



City of Richmond
Urban Development Division

To Public Hearing - July 21, 2003
Report to Committee

To Council - June 23, 2003
To Planning - June 17, 2003

To: Planning Committee
From: Joe Erceg
Manager, Development Applications

Date: May 30, 2003

RZ 03-225719

RZ 03-223757

*File: 8060-20-7516/7517/7518
x 4045-00*

Re: PROPOSAL TO CREATE A NEW SINGLE-FAMILY HOUSING DISTRICT (R1 – 0.6) ZONE
REZONING APPLICATION BY JASWINDER PS ARORA AND NARINDER SINGH HARA c/o A HARA CONSTRUCTION LTD. AT 4820 STEVESTON HIGHWAY
REZONING APPLICATION BY RORY SUTTER AT 7631 FRANCIS ROAD AND 8980 FOSTER ROAD

Staff Recommendations

1. That Bylaw No. 7515, which creates a new Single-Family Housing District (R1 – 0.6) for lots which front a section line road and where provisions have been made for access to a lane, be introduced and given first reading.
2. That Bylaw No. 7516, for the rezoning of 4820 Steveston Highway from “Single-Family Housing District, Subdivision Area E (R1/E)” to the new “Single-Family Housing District (R1 – 0.6)” zone, be introduced and given first reading.
3. That Lot Size Policy 5418 for the Foster Road and Francis Road area, adopted by Council in September 1989, be forwarded to Public Hearing with the amendment to exclude the four (4) properties fronting Francis Road.
4. That Bylaw No. 7517, for the rezoning of 7631 Francis Road and 8980 Foster Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to the new “Single-Family Housing District (R1 – 0.6)” zone, be introduced and given first reading.

Joe Erceg
Joe Erceg
Manager, Development Applications

HB/DCB/JB:blg
Att.

| |
|--|
| FOR ORIGINATING DIVISION USE ONLY |
| CONCURRENCE OF GENERAL MANAGER |
| <i>David Kelly</i> |

Staff Report

Origin

Staff have been directed by Council to amend the Single-Family Housing District (R1) zone to permit a 0.6 floor area ratio (FAR) for lots on section line roads which have access to a lane. At the same time, the City has received a request that this zone incorporate many of the special provisions found in recent Comprehensive Development (CD) Districts for single-family housing developments (e.g. Odlinwood; Imperial Landing; Terra Nova). In order to do so, a new Single-Family Housing District (R1 – 0.6) is being proposed.

Jaswinder PS Arora and Narinder Singh Hara c/o A Hara Construction Ltd. have applied to rezone 4820 Steveston Highway from Single-Family Housing District, Subdivision Area E (R1/E) to this new Single-Family Housing District in order to permit the construction of two (2) new single-family residential dwellings on separate lots at a density of 0.60 FAR. The site location map for this property is shown in **Attachment 1**.

Rory Sutter has applied to rezone 7631 Francis Road and 8980 Foster Road (**Attachment 2**) from Single-Family Housing District, Subdivision Area E (R1/E) to this new Single-Family Housing District in order permit the two (2) properties to be subdivided into four (4) new single-family residential lots. Each of the houses on these four (4) lots would have access to a new lane and would be built at a density of 0.6 FAR and have encroachments into the setbacks and building heights found in recent CD zones elsewhere (see **Attachment 3**).

Findings of Fact

RZ 03-225719 (4820 Steveston Highway)

| Item | Existing | Proposed |
|------------------------|---|--|
| Owner | Jennie Bauman and William Paul Roger Bauman | A Hara Construction Ltd. |
| Applicant | Jaswinder PS Arora and Narinder Singh Hara | Same |
| Site Size | 1,024 m ² (11,022.60 ft ²) | Two lots of approximately 439 m ² (4,725 ft ²) in size after rear lane dedication |
| Land Uses | Large Lot Single-Family | Small Lot Single-Family |
| OCP Designation | Neighbourhood Residential | Same |
| Area Plan Designation | Single-Family | Same |
| 702 Policy Designation | Lot Size Policy 5438 – was rescinded 11/18/2002 | Lane Establishment Policy No. 5038 permits subdivision along arterials if a lane is also dedicated. |
| Zoning | R1/E | New R1 – 0.6 |

