



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development

Date: April 26, 2005
File: RZ 05-295550

Re: **APPLICATION BY DREAMBUILT ESTATES INC. TO AMEND COMPREHENSIVE DEVELOPMENT DISTRICT (CD/139) FOR 7320 BRIDGE STREET**

Staff Recommendation

That Bylaw No. 7945, to introduce amendments to "Comprehensive Development District (CD/139)" in order to permit garages at the front of a single-family residence in the McLennan South Sub-Area, be introduced and given first reading.

for Raul Allueva
Director of Development

RA:ef
Att. 5

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Dreambuilt Estates Inc. has applied to amend Comprehensive Development District (CD/139) in order to permit garages at the front of single-family residences off Shields Avenue, in the McLennan South Sub-Area.

The site at 7320 Bridge Street (**Attachment 1**) was previously rezoned from Single-Family Housing District, Subdivision Area F (R1/F), to Comprehensive Development District (CD/139), in order to permit a seven (7) lot single-family residential subdivision with a new partial road extending east from Bridge Street along the north edge of the subject site (**Attachment 2**). A lot size policy for the McLennan South Sub-Area was brought forward at that time. However, the lot-size policy was referred back to staff for further review.

New Lot Size Policy Consistency

Subsequently, following further staff review and consultation with the community, a revised lot size policy for the McLennan South Sub-Area (Official Community Plan Amendment Bylaw 7892) was brought forward to Planning Committee of Council on March 22, 2005, and adopted at Public Hearing on April 18, 2005. The applicant proposes to create seven (7) lots from the existing lot, with a proposed minimum lot width of 12.0 m (39.4 ft) and a minimum area of 360 m² (3,875 ft²). The proposed lot size is consistent with the McLennan South lot size policy.

Amendments to Comprehensive Development District (CD/139)

Included with the report on the lot-size policy was a recommendation for a draft Comprehensive Development District, which includes provisions for greater flexibility in the design of the garage, while adding additional requirements to control building appearance, roof form and landscaping. The amendments to Comprehensive Development District (CD/139) proposed in Bylaw 7945 with this application are consistent with that recommendation.

This zoning is consistent with the adopted Official Community Plan Amendments to the McLennan South Sub-Area Plan, as presented in the separate report, "McLennan South Sub-Area Plan: Lot Size Policy". It permits driveways from the street to lots which do not require lanes, while meeting the intent of reducing the visual impact of the car by ensuring that garages and driveways do not dominate the streetscape.

Related Policies

Official Community Plan

- **Land Use:** Residential, "Historic Single-Family", two and half storeys maximum
- **Density:** Designated for a base density 0.55 Floor Area Ratio (F.A.R.).
- **Development Permit Guidelines:** Not applicable to single-family development
- **Roads:** The plan intends that developers will upgrade several existing roads/streets and build a number of new roads, with exact alignments "subject to development" (e.g. their locations may vary as a result of opportunities and/or constraints that arise as residential development proceeds). Frontage improvements to Bridge Street are required to be completed with this development and construction of a partial new road (Shields Avenue) extending east from Bridge Street. Dedication of lands for Shield Avenue were previously made with the earlier rezoning application (RZ 03-227858) for this site.

- **Park:** Limited construction has been undertaken in 2004 for the City Centre serving Garden City Park, with completion in late 2005.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

The subject site is situated on the east side of Bridge Street fronting on the south side of the undeveloped allotment for Shields Avenue.

On the subject site, and properties to its north, south and west, the plan permits existing large single-family lots to be subdivided with smaller single-family lots, two and half storeys maximum homes, at a base density of 0.55 (F.A.R.). To the east, the Plan permits multiple-family development designated for a base density of 0.55 F.A.R. Recent applications for subdivision in the single-family neighbourhood have included:

