House Massing Changes July 17, 2017

 Just a quick update of the Public Hearing held July 17, 2017 that ended at midnight.  The size of houses on residential lots was item # 7 and Council made some decisions, the bylaws will be finalized on Monday July 24th by council.

 2' Side wall projections used to be allowed on both sides of the house narrowing the 4' set back from the property line to 2 feet

**CHANGE:**one set back for the fireplace only, up to 6' long

Height of the house previously  was measured to half way up the roof line from various points in the road, then changed to the peak a year ago

**CHANGE :**House height is measured to the peak and can only be 29 ' tall  from **1'** above the road, this allows for better control of heights.

Length of house in lot was limited to the required front and back yard setbacks,

**CHANGE:**Limited to 55% of the depth of the lot with the required setbacks of the front and back yards.

 Garage Projection from house was only limited to the front and rear yard setbacks which allowed for very long garages on long lots

**CHANGE:**  Garage limited to  a projection of 30' from the house and the required setbacks front and rear yards.

Entry Gates for the driveway used to be allowed on the property line and on Arterial roads that could cause traffic back up as the cars waited for the electric entry gates to open.

**CHANGE:** On Arterial roads the gate must be set back 20 ' from the property line to allow cars to get off the busy roads.

LIVE Landscaping previously was not controlled so there was very little live plants,

**CHANGE:** 50 to 55 % of front yards must have live plants and 4' side yard set backs cannot be included in the calculation

REAR YARD SETBACK: I failed in convincing Council to support the Staff recommendation which was a REAR Yard minimum of 20' or **25%** of the lot depth which ever was greater. Councillor McNulty moved and Councillor Johnston seconded a motion to adopt the Richmond Home Builders Group proposal.

**CHANGE :**The Minimum Rear Yard Set back  is max **20%** of the lot depth for 60% of the building width. This allows the ground floor only to stick further out from the rest of the house. The second floor still needs to be set back  to  25 % of the  lot depth.

Rational : The other councillors felt that the lower floor could better accommodate extra kitchens and a larger secondary suite. I argued that Staff recommendations where well thought out and should be adopted.

Please see the attachments for more information.

 We made some positive changes and while we did not get everything we wanted we have made progress, the issue of House Massing  will all be reviewed in 12 months and then we can work to make new changes as needed.

Thanks to staff who worked hard to make the documents easier to understand and prepared fair and sensible changes to allow for lower house massing.