



**City of Richmond**

**Report to Committee**

To: Planning Committee

Date: April 26, 2002

From: Alan Clark  
Manager, Zoning

File: 0100-01

Re: Zoning & Development Bylaw 5300 Amendment Bylaw 7363

**Staff Recommendation**

That Bylaw 7363, which amends Comprehensive Development District (CD/61) as it relates to single-family dwelling requirements, be introduced and given first reading.

Alan Clark  
Manager, Zoning

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
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**Staff Report**

**Origin**

CD/61 was created to accommodate development of 89 single-family dwellings in the Odlinwood subdivision.

However, it was identified that variances to the CD zone were required to meet the needs of the market, and in July 2000, a development variance permit was issued which covered all the 89 single-family lots.

As additional phases of the development are in progress, staff are recommending that it would be appropriate to amend CD/61 and incorporate these variances so that design criteria is covered, and eliminating the necessity for development variance permits.

**Analysis**

To allow for more flexibility in design, afford better utilization of the land, and to avoid creating sterile box houses not compatible with the marketplace, variances to the CD/61 zone were sought and granted, covering all 89 lots in the Odlinwood subdivision single-family phase. There were no concerns arising with the variances, and the development has been well received and successful. The designs feature an enclosed connection between house and garage, a garage with a "studio" area on the second floor, gable roof elements which project above the residential vertical envelope (lot depth and lot width), bay windows projecting into required setbacks, and a front unenclosed roofed porch into required setbacks. There is no change to floor area ratio or lot coverage.

**Financial Impact**

Nil.

**Conclusion**

Staff are recommending that it would be appropriate to amend Comprehensive Development District CD/61 and incorporate those variances so that design criteria is addressed and eliminate the necessity for development variance permits.



Alan Clark  
Manager, Zoning

AJC:tlw



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7363**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by adding to 291.61.4.01 Front Yard the following:

“AND FURTHER THAT bay windows may project into the required **front yard** for a distance of not more than 0.6 m (2 ft.);

AND FURTHER THAT an unenclosed, roofed porch may project into the required **front yard** for a distance of not more than 1.82 m (6 ft.);

AND FURTHER THAT front roof gable may project beyond the **residential vertical envelope (lot depth).**”

2. Richmond Zoning and Development Bylaw 5300 is amended by adding to 291.61.4.02 Side Yard the following:

“EXCEPT THAT cantilevered roofs and balconies, bay windows, 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.);

AND FURTHER THAT side roof gable may project beyond the **residential vertical envelope (lot width).**”

3. Richmond Zoning and Development Bylaw 5300 is amended by deleting 291.61.4.03 Rear Yard and substituting the following:

“.03 **Rear Yard:** 10 m (32.808 ft.);

EXCEPT THAT portions of the principal **building** which are less than 2 m (6.562 ft.) in height, an extension of a principal **building** in the form of an enclosed room which links the principal **building** with the garage, and **accessory buildings** may be located within the **rear yard** setback, but shall be no closer than 1 m (3.281 ft.) to a rear property line;

AND PROVIDED THAT a private outdoor space, free of **accessory buildings**, covered walkways, and off-street parking with a minimum area of 40 m<sup>2</sup> (430.57 ft<sup>2</sup>) is provided.”

- 4. Richmond Zoning and Development Bylaw 5300 is amended by adding to 291.61.5 Maximum Heights the following:

“.04 Garage: 6.1 m (20 ft.).”

- 5. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7363**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND HIGHWAYS APPROVAL

ADOPTED

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MAYOR

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CITY CLERK