum for double counting floor area ratio. Nothing is preventing higher heights in a particular room, you just have to pay for it by off setting the area of VOID space created from the total allowable floor area ratio permitted for the specific lot.

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:

   Can't be answered simply. Yes to reduced heights, but no if habitable area can be encouraged over the garages to reduce depth of lot coverage. No to revised setbacks if detached garages are permitted on 20 foot backyard setbacks. This setback is required to put a distance to the back neighbour. Detached accessory buildings should not be allowed on the front of the lot as this pushes the house too far back on the lot.

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

☒ Yes

☐ No

Comments:

Need to address maximum lot dept coverage, and reduce second storey floor area maximum of 80% of the first storey to let more light into yards. Massing control tools encouraged by City's Design Advisory Panel. Bringing habitable space forward over the garages eliminates the problems with knock out trusses presently being used to create illegal suites exceeding allowable floor area ratios after occupancy.

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

Comments:

NO to additional FREE 161 sq. ft. BONUS that was offered within all three proposals to the Planning Committee June 16, 2015. This proposed bonus wasn't included in any storyboard or online material, nor was it proposed or discussed in the public or the builder's workshops on July 8 & 9, 2015. If this was to be included in the final staff recommendation to Planing on July 20, 2015, it would be see as counter productive to the referral motion asking for "control of massing and height" and disingenuous to the process of public consultation. Need common height 9m for both 2 & 2 1/2 storey houses. No other municipality offers two heights and this added height to 34.5 feet given in 2008 has directly resulted in the escalating massing and building height problems we are experiencing in 2015. 29.5 feet to roof peak minimizes use of the third level and also illegal filling-in of third floor attic space for habitable space. Tighten regulations, eliminate void spaces, beef up enforcement. Many 22' (no drop) single storey rooms have been approved by inspectors. How is this possible?

Thank you for your feedback.

Name: Jeff Lee

Address: 7791 Shackleton Drive

E-mail: win-finge hotmail.com **Phone:** 604-272-5338

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Comment Form

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Name: CHRISTINE PEARCE
Address: 7391 LYNNWOOD DR
E-mail: CHRIC@SHAW.CA **Phone:** 778-297-0474

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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:

   Can't be answered simply. Yes to reduced heights, but no if habitable area can be encouraged over the garages to reduce depth of lot coverage. No to revised setbacks if detached garages are permitted on 20 foot backyard setbacks. This setback is required to put a distance to the back neighbour. Detached accessory buildings should not be allowed on the front of the lot as this pushes the house too far back on the lot.

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

☒ Yes

☐ No

Comments:

Need to address maximum lot dept coverage, and reduce second storey floor area maximum of 80% of the first storey to let more light into yards. Massing control tools encouraged by City's Design Advisory Panel. Bringing habitable space forward over the garages eliminates the problems with knock out trusses presently being used to create illegal suites exceeding allowable floor area ratios after occupancy.

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

Comments:

NO to additional FREE 161 sq. ft. BONUS that was offered within all three proposals to the Planning Committee June 16, 2015. This proposed bonus wasn't included in any storyboard or online material, nor was it proposed or discussed in the public or the builder's workshops on July 8 & 9, 2015. If this was to be included in the final staff recommendation to Planing on July 20, 2015, it would be see as counter productive to the referral motion asking for "control of massing and height" and disingenuous to the process of public consultation. Need common height 9m for both 2 & 2 1/2 storey houses. No other municipality offers two heights and this added height to 34.5 feet given in 2008 has directly resulted in the escalating massing and building height problems we are experiencing in 2015. 29.5 feet to roof peak minimizes use of the third level and also illegal filling-in of third floor attic space for habitable space. Tighten regulations, eliminate void spaces, beef up enforcement. Many 22' (no drop) single storey rooms have been approved by inspectors. How is this possible?

Thank you for your feedback.

Name: Joyce Li

Address: 5 – 8111 General Currie Rd Richmond

E-mail: _____ **Phone:** 604-3398773

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- Fax it to the City of Richmond at 604-276-4052; or
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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?**

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

   Comments:

   Houses don't just appear massive but ARE too massive for lot size. Not accurately double counting the overheight VOIDS and allowing back framing to create voids is breaching the intent of the bylaws. 22' outside will expression is a 22' high single storey. Current bylaw says 16'4" is the maximum height. Dropping a false ceiling to 16' in a 22' space doesn't reduce outside effect on the neighbours. This is a false interpretation.

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:

   The "structural element" & height should be defined as the top of the wall plate not ceiling and is measured on the house plan and at framing when the roof is on ... not after a decorative ceiling (with or without back framing and drops) is added. A plan checker does not see nor needs to comment on ceiling treatments (such as coffered or floating). That is the prerogative of the owner and builder, to finish inside of the house as they want.

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

   ☒ 3.7 m
   ☐ 5.0 m

   Comments:

   This is the best control for reducing massing. Reduce Richmond's 5m (16'4") to 3.7m (12'1) for single storey height. Vancouver, Burnaby and Surrey all use 3.7m as their double height maximum for double counting floor area ratio. Nothing is preventing higher heights in a particular room, you just have to pay for it by off setting the area of VOID space created from the total allowable floor area ratio permitted for the specific lot.

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:

   Can't be answered simply. Yes to reduced heights, but no if habitable area can be encouraged over the garages to reduce depth of lot coverage. No to revised setbacks if detached garages are permitted on 20 foot backyard setbacks. This setback is required to put a distance to the back neighbour. Detached accessory buildings should not be allowed on the front of the lot as this pushes the house too far back on the lot.

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

☒ Yes

☐ No

Comments:

Need to address maximum lot dept coverage, and reduce second storey floor area maximum of 80% of the first storey to let more light into yards. Massing control tools encouraged by City's Design Advisory Panel. Bringing habitable space forward over the garages eliminates the problems with knock out trusses presently being used to create illegal suites exceeding allowable floor area ratios after occupancy.

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

Comments:

NO to additional FREE 161 sq. ft. BONUS that was offered within all three proposals to the Planning Committee June 16, 2015. This proposed bonus wasn't included in any storyboard or online material, nor was it proposed or discussed in the public or the builder's workshops on July 8 & 9, 2015. If this was to be included in the final staff recommendation to Planing on July 20, 2015, it would be see as counter productive to the referral motion asking for "control of massing and height" and disingenuous to the process of public consultation. Need common height 9m for both 2 & 2 1/2 storey houses. No other municipality offers two heights and this added height to 34.5 feet given in 2008 has directly resulted in the escalating massing and building height problems we are experiencing in 2015. 29.5 feet to roof peak minimizes use of the third level and also illegal filling-in of third floor attic space for habitable space. Tighten regulations, eliminate void spaces, beef up enforcement. Many 22' (no drop) single storey rooms have been approved by inspectors. How is this possible?

Thank you for your feedback.