RZ 03-223757 (7631 Francis Road and 8980 Foster Road)

| Item | Existing | Proposed |
|------------------------|---|---|
| Owner | 7631 Francis–Teresita & Ian Combs 8980 Foster–Soo Campbell | Teresita & Ian Combs; Rory Sutter; other two lots to be determined |
| Applicant | Rory Sutter | No change |
| Site Size | 7631 Francis – 826 m ² (8,897 ft ²) 8980 Foster - 736 m ² (7,924 ft ²) | 307 m ² (3,312 ft ²) to 345 m ² (3,719 ft ²) plus 256m ² (2,758 ft ²) lane |
| Land Uses | Large Lot Single-Family | Small Lot Single-Family |
| OCP Designation | Low Density Residential | No change |
| 702 Policy Designation | R1/E | Remove from Policy Area |
| Zoning | R1/E | New R1 – 0.6 |

Surrounding DevelopmentRZ 03-225719 (4820 Steveston Highway)

The property fronts onto Steveston Highway.

- To the east is Branscombe House – a City owned heritage house.
- To the west is a duplex residential dwelling on a large lot zoned as Single Family Housing District, Subdivision Area E (R1/E).
- On the north side of Steveston Highway are large lot single-family dwellings and a recently approved multi-family townhouse development.
- To the south is an established multi-family townhouse development.

RZ 03-223757 (7631 Francis Road and 8980 Foster Road)

Development surrounding the subject sites is a mixture of single family and multi-family developments. Directly across Francis Road to the south are two multi-family developments as well as to the east is a townhouse development. Properties to the north along Foster Road are small lot single-family (R1/B with 12 m or 39.4 ft. minimum width).

Related Policies & Studies

On February 24, 2003, Council amended the Arterial Road Redevelopment Policy to “*permit single family housing to be built at a density of 0.6 FAR for properties along arterial roads where lanes are required.*” Staff were directed to amend the Single-Family Housing District (R1) zone to permit 0.6 FAR for areas outside of the neighbourhood centres.

Lot Size Policy 5418 (**Attachment 4**), adopted by Council in 1989, restricts the subdivision of the 7631 Francis Road and 8980 Foster Road to Single-Family Housing District, Subdivision Area E (R1/E). However, as has occurred with other Lot Size Policies, it is recommended that the Policy be amended to remove the lots fronting Francis Road in order to enable them to redevelop in conjunction with lane development. Letters were sent to the properties within the Policy Area (**Attachment 5**) recommending that the Policy be amended as shown on **Attachment 6**.

Staff Comments

RZ 03-225719 (4820 Steveston Highway)

Policy Planning:

The proposed rezoning and subdivision for 4820 Steveston Highway is consistent with the redevelopment between 4640 and 4740 Steveston Highway to the west and conforms with the Arterial Road Redevelopment Policy as amended by Council. No objections to the rezoning providing that the applicant conforms to the Lane Establishment Policy 5038. The rezoning report needs to include an amendment to the Single-Family Housing District (R1) zone providing a change in FAR to 0.6 for sites conforming to the lane policy as directed by Council.

The additional density (going from 0.55 to 0.6 FAR) will improve the feasibility of the redevelopment given the required lane dedication.

Transportation:

Transportation Department staff have made the following recommendations for requirements:

1. A 6 m (19.69 ft.) wide rear lane dedication.
2. Provide additional lane right-of-way with public rights-of-passage to allow for turnaround capability for when the lane becomes functional.

Engineering Works and Design:

Development Applications Department supports the rezoning application. Based on the understanding that the developer does not wish to construct the agreed upon lane with the future subdivision, prior to final adoption of Rezoning Bylaw, the developer shall:

1. Dedicate a 6 m lane dedication across the entire South property line.
2. Register a Restrictive Covenant, requiring garages be placed in the rear of the property, and configured in such a way, to ensure that access to them is available once the lane is operational.
3. Pay \$838/m for Neighbourhood Improvement Charges for the lane (x 24.38 m = \$20,430.44).