- Directly south of the subject site, 7360 and 7380 Bridge Street (RZ 04-268607) is proposed for a seven (7) lot single-family residential subdivision with construction of a partial road on the General Currie Road allotment. Lot size is for 12 m (39 ft.) lot width with 14 m (46 ft.) minimum lot width at corners and a 360 m² (3,875 ft²) minimum lot area. Rezoning to Comprehensive Development District (CD/140) has received second and third reading.
- 7131 Bridge Street (RZ 02-218186) approved for a six (6) lot single-family residential subdivision with a partial new road (Sills Avenue) extending west from Bridge Street. Lot size approved for 12 m (39 ft.) lot width with 14 m (46 ft.) minimum lot width at corners and a 360 m² (3,875 ft²) minimum lot area, rezoned to Comprehensive Development District (CD/140). Zoning regulates width of garages to a maximum garage width of 4.2 m (14 ft.) for lot width less than 13.4 m (44 ft.). Approved development for lots 13.4 m (44 ft.) wide, currently under construction.
- 7511 Bridge Street (RZ 04-276082), proposes seven (7) single-family lots fronting onto a new street extending west of Bridge Street. Amendments were proposed to Comprehensive Development District (CD/140) to permit a lot size of 11.3 m (37 ft.) minimum lot width and 320 m² (3,444 ft²) minimum lot area, and to regulate garage width and fence height in front yards. These amendments are now proposed to Comprehensive Development District (CD/139), and would be used for 7511 Bridge Street if this rezoning application proceeds. On April 18, 2005, Council referred the application to staff for further consultation with the community on road alignment in order to access the back lands for future subdivision and development. No concerns were expressed at the Public Hearing about the proposed changes to the Comprehensive Development District.

Analysis

There are no requirements associated with the adoption of this application. The subdivision application and servicing agreement for the street frontage improvements have already been approved. **Attachment 4** is a copy of the existing Comprehensive Development District (CD/139) and **Attachment 5** is a copy of the proposed new, amended Comprehensive Development District (CD/139).

The proposal is consistent with the objectives of the McLennan South Sub-Area Plan. In particular:

- The development is consistent with the adopted Lot Size Policy for the McLennan South Sub-Area .
- The proposed development is consistent with the McLennan South Sub-Area Plan's Transportation Plan.
- This application conforms to previous approved lot width (12 m) for mid-block lots, Comprehensive Development District (CD/139), amended as proposed, offers design flexibility and is consistent with the proposed McLennan South Lot Size Policy.
- As part of the development of the Lot Size Policy, additional lot restrictions were identified for consideration (shared or paired driveways, additional setback requirement for the garage from the front property line, etc.), in order to provide an appropriate form of development to complement the existing character of development in the area. However, these were considered to have limited public value and benefit given the higher than average development standards on costly single-family lots, and would result in additional regulations that would be difficult to implement and enforce. In light of this, further restrictions are not recommended.

Financial Impact

None to the City.

Conclusion

- The subject amended zone and proposed development is in conformance with objectives for development within the McLennan South area of the City Centre.
- Proposed amendments to Comprehensive Development District (CD/139) will establish controls to ensure a maximum garage door width on small lots (4.9 m/16 ft.) to accommodate a front-access, double car garage in the front of the lot, while allowing flexibility for different lot types within McLennan South with greater design flexibility as discussed in the approved McLennan South Lot Size Policy Report.
- The zoning will help to maintain the integrity of McLennan South's designated single-family area while facilitating subdivision as provided for under the sub-area plan.

On this basis, the subject application merits favourable consideration.



Eric Fiss

Policy Planner

EF:cas

There are no rezoning requirements to be dealt with prior to final adoption.