Name: Ken Li

Address: 5 - 8111 General Currie Rd. Richmond

E-mail: _____ **Phone:** 604 339 8773

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

Comments:

NOT accurately double counting the overheight void & allow back framing to create voids & Breaching the intent of the bylaws

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:

PH - 1691

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

☒ Yes

☐ No

Comments: SIDE yard must be at least 4 feet from Neighbour Fence for FIRE rescure, RENOVATION, PAINTING etc.
2nd Flor level must be smaller than 1ST Floor level, 70 – 80% of 1ST level to allow sunlight

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

Comments: Need common height 9M for both 2 & 2½ story houses
No other municipalities offer two heights & this added heights to 34.5 feet given in 2008 has directly resulted in the ascalating massing & height problems we are facing in 2015
29.5 feet to roof peak minimize use of Third level for habitable space.
No to additional 161 sq ft BONUS that was offered within all 3 proposal to the planning Committee June 16, 2015 & this proposed Bonus wasn't included in any storyBoard or online material, Nor was it proposed or discussed in the public workshop on July 8 & 9, 2015

Thank you for your feedback.

Name: Kitty K. Chan

Address: #59-7900 Moresby Dr. Richmond. B.C. V7E

E-mail: _____ **Phone:** 604-275-0828

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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?**

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

   Comments:

   Houses don't just appear massive but ARE too massive for lot size. Not accurately double counting the overheight VOIDS and allowing back framing to create voids is breaching the intent of the bylaws. 22' outside will expression is a 22' high single storey. Current bylaw says 16'4" is the maximum height. Dropping a false ceiling to 16' in a 22' space doesn't reduce outside effect on the neighbours. This is a false interpretation.

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:

   The "structural element" & height should be defined as the top of the wall plate not ceiling and is measured on the house plan and at framing when the roof is on ... not after a decorative ceiling (with or without back framing and drops) is added. A plan checker does not see nor needs to comment on ceiling treatments (such as coffered or floating). That is the prerogative of the owner and builder, to finish inside of the house as they want.

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

   ☒ 3.7 m
   ☐ 5.0 m

   Comments:

   This is the best control for reducing massing. Reduce Richmond's 5m (16'4") to 3.7m (12'1) for single storey height. Vancouver, Burnaby and Surrey all use 3.7m as their double height maximum for double counting floor area ratio. Nothing is preventing higher heights in a particular room, you just have to pay for it by off setting the area of VOID space created from the total allowable floor area ratio permitted for the specific lot.

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:

   Can't be answered simply. Yes to reduced heights, but no if habitable area can be encouraged over the garages to reduce depth of lot coverage. No to revised setbacks if detached garages are permitted on 20 foot backyard setbacks. This setback is required to put a distance to the back neighbour. Detached accessory buildings should not be allowed on the front of the lot as this pushes the house too far back on the lot.

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

☒ Yes

☐ No

Comments:

Need to address maximum lot dept coverage, and reduce second storey floor area maximum of 80% of the first storey to let more light into yards. Massing control tools encouraged by City's Design Advisory Panel. Bringing habitable space forward over the garages eliminates the problems with knock out trusses presently being used to create illegal suites exceeding allowable floor area ratios after occupancy.

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

Comments:

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Thank you for your feedback.

Name: Lidia Leung

Address: 11391 - 7th Ave, Richmond B.C.

E-mail: lidiayvr@yahoo.ca **Phone:**

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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?**

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

   Comments:

   Houses don't just appear massive but ARE too massive for lot size. Not accurately double counting the overheight VOIDS and allowing back framing to create voids is breaching the intent of the bylaws. 22' outside will expression is a 22' high single storey. Current bylaw says 16'4" is the maximum height. Dropping a false ceiling to 16' in a 22' space doesn't reduce outside effect on the neighbours. This is a false interpretation.

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:

   The "structural element" & height should be defined as the top of the wall plate not ceiling and is measured on the house plan and at framing when the roof is on ... not after a decorative ceiling (with or without back framing and drops) is added. A plan checker does not see nor needs to comment on ceiling treatments (such as coffered or floating). That is the prerogative of the owner and builder, to finish inside of the house as they want.

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

   ☒ 3.7 m
   ☐ 5.0 m

   Comments:

   This is the best control for reducing massing. Reduce Richmond's 5m (16'4") to 3.7m (12'1) for single storey height. Vancouver, Burnaby and Surrey all use 3.7m as their double height maximum for double counting floor area ratio. Nothing is preventing higher heights in a particular room, you just have to pay for it by off setting the area of VOID space created from the total allowable floor area ratio permitted for the specific lot.

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:

   Can't be answered simply. Yes to reduced heights, but no if habitable area can be encouraged over the garages to reduce depth of lot coverage. No to revised setbacks if detached garages are permitted on 20 foot backyard setbacks. This setback is required to put a distance to the back neighbour. Detached accessory buildings should not be allowed on the front of the lot as this pushes the house too far back on the lot.

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

   ☒ Yes

   ☐ No

   Comments:

   Need to address maximum lot dept coverage, and reduce second storey floor area maximum of 80% of the first storey to let more light into yards. Massing control tools encouraged by City's Design Advisory Panel. Bringing habitable space forward over the garages eliminates the problems with knock out trusses presently being used to create illegal suites exceeding allowable floor area ratios after occupancy.

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

   Comments:

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Thank you for your feedback.

Name: LORETTA NG

Address: #407- 8200 JONES Rd. RICHMOND

E-mail: _____ **Phone:** 604 447-8770

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PH - 1696

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
   - [ ] Other

   Comments:
   Did not count the over height voids correctly & allow back framing to create voids is Breach in the Bylaws. bylaw has too many flaws allow to be manipulated by developers + owners

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: Must be measured on the house plan and at framing when Roof is on / NOT after a decorative ceiling is added. A plan checker does NOT see Nor Need to comment on ceiling treatments such as "coffered or flooring.

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
   - [x] No

   Comments: (YES) For height limit
   (NO) To revised set back if garage are permitted on 20 foot backyard set back. if required a distance to back neighbour
   (NO) To allow on FRONT lot as this pushes the house too far Back [illegible] storage unit should include

4. include into the total floor area to void misuse for high structure later turn into habitable unit.

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

☒ Yes

☐ No

Comments: must reduce second floor area To maximu 80% of the First Floor

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

Comments:

① Block Neighbour privacy, sunlight, new houses is highe. cause drainage problem, send water runoff to neighbour lots

② Appear to allow builder to apply pressure on employees separate the intake process (with builde/applicant) from the checking + approval process (without applicant)

③ seems No one's responsibility, the attitude is "I don't know how this happened". Nobody takes ownership of the problem You must set up a system to show WHO's at fault & Be responsible.

④ say No to Free 161 sq ft. Bonus that was offer within all 3 proposals to the planning Committee June 16, 2015. Need common height for 2, 2½ story houses which is 9m.

⑤ 29.5 feet to roof peak minimum use 3rd level for bigger pitching-in

Thank you for your feedback.

Name: Sam Feng

Address: 6160 SEARKES DR Richmond B.C

E-mail: _____ **Phone:** 604-303-9911

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PH - 1698

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

   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: Accessory build should only be a storage shed a small room only.

PH - 1699

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

☒ Yes

☐ No

Comments: Must reduce 2nd floor area to maximum 80% of first floor.

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

Comments:

① Side setback must be minimum 4 feet from neighbour fence for fire rescue

② Void spaces between false ceiling and attics are a fire hazard because they are not obvious

③ Middle class can no longer afford any homes, also we have lost many affordable basement suites.