No other rezoning concerns. Then with future subdivision, along with payment of all required service alterations and tie-ins, Development Cost Charges (DCC's) and School Levies, the developer will be required to:

- A. Register a Restrictive Covenant ensuring a shared temporary driveway access is built between Steveston Highway and the rear garages, taking 2 m each on the new common property line for a total of 4 m.
- B. Pay a deposit for future reinstatement of the driveway crossing once the rear lane is operational.

No other concerns.

RZ 03-223757 (7631 Francis Road and 8980 Foster Road)

Policy Planning

Council recently approved a change to the Arterial Road Redevelopment Policy to permit single-family developments at 0.6 FAR for properties along arterial roads that are served by lanes. The proposed new R1 – 0.6 zone would permit this additional density. At the same time, changes are being made to this new zone in order to permit front yard projections and dormers, side yard dormers, an enclosed walkway to the garage, and increased lot coverage. The applicant is proposing to utilize all of these amendments. The subject application is consistent with both the Arterial Road Redevelopment Policy and the Lane Establishment Policy.

Engineering

Prior to final reading of the rezoning, the developer is to dedicate a 6 m lane across the entire north property line for both lots involved in this application. With the future subdivision, the developer is to enter into the City's standard Servicing Agreement to design and construct the entire lane. Works include, but are not limited to, full lane construction, storm sewer, sanitary sewer extension (to service the new corner lot on Foster Road), street (lane) lighting, and curb and gutter on both sides. No work is required on either Francis Road or Foster Road.

Analysis

RZ 03-225719 (4820 Steveston Highway)

Staff had requested that the applicant approach the owners of the property to the west at 4780 Steveston Highway to determine whether he would be willing to sell the rear 6 m (19.68 ft.) of his property thereby providing a full connection to the laneway to the west. The applicant has been unsuccessful in his attempts as indicated in the letter appearing in **Attachment 7**.

The applicant has indicated that they are in agreement with dedicating the rear 6 m (19.68 ft) wide laneway across the back of the property and expect to take advantage of the option to pay the Neighbourhood Improvement Charge in lieu of constructing the rear lane at this time.

No significant issues have been identified through the staff technical review with regard to the proposed development. Staff note that at some point in the future, the City may wish to consider continuation of the future laneway across a portion of the City owned lot at 4900 Steveston Highway (Branscombe House), especially if there is redevelopment along Railway Avenue south of the Branscombe site. At this point this was not considered necessary.

RZ 03-223757 (7631 Francis Road and 8980 Foster Road)

In terms of adherence to City policy, the proposal requires a change to the Lot Size Policy, however, this change is consistent with other areas of West Richmond where policies have been amended to accommodate redevelopment along arterial roads. The proposal is consistent with the Arterial Road Redevelopment Policy and Lane Establishment Policy.

In terms of fitting in with the surrounding developments, there are a number of multi-family developments in the area and the single-family lots to the north of the subject properties have already rezoned for smaller lots so the trend of densification has already begun to occur in this neighbourhood.

Proposed New Single-Family Housing District (R1 – 0.6) Zone

Originally, staff were proposing to amend the existing Single-Family Housing District (R1) zone. However, the Building Approvals Department had some concerns about universally amending all of the Single-Family Housing District (R1) zoned lots in Richmond. Therefore, a new Single-Family Housing District (R1 – 0.6) zone is proposed that will only be applied to these two (2) rezoning applications and any others on section line roads that have access to a lane. The notion of amending the existing Single-Family Housing District (R1) zone will form part of a larger review to take place in the future.

The proposed new Single-Family Housing District (R1 – 0.6) is modelled after the existing Single-Family Family Housing District (R1) zone. However, it does increase the permitted density from 0.55 to 0.60 maximum FAR and increases the maximum lot coverage from 45% to 50%. The new zone also differs from the existing Single-Family Housing District (R1) zone in that it allows porches and verandas to encroach into the front yard setback; permits a garage to be connected to the principal building with an enclosed room; allows bay windows to encroach into the front, rear and side yard; and permits dormers within the building height envelope. The new zone also clarifies when crawl spaces are included in the floor area ratio calculations.