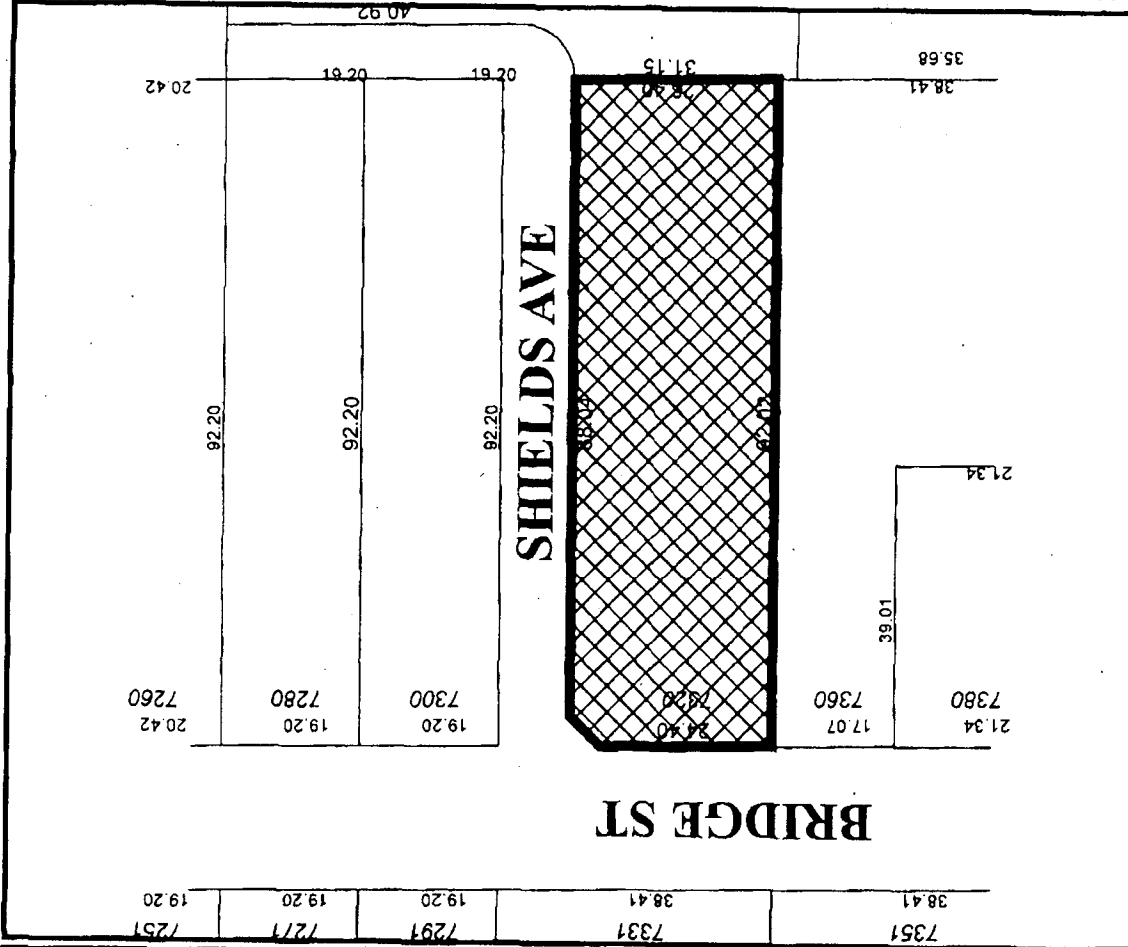
LIST OF ATTACHMENTS

- Attachment 1 Zoning Site Map
- Attachment 2 McLennan South Land Use Map
- Attachment 3 Development Application Data Sheet
- Attachment 4 Existing Comprehensive Development District (CD/139)
- Attachment 5 Proposed new, Amended Comprehensive Development District (CD/139)