④ Richmond soon will be impossible to reign in uncontrolled construction. Anything goes now

Thank you for your feedback.

Name: ZHI Quan ; Wei Liang

Address: 111-4200 GARRY ST RICHMOND

E-mail: _____ **Phone:** 604-272-0029

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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?**
   - [x] Yes
   - [x] No

   Comments: YES For height
   NO For detached garage if permitted on 20' backyard setbacks. This setback is required to put a distance to back neighbour. accessory buildg should be ~~Total floor area~~ AVAILD for Large For ~~HAB~~ital use

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

☒ Yes
☐ No

Comments: SECOND LEVEL SHOULD BE SMALLER THAN BOTTOM LEVEL to Maximum 80% of 1ST Floor

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

Comments:

SIDE YARD SETBACK MINIMUM 4 FEET
CONTROL GARAGE SIZE
40% OF TOTAL FLOOR Area should include detached or attached garage, and accessary building TO AVOID MISUSE, Cheating.

Thank you for your feedback.

Name: LORA WONG
Address: 6480, GOLDSMITH DR, RICHMOND
E-mail: _____ Phone: 6042411682

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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?**

   - [x] Yes
   - [ ] No

   Comments:

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

   - [x] 3.7 m
   - [ ] 5.0 m

   Comments:

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   - [x] Yes
   - [ ] No

   Comments:

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

☒ Yes

☐ No

Comments: Must Reduce second floor area to Maximum of 80% of First storey. Massing control tools encouraged by city's Design Advisory Panel.

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

Comments: No to additional Free 161 sq. ft Bonus offered within all Three proposals to the Planning Committee June 16, 2015 but was Not included in any storyBoard or online material Nor was it proposed or discussed in Public or builder's workshop on July 8/9 2015. It is counter productive to Therefore motion asks for control of Massing and Height. This disingenuous to the process of public consultation.

29.5 feet to roof peak minimizes use of 3rd level & also illegal filling-in of 3rd floor attic space for habitable space Tighter regulation, beef up enforcement, eliminate VOID space

Thank you for your feedback.

Name: Ron Chan

Address: 3900 Moresby Dr Rich BC

E-mail: ronkchan@shaw.ca Phone: 604 337-2481

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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?**

   - ☐ 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: JORDAN SOMMERFELD

Address: 9820 ALLISON CRT, RICHMOND, B.C. V6Y 3T3

E-mail: _____ **Phone:** 604-275-6240

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Comments:

Thank you for your feedback.

Name: ELLEN (ELLIE) LITTLE
Address: 8771 ALLISON ST, RICHMOND, BC
E-mail: elittle@telus.net **Phone:**

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Name: RIC PEARCE

Address: 7391 LYNNWOOD DR

E-mail: CHRIC@SHAW.CA **Phone:** 604 307 3522

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Name: Szymon Chang

Address: 7171 Ledway Road

E-mail: _____ **Phone:** 604 271 9171

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   - [ ] Rear yard massing
   - [ ] Other

   Comments:

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   Comments:

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   Comments:

ENTERED

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   - [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 suggest that city hall can make amendment to the policy to disposal of aged trees in front yard of property, try to find balance between environment conservation and old property rebuilding.

Thank you for your feedback.

Name: PERRY ZENG PEI

Address: #3-7100 River Road, Richmond

E-mail: perry9699@gmail.com **Phone:** 778.888.9699

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Comments: ALL OF THE ABOVE COULD CAUSE LOSS OF PRIVACY THROUGH WINDOWS AND OVERLOOKING OUR PROPERTY AND LOSS OF SUNLIGHT IN MY GARDENS

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Comments: COMPLIANCE AND ENFORCEMENT WILL BE CRITICAL OTHERWISE THE AMENDMENTS WILL HAVE NO IMPACT. WE STRONGLY RECOMMEND CONTINUAL TIGHTENING OF THE AMENDMENTS.

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- [x] Yes
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Comments:

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Comments:

NO FURTHER DELAY IN BYLAW CHANGES

Thank you for your feedback.

Name: DAVID & SANDRA HILL

Address: 5260 WOODPECKER DR

E-mail: sandrahill13572@hotmail.com **Phone:** 604 271 7631
david.hill@usask.ca

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

   Comments:
   Only from street view it appears 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
   - [x] No

   Comments:
   Does not matter.

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

   - [ ] 3.7 m
   - [x] 5.0 m

   Comments:
   High ceiling homes are not attracts people to buy 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?**

   - [ ] 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:

Thank you for your feedback. woo

Name: Patrick Dao

Address: 6591 Acorn Rd Richmond BC

E-mail: patrick.tin.dao@gmail.com **Phone:** 604 910 1488

604 910 14887

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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?**

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

   Comments:

   Houses don't just appear massive but ARE too massive for lot size. Not accurately double counting the overheight VOIDS and allowing back framing to create voids is breaching the intent of the bylaws. 22' outside will expression is a 22' high single storey. Current bylaw says 16'4" is the maximum height. Dropping a false ceiling to 16' in a 22' space doesn't reduce outside effect on the neighbours. This is a false interpretation.

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:

   The "structural element" & height should be defined as the top of the wall plate not ceiling and is measured on the house plan and at framing when the roof is on ... not after a decorative ceiling (with or without back framing and drops) is added. A plan checker does not see nor needs to comment on ceiling treatments (such as coffered or floating). That is the prerogative of the owner and builder, to finish inside of the house as they want.

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

   - ☒ 3.7 m
   - ☐ 5.0 m

   ENTERED

   Comments:

   This is the best control for reducing massing. Reduce Richmond's 5m (16'4") to 3.7m (12'1) for single storey height. Vancouver, Burnaby and Surrey all use 3.7m as their double height maximum for double counting floor area ratio. Nothing is preventing higher heights in a particular room, you just have to pay for it by off setting the area of VOID space created from the total allowable floor area ratio permitted for the specific lot.

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:

   Can't be answered simply. Yes to reduced heights, but no if habitable area can be encouraged over the garages to reduce depth of lot coverage. No to revised setbacks if detached garages are permitted on 20 foot backyard setbacks. This setback is required to put a distance to the back neighbour. Detached accessory buildings should not be allowed on the front of the lot as this pushes the house too far back on the lot.

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

☒ Yes

☐ No

Comments:

Need to address maximum lot dept coverage, and reduce second storey floor area maximum of 80% of the first storey to let more light into yards. Massing control tools encouraged by City's Design Advisory Panel. Bringing habitable space forward over the garages eliminates the problems with knock out trusses presently being used to create illegal suites exceeding allowable floor area ratios after occupancy.

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

Comments:

NO to additional FREE 161 sq. ft. BONUS that was offered within all three proposals to the Planning Committee June 16, 2015. This proposed bonus wasn't included in any storyboard or online material, nor was it proposed or discussed in the public or the builder's workshops on July 8 & 9, 2015. If this was to be included in the final staff recommendation to Planing on July 20, 2015, it would be see as counter productive to the referral motion asking for "control of massing and height" and disingenuous to the process of public consultation. Need common height 9m for both 2 & 2 1/2 storey houses. No other municipality offers two heights and this added height to 34.5 feet given in 2008 has directly resulted in the escalating massing and building height problems we are experiencing in 2015. 29.5 feet to roof peak minimizes use of the third level and also illegal filling-in of third floor attic space for habitable space. Tighten regulations, eliminate void spaces, beef up enforcement. Many 22' (no drop) single storey rooms have been approved by inspectors. How is this possible?