In practice, many of these amendments have been requested and incorporated into individual Comprehensive Development District (CD) zones or through variances to the Single-Family Housing District (R1) zone for individual sites. The new Single-Family Housing District (R1 - 0.6) zone will only be applied to new sites on section line roads with lane access. It will permit a higher density and lot coverage similar to the proposed new Townhouse District (R2 – 0.6) zone and will allow many of the design features now wanted on many new single-family houses.

Financial Impact

None.

Conclusion

This report proposes to create a new Single-Family Zoning District (R1 – 0.6) zone for properties on section lines roads with access to a lane.

Both the application at 4820 Steveston Highway (RZ 03-225719) and 7631 Francis Road/ 8980 Foster Road (RZ 03-223757) want to take advantage of this new zone.

These applications comply with the Arterial Road Redevelopment Policy and Lane Establishment Policy. However, the latter application also requires a change to an existing Lot Size Policy. Staff is supportive of both applications.



Holger Burke
Development Coordinator
(4216)

HB/DCB/JB:blg



David Brownlee
Planner 2
(4200)

Jenny Beran
Planner 1
(4212)

Requirements to be dealt with prior to final adoption of RZ 03-225717 (4820 Steveston Highway) are:

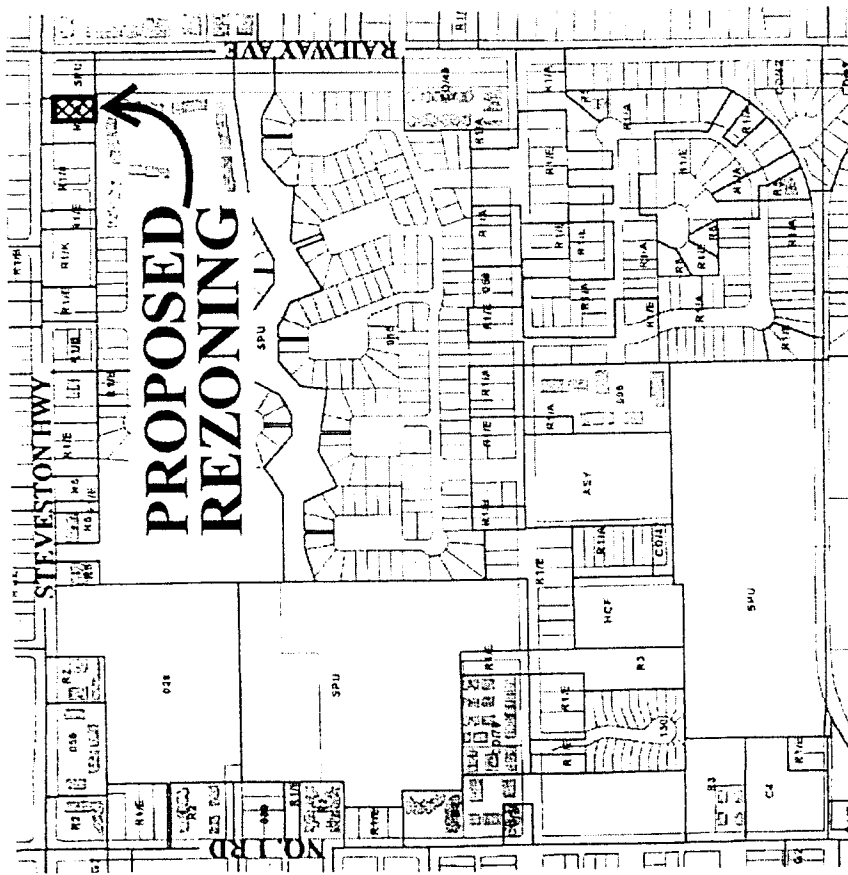
- 1) A covenant to ensure the placement of the garages to the rear of the properties;
- 2) Registration of a lane right-of-way with public rights-of-passage for interim turnaround capability;
- 3) Dedication of the laneway along the rear property line; and
- 4) Payment of a Neighbourhood Improvement Charge to cover the cost of future construction of the rear laneway as indicated in the report.