City of Richmond



PROPOSED REZONING

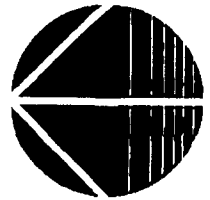


Original Date: 03/30/05

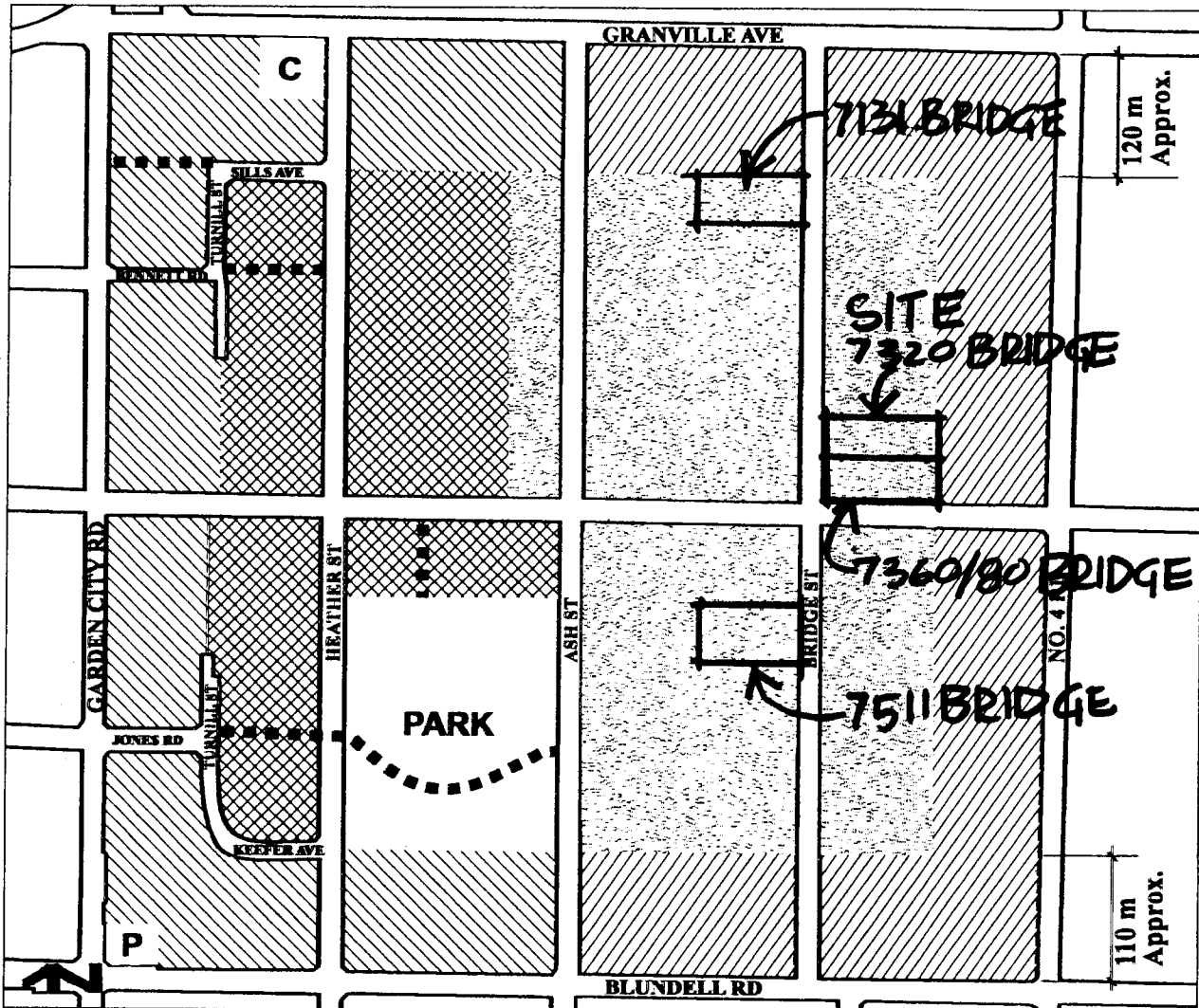
Revision Date:






Note: Dimensions are in METRES

RZ 05-295550



Land Use Map Bylaw 7731
2004/06/21



	Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.		Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.		Trail/Walkway
	Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.		Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R.	C	Church
				P	Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefe Avenue, and Turnhill Street are commonly referred to as the “ring road”.


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet**
 Policy Planning Department

RZ 05-295550

 Address: 7320 Bridge Street

 Applicant: Dreambuilt Estates Inc.

 Planning Areas: City Centre Area, McLennan South Sub-Area Plan (Schedule 2.10D)

	Existing	Proposed
Owner:	Dreambuilt Estates Inc.	No change
Site Size (m²): <i>(by applicant)</i>	2,622.17 m ² (0.65 ac)	No change
Land Uses	Single-family residential	No change
OCP Designation	Residential	No change
Area Plan Designation	Residential, "Historic Single-Family" 2 1/2 storeys max. - 0.55 floor area ratio (FAR)	No change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/139) With amendments to permit: <ul style="list-style-type: none"> • 11.3 m (37 ft.) min. lot width • 13 m (42.7 ft.) min. lot width for corner lots • 18 m (59 ft.) min. lot width for lots with a front property line on Bridge or Ash Street • 24 m min. lot depth • revised limits on double car garage at front yard setback • 320 m² (3,444 ft²) min. lot area • 550 m² (5,920 ft²) for lots with a front property line on Bridge or Ash Street
Number of Units	Vacant site	7 single-family dwellings

**Bylaw Requirement
 (CD/139)
 As Amended**

	Bylaw Requirement (CD/139) As Amended	Proposed	Variance
Density (units/acre)	N/A	12 upa	none required
Floor Area Ratio:	Max. 0.55 F.A.R.	0.55 F.A.R.	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none

Bylaw Requirement (CD/139) As Amended		Proposed	Variance
Lot Size (area)	Min. 320 m ² (3,444.6 ft ²) on Shields Avenue and Min. 550 m ² (5,920 ft ²) on Bridge Street as amended with Bylaw 7945	New lots: Min. 460 m ² (3,444.6 ft ²)	none
Lot Size (width)	Min. 11.3 m on Shields Avenue Min. 13 m on corner lots as amended with Bylaw 7945	New lots: Min. 12 m Min. 14 m on corner lots	none
Setback – Front Yard (m):	6 m Min.	6 m	none
Setback – Side Yard (m):	1.2 m Min. 4.0 m Min. on Public Road as amended with Bylaw 7945	1.2 m and 4.0 m on Public Road	none
Setback – Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Height (m):	Max. 2 1/2 storeys – 9 m	Max. 2 1/2 storeys – 9 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2.0 spaces/unit x 7 = 14 (R) Visitor: not required	2.0 spaces/unit x 7 = 14(R)	none
Off-street Parking Spaces – Total:	14	14	none

EXISTING

Bylaw 7604
2004/08/30

291.139 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/139)

The intent of this zoning district is to accommodate single-family housing in Section 15-4-6.

291.139.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwelling**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, but excluding **secondary suites**.

291.139.2 PERMITTED DENSITY

.01 Maximum Number of **Dwellings**: One.

.02 Maximum **Floor Area Ratio**:

0.55 applied to a maximum of 464.5 m² (5,000 ft²) of the lot area, together with 0.30 applied to the balance of the lot area in excess of 464.5 m² (5,000 ft²); plus

10% of the floor area total calculated above for the **lot** in question, which area must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; together with 50 m² (538.21 ft²) which may be **used** only for **accessory buildings** and off-street parking;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m² (107.64 ft²) **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such;

AND FURTHER PROVIDED THAT **floor area ratio** limitations shall not be deemed to be applicable to one **accessory building** which does not exceed 10 m² (107.64 ft²) in area.

291.139.3 MAXIMUM LOT COVERAGE

45% for **buildings** only; 80% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the lot area restricted to landscaping with live plant material.

291.139.4 MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES

.01 **Front Yard**:

(a) Parking pads, garages & carports: 15 m (49.213 ft.);

EXCEPT THAT in the case of a **corner lot**, the minimum shall be 6 m (19.685 ft.).

(b) All other **buildings**: 6 m (19.685 ft.)

- .02 **Side Property Line:** 1.2 m (3.937 ft.);

PROVIDED THAT where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 6 m (19.685 ft.).

- .03 **Rear Yard:** 6 m (19.685 ft.); or in the case of a **corner lot** on which the **side yard** setback abutting a **public road** is maintained at a minimum of 6 m (19.685 ft.): 1.2 m (3.937 ft.).

Portions of the principal **building** which are less than 2 m (6.562 ft.) in height, and **accessory buildings** of more than 10 m² (107.64 ft²) in area may be located within the **rear yard** setback area, but no closer than:

- (a) 6 m (19.685 ft.) to a property line which abuts a **public road**; or
- (b) 0.6 m (1.969 ft.) to any other property line.

There is no property line setback requirement for an **accessory building** that has an area of 10 m² (107.64 ft²) or less.

291.139.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 2½ storeys, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**;
- .02 **Structures:** 20 m (65.617 ft.).
- .03 **Accessory Buildings:** 5 m (16.404 ft.).

291.139.6 MINIMUM LOT SIZE

- .01 **Frontage:** 12 m (39.370 ft.),
PROVIDED THAT for a **corner lot**, the minimum shall be 14 m (45.932 ft.).
- .02 **Width:** 12 m (39.370 ft.)
PROVIDED THAT for a **corner lot**, the minimum shall be 14 m (45.932 ft.).
- .03 **Depth:** 24 m (78.740 ft.)
- .04 **Area:** 360 m² (3,875.13 ft²)

291.139.7 MINIMUM BUILDING SEPARATION SPACE 1.2 M (3.937 FT.).

291.139.8 SCREENING & LANDSCAPING

Screening and landscaping shall be provided in accordance with Division 500 of this Bylaw, EXCEPT THAT:

.01 **Fence** height shall not exceed:

- (a) When located within 6 m (19.685 ft.) of a **public road**, 1.2 m (3.937 ft.). In the case of such a **fence**, its height shall be calculated from the higher of:
 - (i) The point at which the **fence** intersects the ground; or
 - (ii) The top of any curb abutting the property, or if there is no curb, the crown of the adjacent roadway.
- (b) When located elsewhere within a required **yard**: 2 m (6.562 ft.).