Thank you for your feedback.

Name: Ronald N. Bowers

Address: 11891 Pintail Dr.

E-mail: r.dbowers@telus.net **Phone:** 604 271 0597

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   ☒ Overall building height
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   ☒ Front yard massing
   ☒ Rear yard massing
   ☒ Other

   Comments:

   Houses don't just appear massive but ARE too massive for lot size. Not accurately double counting the overheight VOIDS and allowing back framing to create voids is breaching the intent of the bylaws. 22' outside will expression is a 22' high single storey. Current bylaw says 16'4" is the maximum height. Dropping a false ceiling to 16' in a 22' space doesn't reduce outside effect on the neighbours. This is a false interpretation.

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   Comments:

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   Comments:

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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:

   Can't be answered simply. Yes to reduced heights, but no if habitable area can be encouraged over the garages to reduce depth of lot coverage. No to revised setbacks if detached garages are permitted on 20 foot backyard setbacks. This setback is required to put a distance to the back neighbour. Detached accessory buildings should not be allowed on the front of the lot as this pushes the house too far back on the lot.

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

☒ Yes

☐ No

Comments:

Need to address maximum lot dept coverage, and reduce second storey floor area maximum of 80% of the first storey to let more light into yards. Massing control tools encouraged by City's Design Advisory Panel. Bringing habitable space forward over the garages eliminates the problems with knock out trusses presently being used to create illegal suites exceeding allowable floor area ratios after occupancy.

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Thank you for your feedback.

Name: Norma Merrells

Address: 11431 Bird Rd

E-mail: normalm@shaw.ca **Phone:** 604-273-7908

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Comments for Public Workshop, July 8, 2015
Building Height and Massing

The bylaw:

- Is too subjective—open to abuse. Language must be tightened so that the intent of the bylaw cannot be ignored.
- Is not being enforced.
  - Example: A house under construction on Granville at McCallan has an attached garage at the back of the lot. There is no lane, so the garage should not be so far back.

The building approval system:

- Must be flawed. It is too easy for builders to get anything and everything approved.
- Appears to allow builders to apply pressure on employees. Separate the intake process (with the builder/applicant) from the checking and approval process (without the applicant).
- Seems to be no one's responsibility. Make every employee down the line responsible for ensuring the bylaws are followed. What we see now is an attitude of "I don't know how this happened". Nobody takes ownership of the problem.

Megahouses:

- Are too large for their lot sizes. They are shoehorned into lots, spoiling the look of established neighbourhoods. Expanded volumes and roof heights cause new houses to dwarf neighbours.
- Affect quality of life. Houses are set far back on the lots so that the neighbouring homes lose privacy and the feeling of open space in their back yards.
- Block neighbouring houses' sunlight.
  - Example: Long-time neighbours moved because the new megahouse cast a permanent shadow on their swimming pool. The pool no longer had sun to warm the water.
- Send water runoff to the neighbouring lots.
  - Example: At least two blocks in our subdivision have noticed higher water levels after construction of megahouses on each block. Higher water tables can drown established gardens.
- Begin a domino effect on a neighbourhood. Long established neighbourhoods come apart as people decide to sell and leave Richmond.
  - Example: On just one side of my street, of the original twelve houses, seven have been replaced in the past couple of years. One of these new houses has already clearly been abandoned by its owner.

Cheating:

- Megahouses are built with void spaces to be filled in after final inspection.
- Houses are built with knock-out trusses meant to be removed after inspection.
  - Example: A house on Riverdale Drive had the garage roof trusses removed last fall/winter. The windows are now covered with blinds.
- Extra-high rooms are converted to two rooms, one above the other.
- Double height spaces are not counted as double floor area.
- Ceilings are pushed higher than the nominally accepted height.

Fire hazards:

- Void spaces between false ceilings and attics are a fire hazard because they aren't obvious.
  - History: Sometime ago, there was a condo fire on or near Minoru Blvd, where there was a hidden hallway that had been built into the building but not connected to the suites. The fire was difficult to contain because of that hidden space.
- Megahouses have very minimal side yards.
  - Some houses are only an armspan apart from each other
  - Side yards are made even narrower by projections on the house, making the space between the fence and house difficult to access.
  - History: Many years ago, the Richmond Fire Department attended a city meeting about a new subdivision. The fire department stated the houses were so close together that if one were to catch on fire, it would be very difficult to keep others from also burning. Megahouses are much larger and closer than houses were in those days.

Richmond has a big problem:

- Builders regularly use the terms *teardowns* and *shacks* to convince Richmond's council and planning department that older homes should be demolished.
- We are losing the truly affordable homes—those in middle income neighbourhoods that have been owned for many years. We have also lost many affordable basement suites that were in now-demolished homes.
- We will lose even more citizens who have tried to make Richmond a liveable community. People want to live in a city where everyone lives by the rules.
- Richmond is now the wild west of building construction. Anything goes. If it isn't already, it will soon be impossible to reign in uncontrolled construction.

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:

   all over

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:

a) Why are there so many employees at City Hall, yet so few (3?) Construction Bylaws officers? — Why is an Assistant Manager required for these few employees?

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:

a) The immense problems concerning the construction of inappropriately designed new houses over the past many many years have repeatedly been brought to the attention of City Hall. Why have amendments and changes not been proposed — better yet, instituted — before now?

b) Why has any building plan been approved if it contravenes existing bylaws?

c) Are employees at City Hall accepting bribes from builders?

Thank you for your feedback.

Name: Lynne Davis

Address: 6591 Clematis Drive

E-mail: ianlynne@shaw.ca **Phone:** 604-274-0315

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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:
   In terms of allowable total interior area and site coverage, Richmond is one of the smaller site usage City in Greater Vancouver. I don't think the new house is 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:
   This is Richmond's ~~[illegible]~~ new house design character. If this design is no longer applied, buyer will consider buying properties in other cities.

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

   - ☐ 3.7 m
   - ☑ 5.0 m

   Comments:
   Do not border the neighbour's using their properties.

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:
   It will eliminate the design varities of houses. If applied, all new houses will turn out be the same looking.

PH - 1733

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

☐ Yes

☑ No

Comments: No Need to change.

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

Comments: In order to develop our city, consider release the minimum frontage of houses. Eg. the bigger frontage lot (66 feet or larger) can be subdivided into 2 houses. Then more smaller new houses can be built.

Thank you for your feedback.

Name: Jenny Ho

Address: 10128 Defoe St. Rmd

E-mail: jennyho@shaw.ca **Phone:** 604 908 8877

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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?**

- [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: Other: It appears too big because it is too big and looks menacing.

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: Exactly. There should be hefty fines for dropped ceilings. They are either (a) cheating because they will be removed after the inspection or (b) a waste of the people's sky, much like letting a hose direct our drinking water into a gutter for hours.

