



To: General Purposes Committee
From: Alan Clark
 Manager, Zoning
Re: Zoning and Development Bylaw 5300
 Amendment Bylaw 7546

Date: July 10, 2003
File: 0107-08-01

Staff Recommendation

That Bylaw 7546, which amends Zoning and Development Bylaw 5300 as it relates to Residential Crawlspace, be introduced and given first reading.

Alan Clark
 Manager, Zoning
 (4199)

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

Staff Report

Origin

It has been identified, both through the plan processing stage, and actual construction in the field that there are developments that have provided "Crawlspaces", which with very minor alterations could be converted into habitable spaces. This can create two major contraventions to code.

- 1). Habitable space installed below the flood plain elevation; and
- 2). Where the units have been built to the maximum floor area permitted, these additional areas put the development into contravention of the Zoning and Development Bylaw, and are illegal. Floor area is not an appealable issue.

This report is to bring an amendment forward to Zoning and Development Bylaw 5300 to close any possible loophole so that future development is not open to such abuse.

Analysis

Staff are of the opinion that it would be appropriate to bring forward an amendment to Zoning and Development Bylaw 5300 that identifies what is acceptable as a crawlspace in residential development, and that all other areas would be counted against the permitted floor area of the development.

It is proposed to add to Division 200, 201 Interpretation, .09

Crawlspaces.

"Portions of residential buildings that will be considered to be a crawlspace, and excluded from floor area ratio calculation, must meet the following criteria and specification:

- * Maximum height, measured from the underside of external wall footing to the underside of the floor assembly shall not exceed 1.5m.
- * There shall be no windows on exterior walls.

This provision shall apply to all zones that permit residential uses."

Further, staff are preparing a bulletin which will clearly identify these conditions, and a copy will be sent to the design and development industries.

Financial Impact

None.

Conclusion

With the proliferation of developments that are looking at using the crawlspace design to provide possible addition floor area to the development beyond that permitted by bylaw, it was felt

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necessary to introduce an amendment to Zoning and Development Bylaw 5300 to address the issue and close the loophole.

This amendment addresses those concerns.



Alan Clark
Manager, Zoning
(4199)

AJC:ajc



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7546 (0107-08-01)**

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

- 1. Richmond Zoning and Development Bylaw 5300 is amended in Division 200: Zoning District Schedules, 201 Interpretations, by adding the following after .08 Minimum Building Separation Space;

.09 Crawlspace.

Portions of residential buildings that will be considered to be a crawlspace, and excluded from floor area ratio calculation, must meet the following criteria and specification:

- a). Maximum height, measured from the underside of external wall footing to the underside of the floor assembly shall not exceed 1.5m.
- b). There shall be no windows on exterior walls.

This provision shall apply to all zones that permit residential uses.

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7546”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK