



City of Richmond

Report to Committee

To: Planning Committee
 From: Alan Clark
 Manager, Zoning
 Re: Zoning & Development Bylaw 5300 Amendment Bylaw 7363

To Council - May 27/02
 To Planning - May 22/02
 Date: April 26, 2002
 File: 8060 - 70 - 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.

AC
 Alan Clark
 Manager, Zoning

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>David Little</i>

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 m² (430.57 ft²) 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

MAY 27 2002

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by solicitor <i>[Signature]</i>

MAYOR

CITY CLERK