.02 Landscaping Requirements

- (a) On a **lot** where a **fence** has been erected adjacent and parallel to, but not actually upon a property line which abuts a **public road**, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.
- (b) On a **lot** that has resulted from a single subdivision plan that created two or more **lots**, the owner shall plant and maintain three (3) trees of a minimum size of 63 mm (2.5 in.) caliper measured at 1.2 m (3.937 ft.) above the root ball, at least one (1) of which shall be located within 6 m (19.685 ft.) of the **front property line**.

291.139 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/139)

The intent of this zoning district is to accommodate single-family housing in Section 15-4-6.

291.139.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwelling**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, but excluding **secondary suites**.

291.139.2 PERMITTED DENSITY

- .01 Maximum number of **dwelling units**: One.
- .02 Maximum **floor area ratio**: 0.55; plus
 - a) An additional 10% of the floor area total calculated above for the **lot** in question to be **used** exclusively for covered areas of the principal **building** which are open on one or more sides and facing the **front property line** or **rear property line**;
 - b) An additional 50 m² (538.2 ft²) which may be **used** only for **accessory buildings** and off-street parking;
 - c) An additional 10% of the floor area total calculated above for the **lot** in question, to a maximum of 20 m² (215 ft²), is permitted **PROVIDED THAT**:
 - i) this floor area is located directly above a garage;
 - ii) this floor area is located directly below sloping ceilings where the ceiling is attached directly to the underside of the sloping roof and having a minimum slope of 9:12 roof pitch; and
 - iii) the distance from the floor to the ceiling that is no higher than 2.4 m (7.9 ft.) measured vertically;
 - d) **Floor area ratio** limitations shall not be applicable to one **accessory building** less than 10 m² (107.64 ft²) in area.

PROVIDED THAT any portion of the floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 ft²) **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

291.139.3 MAXIMUM LOT COVERAGE

45% for **buildings** only; 80% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the lot area restricted to landscaping with live plant material.

291.139.4 **MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES**

.01 **Front Yard:**

- a) Parking pads, garages & carports: 6 m (19.7 ft.) PROVIDED THAT:
 - i) the maximum garage door width shall be the greater of 4.9 m (16 ft) or 50% of the building width;
- b) **Buildings and structures:** 6 m (19.7 ft.);
 - i) porches and verandas which form part of the principal **building**, are less than 5 m (16.4 ft.) in height, and are open on those sides which face a **public road** may be located within the **front yard** setback, but shall be no closer to the **front property line** than 4.5 m (14.7 ft.);
 - ii) bay windows which form part of the principal **building** may project into the **front yard** for a distance of not more than 1 m (3.3 ft.); and
 - iii) the ridge line of a front roof dormer may project horizontally up to 0.9 m (3 ft.) beyond the **residential vertical envelope (lot depth)** but no further than the **front yard** setback.

.02 **Side Yard:** 1.2 m (3.9 ft.); or where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 4 m (13.1 ft.);

- a) bay windows which form part of the principal **building** may project into the **side yard** for a distance of 0.6 m (2 ft.);
- b) fireplaces and chimneys forming part of the principal **building** may project into the **side yard** for a distance of not more than 0.6 m (2 ft.);
- c) the ridge line of a side roof dormer may project horizontally up to 0.9 m (3 ft.) beyond the **residential vertical envelope (lot width)** but no further than the **side yard** setback; and
- d) There is no **side yard** setback requirement for an **accessory building** that has an area of 10 m² (107.6 ft²) or less.

.03 **Rear Yard:** 6 m (19.7 ft.); or in the case of a **corner lot** on which the **side yard** setback abutting a **public road** is maintained at a minimum of 4 m (13.1 ft.): 1.2 m (4 ft.);

- a) Portions of the principal **building** which are less than 2 m (6.5 ft.) in height, and **accessory buildings** of more than 10 m² (107.6 ft²) in area may be located within the **rear yard** setback area, but no closer than:
 - i) 6 m (19.7 ft.) to a property line which abuts a **public road**; or
 - ii) 0.6 m (2 ft.) to any other property line;
- b) There is no **rear yard** setback requirement for an **accessory building** that has an area of 10 m² (107.6 ft²) or less.

291.139.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 2½ storeys, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**;
- .02 **Structures:** 20 m (65.617 ft.).
- .03 **Accessory Buildings:** 5 m (16.404 ft.).

291.139.6 MINIMUM LOT SIZE

- .01 **Width of Lot:** 11.3 m (37 ft.), PROVIDED THAT:
 - a) for a **corner lot**, the minimum **width of lot** shall be 13 m (42.7 ft.); and
 - b) where a **lot** shares a common boundary along its **front property line** with Ash Street or Bridge Street, the minimum **width of lot** shall be 18 m (59 ft.).
- .02 **Depth of Lot:** 24 m (78.7 ft.).
- .03 **Area:** 320 m² (3,444.6 ft²), PROVIDED THAT:
 - a) where a **lot** shares a common boundary along its **front property line** with Ash Street or Bridge Street, the minimum area of the **lot** shall be 550 m² (5,920 ft²).

291.139.7 MINIMUM BUILDING SEPARATION SPACE 1.2 M (3.937 FT.).

291.139.8 SCREENING & LANDSCAPING

Screening and landscaping shall be provided in accordance with Division 500 of this Bylaw, EXCEPT THAT:

- .01 A **fence** shall not be located within 6 m (19.685 ft.) of a **public road** unless:
 - a) a minimum of 30% of the total vertical area of the **fence** is open to the other side or constructed of a transparent material; and
 - b) the maximum **fence** height is 0.9 m (3 ft.). In the case of such a **fence**, its height shall be calculated as the vertical distance between the highest point on the **fence** and the greater of:
 - i) The point at which the fence intersects the ground; or
 - ii) The top of any curb abutting the property, or if there is no curb, the crown of the adjacent roadway.
- .02 The maximum height of a **fence** located elsewhere within a required yard: 2 m (6.562 ft.).
- .03 Landscaping Requirements:

- a) On a **lot** where a **fence** has been erected adjacent and parallel to, but not actually upon a property line which abuts a **public road**, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.

- b) On a **lot** that has resulted from a single subdivision plan that created two or more **lots**, the owner shall plant and maintain three (3) trees of a minimum size of 63 mm (2.5 in.) caliper measured at 1.2 m (3.937 ft.) above the root ball, at least one (1) of which shall be located within 6 m (19.685 ft.) of the **front property line**.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7945 (RZ 05-295550)
7320 BRIDGE STREET**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by repealing as Section 291.139.2 thereof and inserting the following:

“291.139.2 PERMITTED DENSITY

- .01 Maximum number of **dwelling units**: One.
- .02 Maximum **floor area ratio**: 0.55; plus
 - a) An additional 10% of the floor area total calculated above for the **lot** in question to be **used** exclusively for covered areas of the principal **building** which are open on one or more sides and facing the **front property line** or **rear property line**;
 - b) An additional 50 m² (538.2 ft²) which may be **used** only for **accessory buildings** and off-street parking;
 - c) An additional 10% of the floor area total calculated above for the **lot** in question, to a maximum of 20 m² (215 ft²), is permitted **PROVIDED THAT**:
 - i) this floor area is located directly above a garage;
 - ii) this floor area is located directly below sloping ceilings where the ceiling is attached directly to the underside of the sloping roof and having a minimum slope of 9:12 roof pitch; and
 - iii) the distance from the floor to the ceiling that is no higher than 2.4 m (7.9 ft.) measured vertically;
 - d) **Floor area ratio** limitations shall not be applicable to one **accessory building** less than 10 m² (107.64 ft²) in area.

PROVIDED THAT any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 ft²) **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.”