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

- [x] 3.7 m
- [ ] 5.0 m

Comments: Even 3.7 m is very high. In the rare case where a higher ceiling is needed, the rules still allow it if the space is ~~double~~ counted twice. (That's very fair.)

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

I support the improvements, but I am opposed to the unfair question.

Comments: It is too complex for ordinary well-educated citizens like me. Please bring in Lynda ter Borg and her WRAPd team to go into the details. They will be speaking for me.

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

☒ Yes

☐ No

Comments: As far as I can tell, they are a significant move in the right direction. Thank you.

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

Comments: Don't sneak ANYTHING in. No "BONUSES" to developers!!! (Why the heck is it the people of Richmond's fate to be forced to bleed anymore to give blood to vampires? Send Draculas back to Transylvania!) NO EXTRA HEIGHT for anyone, especially 2.5-storey houses. (The 40-year-old house next to me has a beautiful 2.5 storeys in a height of maybe 26 feet.) Stop legislating ugliness by allowing unneeded height that developers feel obliged to fill. In this and everything keep the rules simple and enforce them with large fines and with demolition of offending structures. Legislate follow-up inspections long after occupancy and apply the fines and demolitions as long as the house exists. Say NO to crap!

Thank you for your feedback.

Name: JIM WRIGHT

Address: 8300 OSGOODE DRIVE, Richmond V7A 4P1

E-mail: JAMESW8300@shaw.ca **Phone:** 778-320-1936

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By Wed July 15

PH - 1736

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:

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: Wen Ting Ding

Address: ~~6620~~ 6620 CHELMSFORD ST. RICHMOND V7C 4H8

E-mail: 87670337O@qq.com **Phone:** 778-885-2988

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

Comments:

THEY ARE NOT 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:

PH - 1739

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: Gurdeep Parewal.
Address: 9980 Goodwin city BC.
E-mail: _____ **Phone:** 604-418-3601.

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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
- ☐ 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 - 1741

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: Ma Donald Jr Hott.
Address: 11214 Kingcome Ave.
E-mail: _____ **Phone:** 604-375-3938.

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Comments:

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- ☐ No

Comments:

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Comments:

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- ☐ 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: Doris Chen
Address: 86-3711 Robson Cf Richmond BC
E-mail: dchen0221@yahoo.com **Phone:** 778 996 0986

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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?**

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

Comments:

Question is Vague

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: Homes will look Bad and design of upper floor will reduce

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

Comments:

Thank you for your feedback.

Name: Margit Clark
Address: 5691 Cathay Road, Richmond
E-mail: _____ **Phone:** 604 220-9551

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

Comments:

Bad Questions

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: Bad policy. Limiting upper of house

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

Comments:

Thank you for your feedback.

Name: G Malhi

Address: ~~5691~~ 5651 Cathy Rd, Richmond

E-mail: _____ **Phone:** 604 812-1166

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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:

PH - 1749

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

☐ Yes
☑ No

Comments: No

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

Comments:

Thank you for your feedback.

Name: Gurjeet Johal

Address: 12411 Flury drive Richmond

E-mail: _____ **Phone:** 604-726-7429

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- ☐ 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:

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: Wise Tang

Address: 7368 Armstrong St, McLennan Ave

E-mail: _____ **Phone:** 604 821-1111

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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: Nothing.

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?**

- [ ] Yes
- [x] No

Comments:

PH - 1753

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: Johann Hayen

Address: 9140 Dolphin Ave

E-mail: _____ **Phone:** 604-241-9716

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PH - 1754

City of Richmond

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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
- ☐ 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: 15m - Min -

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

Comments:

Thank you for your feedback.

Name: NINA RIAT

Address: 3360 Blundell Rd. Richmond.

E-mail: _____ **Phone:** 604 788-6462

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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
- ☐ 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 - 1757

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: Margaret Kaasa

Address: 3390 Moresby Dr.

E-mail: _____ **Phone:** 604-241-9716.

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

☐ Yes
☑ No

Comments: Does not Affect Mapping

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

Comments:

Thank you for your feedback.

Name: Ravinder Johal

Address: 12411 Fluery Drive Richmond

E-mail: _____ **Phone:** 604-727-7429

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Single Family Building Massing

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

Comments:

DOES NOT Apply

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?**

- [ ] Yes
- [x] No

Comments:

City of Richmond

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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: Erica Li
Address: 4531 Windjammer Drive, Richmond BC
E-mail: **Phone:** 778-991-9567

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- ☐ 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: Yvonne Ho
Address: 10911 Maddocks Road, Richmond,
E-mail: [redacted] **Phone:** [redacted]

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

   Comments: Houses are fine.

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 - 1765

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

☐ Yes
☑ No

Comments: This is no good.

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

Comments:

Thank you for your feedback.

Name: Dupinder Hooper.
Address: 3377 Moresby Dr.
E-mail: _____ **Phone:** 604 780 8286.

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

   Comments:
   Just, cause the house to look 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: it will affect all the smaller lots

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

☐ Yes
☑ No

Comments: not good

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

Comments:

Thank you for your feedback.

Name: Angel Cheng

Address: 3651 Georgia St RMD

E-mail: Angel998@yahoo.com **Phone:** 6049987536

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

Comments: None of these causes the houses to look 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: smaller lots will be affected!!

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

Comments:

Thank you for your feedback.

Name: Major Mander
Address: 3671 Royalmore, Richmond.
E-mail: info@KanataKnits.com **Phone:** 604657-5073

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- ☐ 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:

PH - 1771

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

☐ Yes
☑ No

Comments: Min 15m

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

Comments:

Thank you for your feedback.

Name: Jaswant Kaur Johal

Address: 11151 Bird Road Richmond

E-mail: _____ **Phone:** 604 279-9497

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- ☐ Front yard massing
- ☐ Rear yard massing
- ☑ Other

Comments:

Do Not Understand Q.

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: Houses will look like Churches!

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

Comments:

Thank you for your feedback.

Name: QIFENG YANG
Address: 6331 Coltsfoot Road, Richmond, BC
E-mail: **Phone:** 778 316-6858

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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: Bad Idea

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

Comments:

Thank you for your feedback.

Name: Neil Advakar

Address: 2031 McLennan - Aire Richmond -

E-mail: _____ **Phone:** 604 760-3139

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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?**

- [ ] 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?**

- [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?**

- [ ] Yes
- [x] No

Comments:

PH - 1777

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: Malkit Johal

Address: 12400 Barnes Road Richmond

E-mail: _____ **Phone:** 604-727-8244

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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?**

   - ☐ 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: Harbajhan Shoker

Address: 8571 Baird more Cr.

E-mail: ✓ **Phone:** 604 273-6052

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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?**

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

- [ ] 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:

PH - 1781

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: Rajinder Pannu
Address: 6908 Donald Road.
E-mail: _____ **Phone:** 604 418 0696

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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:

PH - 1783

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: Amritpal Atwal
Address: 9626 Patterson Road
E-mail: _____ **Phone:** 604-562-5931

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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?**

- ☐ 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:

PH - 1785

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: Kulvir Dhaliwal.
Address: 11880 Woodhead Rd
E-mail: _____ **Phone:** 778-889-3034

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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?**

- ☐ 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:

PH - 1787

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: Parminder Singh
Address: 10399 Finlayson Road
E-mail: _____ **Phone:** 778-245-2913

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City of Richmond

Comment Form

Public Workshop – July 9, 2015
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:

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:

PH - 1789

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. Bosaki

Address: 450k Steveston Hwy

E-mail: _____ **Phone:** 604-272-9914.