Prior to final adoption RZ 03-223757 (7631 Francis Road and 8980 Foster Road), the developer is to dedicate a 6 m lane across the entire north property line for both lots involved in this application.

Bylaw 7515 to create the new Single-Family Housing District (R1 – 0.6) zone can not be adopted until either of the above-noted properties (or any other future rezoning applications) are adopted.



City of Richmond

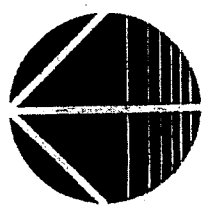
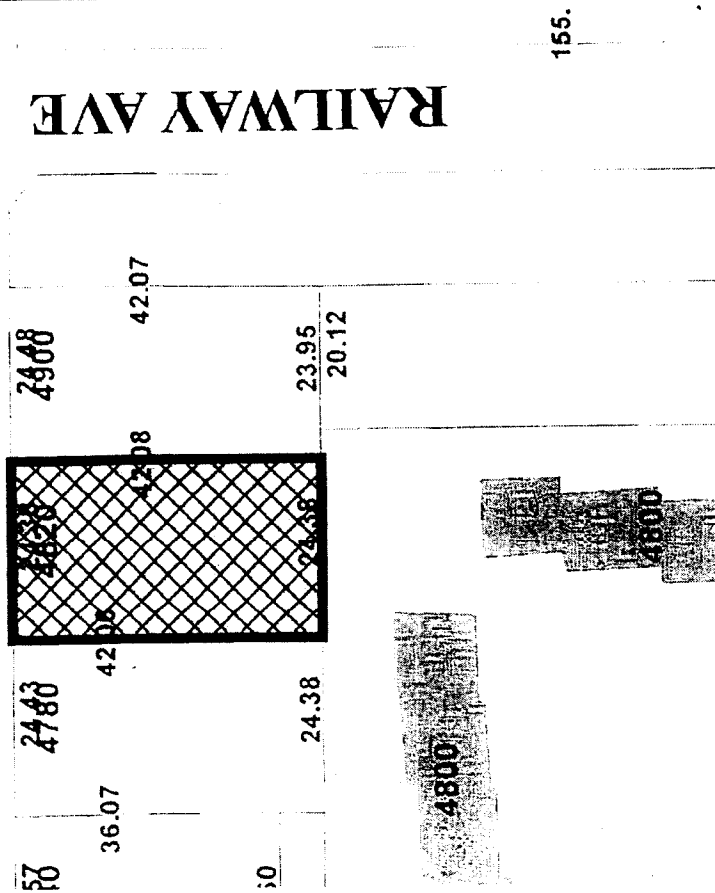