2. Richmond Zoning and Development Bylaw 5300 is amended by repealing as Section 291.139.4 thereof and inserting the following:

“291.139.4 MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES

.01 Front Yard:

- a) Parking pads, garages & carports: 6 m (19.7 ft.) PROVIDED THAT:
- i) the maximum garage door width shall be the greater of 4.9 m (16 ft) or 50% of the building width;
- b) **Buildings and structures:** 6 m (19.7 ft.);
- i) porches and verandas which form part of the principal **building**, are less than 5 m (16.4 ft.) in height, and are open on those sides which face a **public road** may be located within the **front yard** setback, but shall be no closer to the **front property line** than 4.5 m (14.7 ft.);
 - ii) bay windows which form part of the principal **building** may project into the **front yard** for a distance of not more than 1 m (3.3 ft.); and
 - iii) the ridge line of a front roof dormer may project horizontally up to 0.9 m (3 ft.) beyond the **residential vertical envelope (lot depth)** but no further than the **front yard** setback.

.02 Side Yard: 1.2 m (3.9 ft.); or where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 4 m (13.1 ft.);

- a) bay windows which form part of the principal **building** may project into the **side yard** for a distance of 0.6 m (2 ft.);
- b) fireplaces and chimneys forming part of the principal **building** may project into the **side yard** for a distance of not more than 0.6 m (2 ft.);
- c) the ridge line of a side roof dormer may project horizontally up to 0.9 m (3 ft.) beyond the **residential vertical envelope (lot width)** but no further than the **side yard** setback; and
- d) There is no **side yard** setback requirement for an **accessory building** that has an area of 10 m² (107.6 ft²) or less.

.03 Rear Yard: 6 m (19.7 ft.); or in the case of a **corner lot** on which the **side yard** setback abutting a **public road** is maintained at a minimum of 4 m (13.1 ft.): 1.2 m (4 ft.);

- a) Portions of the principal **building** which are less than 2 m (6.5 ft.) in height, and **accessory buildings** of more than 10 m² (107.6 ft²) in area may be located within the **rear yard** setback area, but no closer than:
 - i) 6 m (19.7 ft.) to a property line which abuts a **public road**; or
 - ii) 0.6 m (2 ft.) to any other property line;
 - b) There is no **rear yard** setback requirement for an **accessory building** that has an area of 10 m² (107.6 ft²) or less.”
3. Richmond Zoning and Development Bylaw 5300 is amended by repealing as Section 291.139.6 thereof and inserting the following:

“291.139.6 MINIMUM LOT SIZE

.01 **Width of Lot:** 11.3 m (37 ft.), PROVIDED THAT:

- a) for a **corner lot**, the minimum **width of lot** shall be 13 m (42.7 ft.); and
- b) where a **lot** shares a common boundary along its **front property line** with Ash Street or Bridge Street, the minimum **width of lot** shall be 18 m (59 ft.).

.02 **Depth of Lot:** 24 m (78.7 ft.).

.03 **Area:** 320 m² (3,444.6 ft²), PROVIDED THAT:

- a) where a **lot** shares a common boundary along its **front property line** with Ash Street or Bridge Street, the minimum area of the **lot** shall be 550 m² (5,920 ft²).”

4. Richmond Zoning and Development Bylaw 5300 is amended by repealing as Section 291.139.8 thereof and inserting the following:

“291.139.8 SCREENING & LANDSCAPING

Screening and landscaping shall be provided in accordance with Division 500 of this Bylaw, EXCEPT THAT:

- .01 A **fence** shall not be located within 6 m (19.685 ft.) of a **public road** unless:
 - a) a minimum of 30% of the total vertical area of the **fence** is open to the other side or constructed of a transparent material; and
 - b) the maximum **fence** height is 0.9 m (3 ft.). In the case of such a **fence**, its height shall be calculated as the vertical distance between the highest point on the **fence** and the greater of:
 - i) The point at which the fence intersects the ground; or
 - ii) The top of any curb abutting the property, or if there is no curb, the crown of the adjacent roadway.

- .02 The maximum height of a **fence** located elsewhere within a required yard: 2 m (6.562 ft.).
- .03 Landscaping Requirements:
 - a) On a **lot** where a **fence** has been erected adjacent and parallel to, but not actually upon a property line which abuts a **public road**, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.
 - b) On a **lot** that has resulted from a single subdivision plan that created two or more **lots**, the owner shall plant and maintain three (3) trees of a minimum size of 63 mm (2.5 in.) caliper measured at 1.2 m (3.937 ft.) above the root ball, at least one (1) of which shall be located within 6 m (19.685 ft.) of the **front property line.**"

5. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7945"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



MAYOR

CITY CLERK