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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:

PH - 1791

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: Praise Design (Paul Sik)

Address: ~~paulsik@gmail~~ PO Box 26578 Richmond, BC V7C5M4

E-mail: paulsik@gmail.com **Phone:** ~~778~~-889-2275

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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:

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:

PH - 1793

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: D. Rosati

Address: 4508 Steveston Hwy

E-mail: _____ **Phone:** 604-272-9914.

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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:

PH - 1795

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: N. Bosyk

Address: 9540 Pearmund Rd.

E-mail: _____ **Phone:** 604 241-9713

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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:

No effect

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 - 1797

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: Mike Ohuk

Address: 6200 No 6 Road, Richmond

E-mail: _____ **Phone:** 604 ~~729-5188~~ 729-7999

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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:

PH - 1799

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: H. Bassi

Address: 9540 Pearmont. Rd

E-mail: _____ **Phone:** 604-241-9713.

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

Comments:

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- ☑ 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: Ashini Sharma
Address: 10280 River Drive, Richmond
E-mail: _____ **Phone:** 604 805-8043

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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: SATWANT ATWAL

Address: 12395 CAMERON DR RICHMOND

E-mail: Satatwal@hotmail.com Phone: 604-618-5006

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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:

THESE DO NOT CAUSE BIG 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?**

- [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?**

- [ ] Yes
- [x] No

Comments:

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

☐ Yes

☑ No

Comments:

THIS IS NOT THE ISSUE.

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

Comments:

Thank you for your feedback.

Name: Kuldip Pannu

Address: 5571 Clearwater Drive, Richmond

E-mail: _____ **Phone:** 604 354-1600

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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
   - [ ] 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?**

   - [ ] 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: Do not Agree.

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

Comments:

Thank you for your feedback.

Name: KINDER CLARK

Address: 8271 Elsmore Rd, Richmond BC

E-mail: _____ Phone: 604 727-6231

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   - ☐ 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: Sabrit Sholer

Address: 4775 Dunfell Rd

E-mail: jsholer@shaw.ca **Phone:** 778-937 1709

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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:

PH - 1811

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: Mukesh Parmar

Address: 9900 GARDEN CITY RD.

E-mail: _____ **Phone:** 778-867-2273

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   - [ ] Side-wall height
   - [ ] Front yard massing
   - [ ] 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?**

   - [ ] 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: Rhonda Shaker
Address: 4775 Dunfell Rd
E-mail: rhondashaker@shaw.ca **Phone:** 778-230 2493

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

   Comments: Houses do NOT appear 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: Smaller lots will be adversley affected!

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

Comments:

Thank you for your feedback.

Name: Pam Mander-Bath.
Address: 3671 Rayalmake, Richmond.
E-mail: pam-mander@hotmail.com **Phone:** 6047619557.

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

Comments:

no issues

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:

ceilings are great as is

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 - 1817

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: Amit Sharda

Address: 11531 Pintail Drive

E-mail: _____ **Phone:** 604-447-2590

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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:

PH - 1819

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. Sayani,
Address: 10511 Blundell Rd. Rmd.
E-mail: _____ **Phone:** 604-618-1273

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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
- ☑ No

Comments:

I LIKE THE DESIGNS AS IS.

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: HARBHAJAN SAGGU

Address: 8251 SUNNYWOOD DR

E-mail: _____ Phone: 778-327-0340

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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
- ☐ 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 - 1823

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: Monte Dar.
Address: 10491 Bird Rd.
E-mail: _____ **Phone:** 604-710-8861.

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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
- ☐ 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 - 1825

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: Gurdeep Jagpal.
Address: 10511 Bird Rd
E-mail: _____ **Phone:** 604-244-9825.

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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:

PH - 1827

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: Cindy Oar.

Address: 10491 Bird Rd.

E-mail: _____ **Phone:** 604-710-8864.

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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
- ☑ No

Comments:

I Love Drop Ceilings

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 - 1829

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: BALBIR SAGGU

Address: 8251 Sunnywood Dr

E-mail: _____ Phone: ~~604~~ 778-322-0340

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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:

please don't change these

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: [redacted] Karn Sharda

Address: 11531 Pintail Drive

E-mail: _____ **Phone:** 604-447-2590

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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: We like the high 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:

PH - 1833

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: Kuldip Dhillon

Address: 11231 Seaton Rd Richmond

E-mail: _____ **Phone:** 604-275-0842

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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
- ☐ 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 - 1835

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: Ranjit Jagpal
Address: 10511 Bird Rd.
E-mail: _____ **Phone:** 604-244-9825.

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- [ ] 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?**

- [x] Yes
- [ ] No

Comments:

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

- [ ] 3.7 m
- [x] 5.0 m

Comments: High Ceilings are the beauty.

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:

PH - 1837

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: Kanchan Sharma
Address: 10260 Swinton Cres Rmd.
E-mail: _____ **Phone:** 604-278-3967

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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?**

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

Comments:

The houses do not look too big – they are in line with existing homes already developed.

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:

Leave setbacks as they are for consistency with existing development.

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

☐ Yes
☑ No

Comments: It will affect the smaller lots

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

Comments:

Thank you for your feedback.

Name: Amy Mander

Address: 8260 Dalemore Rd, Richmond

E-mail: amymander@hotmail.com **Phone:** 604 828-0033

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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:

ONLY SOME ARE 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:

Thank you for your feedback.

Name: Parminder Singh.
Address: 9371 GORMOND RD.
E-mail: _____ **Phone:** 604-789-7153.

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

   Comments:

   THEY are not 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: WHAT happens to the small Houses.

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

Comments:

Thank you for your feedback.

Name: Rajwinder Singh.
Address: 9731 Goodwin Rd.
E-mail: _____ **Phone:** 604-767-8140

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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: Bob Shaker

Address: 8571 Baird more Cr

E-mail: bobshaker@shaw.ca **Phone:** 604 809 0088

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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: KARIN SHAKER

Address: 8571 Baird more Cr

E-mail: Karinshaker@gmail.com **Phone:** 604 628 0322

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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: WHO SAID THEY WERE 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: THIS IS VERY CONSTRICTIVE TO DESIGN.

PH - 1849

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: Raman Kooner.

Address: 3399 Mosley DR.

E-mail: _____ **Phone:** 604-825-4433.

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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: Iran Chen

Address: ~~7~~ 9397 NO.3 RD

E-mail: _____ **Phone:** 604 3653633

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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:

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?**

- [ ] Yes
- [x] No

Comments:

PH - 1853

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: Bao Shun Chen

Address: 7980 Broadmoor

E-mail: _____ **Phone:** 604 773 3865

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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:

None of these cause houses to look 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?**

- [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?**

- [ ] Yes
- [x] No

Comments:

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

☐ Yes
☑ No

Comments: It will affect all the smaller lots.

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

Comments:

Thank you for your feedback.

Name: ESNIE SHUM

Address: 10551 TRURO DRIVE

E-mail: esnies@gmail.com **Phone:** 604-842-2626

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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: Houses are not to 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:

PH - 1857

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: Other municipalities have basements. Richmond has Dauble ceiling height. If you take it away, it will have a negative impact to property values.

Thank you for your feedback.

Name: Luis Cabido
Address: 9400 McCutcheon place
E-mail: luiscabido@telus.net **Phone:** 604 273 5226

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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:

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: Suzanne Tuazon-Cabido
Address: 9400 McCutcheon place, Richmond, V7A5A6
E-mail: Site@telus.net **Phone:** 604-839-5226

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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: Houses do not appear to be to 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: This is one advantage Richmond has over Vancouver and other municipalities. we can't have a basement so going up is our only advantage.

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:

PH - 1861

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: Amaryit S. Gill
Address: 5451 WALTON RD RICHMOND
E-mail: _____ **Phone:** 604-779-7421

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ATTEN: GAVIN WOO

City of Richmond

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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:

Strongly OBJECT
To new Changes

Thank you for your feedback.

Name: DARCY HAYER
Address: 4651 TICHON RD RICHMOND
E-mail: _____ **Phone:** 6047820012

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ATTEN GAVIN

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:

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:

strongly OBJECT to these new changes

Thank you for your feedback.

Name: SHIRLEY HAYER
Address: 4651 TILTON RD RMD
E-mail: shirley.hayer@gmail.com **Phone:** 604 278 7400

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ATTEN GANIN WOO

276405

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?**
   - ☐ 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:

STRONGLY
OBJECT TO
NEW CHANGES

Thank you for your feedback.

Name: GUERIT HAYER
Address: 4651 TILTON RD RICHMOND V7C 1K4
E-mail: shirley.hayer@gmail.com **Phone:** 604 278 7400

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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
   - [ ] 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:

PH - 1869

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: Sajid Hassan
Address: 6411 Blundell Road
E-mail: sajidhassan@yahoo.com **Phone:** 778-885-6434

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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?**

   - [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?**

   - [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?**

   - [ ] Yes
   - [x] No

   Comments:

PH - 1871

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: Nabeel Abrahani
Address: 10600 Mortfield Road
E-mail: nabs1987@hotmail.com **Phone:** 604-836-6227

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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?**
   - [x] Yes
   - [ ] No

   Comments:

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

☐ Yes
☑ No

Comments: On lot bigger then 18 meter it may coorde.

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

Comments:

City should consider area Specific zoning.

Thank you for your feedback.

Name: MUNAF VANKALWALA

Address: 6366 Williams Road

E-mail: MVANKAL@HOTMAIL.COM **Phone:** 604-276-8006

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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: Looks good in 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:

PH - 1875

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: ASIF SIDDIQUI
Address: 9920 SEACASTLE DR. RICHMOND
E-mail: SIDDIQUIASIF@HOTMAIL.COM **Phone:** 604-961 4105

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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: None of Above —

I want to build a new home on my property on Mortfield Road. I have no problem with existing bylaw.

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:

Change Westwind Neighbourhood to Bungalows & Ranchers.

Thank you for your feedback.

Name: Mohammad Ashraf Abraham

Address: 10600 Mortfield Road

E-mail: ashrafabraham@hotmail.com **Phone:** 604-271-1948

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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:

PH - 1879

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: Anwer Kamal

Address: 11260 Blundell Road

E-mail: akamal2860@gmail.com **Phone:** 604-908-1446

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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?**

   - [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?**

   - [ ] Yes
   - [x] No

   Comments:

PH - 1881

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: Nayyer Jilani

Address: 8198 Aldermore Place

E-mail: Nayyerjilani@hotmail.com **Phone:** 604-277-5910

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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?**

   - [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?**

   - [ ] Yes
   - [x] No

   Comments:

PH - 1883

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: SYED KHURSHID HASAN

Address: 6419 BLUNDELL

E-mail: _____ **Phone:** 604-275-4255

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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: ASLAM QAZI
Address: 9320 GLENDOWER DRIVE
E-mail: MASLAMQAZI@HOTMAIL.COM **Phone:** 604.274-7576

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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?**

- [x] Yes
- [ ] No

Comments:

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

- [ ] 3.7 m
- [x] 3.0 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:

PH - 1887

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: Moiz Kirmani

Address: 11188 Kingsgrove Avenue

E-mail: tabassumkirmani@hotmail.com **Phone:** 604-274-2244

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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?**

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

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:

PH - 1889

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: LAKHBIR S. GILL
Address: 2731 SHELL RD RICHMOND
E-mail: LSGILL@ME.COM **Phone:** 604 725-0022

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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: houses don't look 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?**

- [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: Jeremy Ethier
Address: 8880 Myhill Rd
E-mail: Jeremyethier95@gmail.com **Phone:** 604-562-2278

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- [ ] Side-wall height
- [ ] Front yard massing
- [ ] 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?**

- [ ] 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:

PH - 1893

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

☐ Yes
☑ No

Comments: will affect smaller lots

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

Comments:

Thank you for your feedback.

Name: Emilia Bordalba
Address: 8880 Myhill Rd.
E-mail: drbordalba@yahoo.com **Phone:** 604-727-2264

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- [ ] Interior ceiling height and floor area calculation
- [ ] Side-wall height
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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?**

- [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?**

- [ ] Yes
- [x] No

Comments:

PH - 1895

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: Aaron Ethier

Address: 10471 Truro Drive

E-mail: _____ **Phone:** 778-997-9970

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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: 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?**

- [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?**

- [ ] 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: Lynn Sakai-Boden
Address: 6399 London Road
E-mail: lynn@lynnsdreamhomes.com **Phone:** (604) 218-4800

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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?**

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

- [ ] 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: ALBERT WONG
Address: #5-4791 STEVESTON HWY. RICHMOND, B.C.
E-mail: albertwong@email.com **Phone:** 604-880-9664

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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
- ☐ 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: Jack Lapsley

Address: 6520 No. 3 Rd

E-mail: _____ **Phone:** 604-506 1942

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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?**

- [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?**

- [ ] 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: MiLA Vagabova

Address: 7171 Stevenson Hwy

E-mail: Lvagabova@gmail.com **Phone:** 778-381-6452

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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
- ☐ 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 - 1905

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: Dave Jayant

Address: 6540 No. 6 Rd.

E-mail: _____ **Phone:** 604 506 1942.

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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
- ☐ 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 - 1907

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: Manjit Jaypal

Address: 6520 No. 6 Rd.

E-mail: _____ **Phone:** 604-506-1942

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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: Ceilings are great as is

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 - 1909

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: Satnam Dhillon
Address: 8540 No 4 Rd. Richmond
E-mail: _____ **Phone:** 604-275-9888

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PH - 1910

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- ☐ 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:

PH - 1911

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: Bonnie Jaspal.
Address: 10511 Bird Rd Rmd
E-mail: _____ **Phone:** 604-618-1273.

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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
- ☑ No

Comments:

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

- ☐ 3.7 m
- ☑ 5.0 m

Comments: We love the high Ceilings

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 - 1913

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: Herdish Dhillon

Address: 8540 No 4 Rd Richmond

E-mail: _____ **Phone:** 604-275-9888

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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
- ☑ No

Comments:

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

- ☐ 3.7 m
- ☑ 5.0 m

Comments: Nothing wrong with the high ceilings, we love it

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 - 1915

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: Rosey Verma
Address: 10260 Swinton Cres Rmd
E-mail: _____ **Phone:** 604-278-3967

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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: We love the high Ceilings

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 - 1917

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: Aman Sharma

Address: 10260 Swinton Cres Rmd

E-mail: _____ **Phone:** 604-278-3967

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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
- ☑ No

Comments:

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

- ☐ 3.7 m
- ☑ 5.0 m

Comments: High Ceilings should be kept as it is

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 - 1919

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: Tejinder Sharma
Address: 10260 Swinton Cres Rmd
E-mail: _____ **Phone:** 604-278-3967

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- ☐ 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: The Ceiling should be higher

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 - 1921

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: ~~BT~~ Balwinder Dhillon

Address: 11231 Seaton Rd. Rmd.

E-mail: _____ **Phone:** 604-275-0842

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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: The Ceiling Should be higher.

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:

PH - 1923

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: VIJAY SHARDA
Address: 5791 Langtree Ave Richmond
E-mail: _____ **Phone:** 604-786-0728

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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: High Ceilings should be kept as it is

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 - 1925

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: Harman Dhillon
Address: 8540 No 4 Rd Richmond
E-mail: _____ **Phone:** 604-275-9888

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   - [ ] Side-wall height
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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:

   RICHMONDS HIGH CIELINGS MAKE RICHMOND HOMES LOOK BETTER THAN VANCOUVER HOMES

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: RAJNI SAGGU
Address: 8251 SUNNYWOOD DRIVE
E-mail: SATBIRSAGGU@ICLOUD.COM Phone: 604-722-5001

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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?**

- ☐ 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: We love to have the high 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:

PH - 1929

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: Rajni Dhingra
Address: 11240 King Rd. Richmond
E-mail: _____ **Phone:** 604-271-7276

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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
- [x] Other

Comments:

nothing wrong

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:

we love the high ceilings

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:

PH - 1931

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:

nothing should be changed

Thank you for your feedback.

Name: Harroop Sharda

Address: 5771 Laytree Ave

E-mail: _____ **Phone:** 604-725-2194

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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:

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:

My Drop Ceilings make my House Look and Feel Better

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: SATBIR SAGGU
Address: 8251 SUNNYWOOD DRIVE
E-mail: SATBIR SAGGU@ICLOUD.COM Phone: 604 727-5001

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

   Comments: houses are disproportionate to surrounding 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

   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: This will affect smaller lots/houses!

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

Comments:

Thank you for your feedback.

Name: Sukh Bath.
Address: 3671 Royalmore, Richmond.
E-mail: bathsis@hotmail.com. **Phone:** 778-855-7764.

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- ☐ 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: JEEWAN GREWAL

Address: 3120 SALTSPRING CR RICHMOND

E-mail: _____ Phone: 604-618-7639

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

Comments: they are not 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?**

- [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?**

- [ ] Yes
- [x] No

Comments:

PH - 1939

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: Raquel Kaarnes

Address: 3377 Moresby Dr.

E-mail: _____ **Phone:** 604 306-8808

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

   Comments: Houses in Richmond do not look 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: Will affect smaller house/lots.

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

Comments:

Thank you for your feedback.

Name: Rajinder Mander
Address: 3671 Aragon Mark Ave, Richmond.
E-mail: info@kanatakuts.com **Phone:** 604 763 1273

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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
- ☐ 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: RAMNEET PADDA

Address: 6751 MAYFLOWER DR RICHMOND

E-mail: _____ Phone: 778-838-1555

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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
- ☐ 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: Massing does not affect small homes -

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

Comments:

Thank you for your feedback.

Name: SURINDER GREWAL

Address: 6831 GAMBA DR RMD

E-mail: _____ Phone: 604-618-7660

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- ☐ 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:

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: KARL TSANG

Address: 9355 KILBY ~~RD~~ ST RMD

E-mail: 729919@GMAIL.COM **Phone:** 604-729-9119

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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:

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?**

- [ ] 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: SURINDER -K. DHALIWAL

Address: 10373 SHEPHERD DR RICHMOND BC

E-mail: _____ **Phone:** 604-727-5506

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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:

None of these cause houses to look 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?**

- [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?**

- [ ] Yes
- [x] No

Comments:

PH - 1951

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: Amit Dhingra

Address: 10080 Seacote Road, Richmond BC

E-mail: Amit.dhingra3@gmail.com **Phone:** 604.727.8286

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PH - 1952

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

Comments:
None of these cause houses to look 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?**

- [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?**

- [ ] Yes
- [x] No

Comments:

PH - 1953

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: Sushil Arora
Address: 9588 Capstan Way, Richmond BC
E-mail: Sushil9588@gmail.com **Phone:** 604.644.6165

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

Comments:

None of these cause the house to look 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?**

- [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?**

- [ ] Yes
- [x] No

Comments:

PH - 1955

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: Ajay Dhingra

Address: 1240 King Road, Richmond BC

E-mail: _____ **Phone:** 778.889.9743

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PH - 1956

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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 of those cause houses to look 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:

Thank you for your feedback.

Name: Bundy Grewal
Address: 5400 Granville Ave. Richmond, BC
E-mail: grewalbundy@hotmail.com **Phone:**

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

Comments:
None of these cause the house to look 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?**

- [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?**

- [ ] Yes
- [x] No

Comments:

PH - 1959

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: Shirley Yeung

Address: 27-9800 kilby drive, Richmond bc

E-mail: _____ **Phone:** 604.808.8718

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
- Leave it in the drop-off box provided at the Public Workshop.

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http://www.richmond.ca/plandev/planning2/projects/buildingmassingstudy.htm

PH - 1960

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?**

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

   Comments:
   how will cause house to look 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?**

   - [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?**

   - [ ] Yes
   - [x] No

   Comments:
   it will affect all the smaller lot

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

☐ Yes
☑ No

Comments: Bad idea.

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

Comments:

Thank you for your feedback.

Name: CHING LING CHENG

Address: 10300 Springmont dr. RMD

E-mail: tonycheng958@hotmail.com **Phone:** 6043703720

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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?**

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

   Comments: none cause house to look 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: it will affect all the smaller lots

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

☒ Yes

☐ No

Comments:

will make upper smaller

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

Comments:

Thank you for your feedback.

Name: CHIA-LIN CHENG

Address: 7860 Waterton drive Rmd

E-mail: changjiji@hotmail.com **Phone:** 604 7712689

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D.C.

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?**

- ☐ 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:

PH - 1965

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

☐ Yes
☑ No

Comments:

It will affect all the smaller lots.

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

Comments:

Thank you for your feedback.

Name: Dolores Chiu

Address:

E-mail: dolores.chiu@gmail.com **Phone:** 604 270 1777

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PH - 1966