4791
54.21

4831
29.99

15.24

STEVESTON HWY



RZ 03-225719

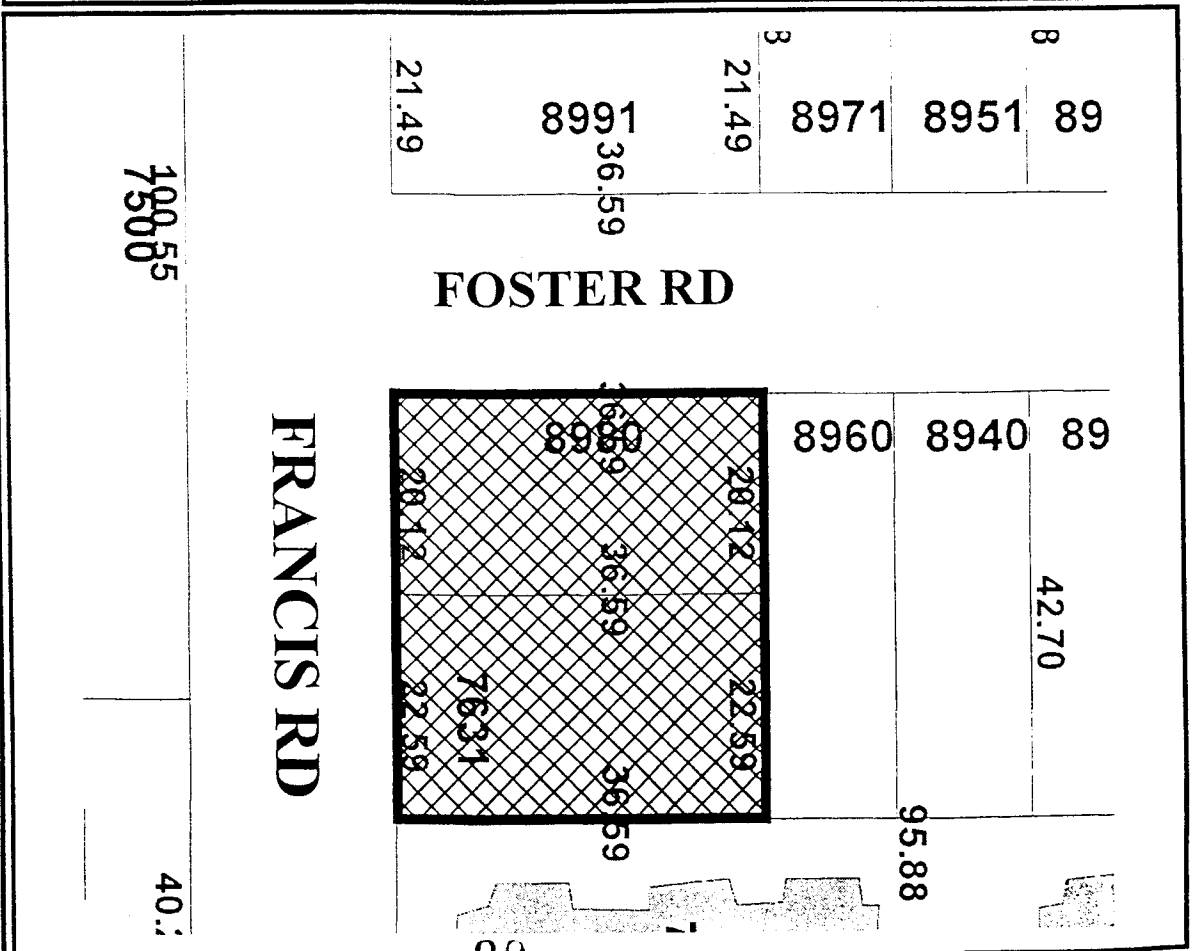
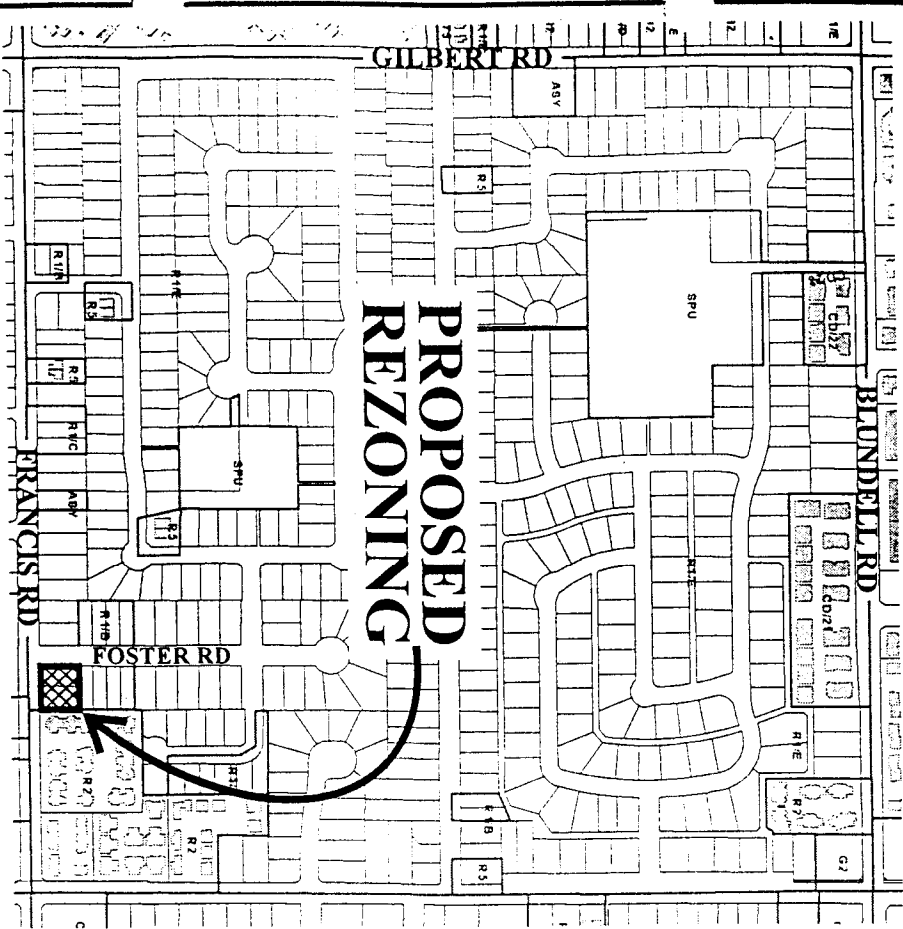
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Revision Date:

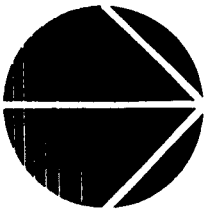
Note: Dimensions are in METRES



City of Richmond



RZ 03-223757



Original Date: 02/17/03
 Revision Date:
 Note: Dimensions are in METRES



N
S
E

1950 - 2000 \$ NEEDED
FOR 4 BDRM HOME
LOT #4 TO BE
OCCUPIED BY FAMILY
WITH 5 KIDS - ORIGINAL
OWNER

TOWNHOUSES

2' encroachment on
3m easement = 7.84'

ATTACHMENT 3

7651 FRANCIS

FRANCIS ROAD

| LOT 1 | LOT 2 | LOT 3 | LOT 4 |
|---|---|---|---|
| <p>LOT AREA BEFORE LANE 4617.64</p> <p>AREA HOUSE .55 2539.684</p> | <p>3908.44</p> <p>2149.624</p> | <p>3909.44</p> <p>2149.624</p> | <p>4377.64</p> <p>2407.684</p> |
| <p>R1-K ZONING</p> <p>MIN. WIDTH 32.08'</p> <p>MIN DEPTH 78.740'</p> <p>MIN AREA 3390.75'</p> | <p>Easement Lot 1 and side setback Lot 1 make middle lots under 3390.75 after lane dedication</p> | <p>Loss TO CITY 651.44</p> | <p>Loss TO CITY 729.64</p> |
| <p>89 80 FOS TER LOT 1</p> | <p>80 80 FOS TER LOT 2</p> | <p>76 31 FR ANCIS LOT 3</p> | <p>76 31 FR ANCIS LOT 4</p> |
| <p>Loss TO CITY 769.64</p> <p>LANE 20 FT</p> <p>Loss TO CITY 651.44</p> | <p>Normal 3' setback 2nd Floor from front envelope line</p> <p>9.84' 24.7' 3.937' 19.68'</p> | <p>would like relaxation of 3' setback 2nd Floor front envelope line</p> <p>24.7' 3.937' 19.68'</p> | <p>24.7' 3.937' 19.68'</p> |
| <p>38.48 FT AFTER LANE 3848 SQ. FT .55 = 2116.44 .6 = 2308.84</p> | <p>32.57 FT AFTER LANE 3257 SQ. FT .55 = 1791.354 .6 = 1954.20</p> | <p>32.57 FT AFTER LANE 5257 SQ. FT .55 = 1791.35 .6 = 1954.20</p> | <p>36.48 FT AFTER LANE 3647.7 SQ. FT .55 = 2006.244 .6 = 2188.624</p> |
| <p>LOT SIZE FSR</p> | | | |

FOSTER ROAD

**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: September 18, 1989

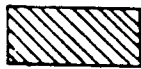
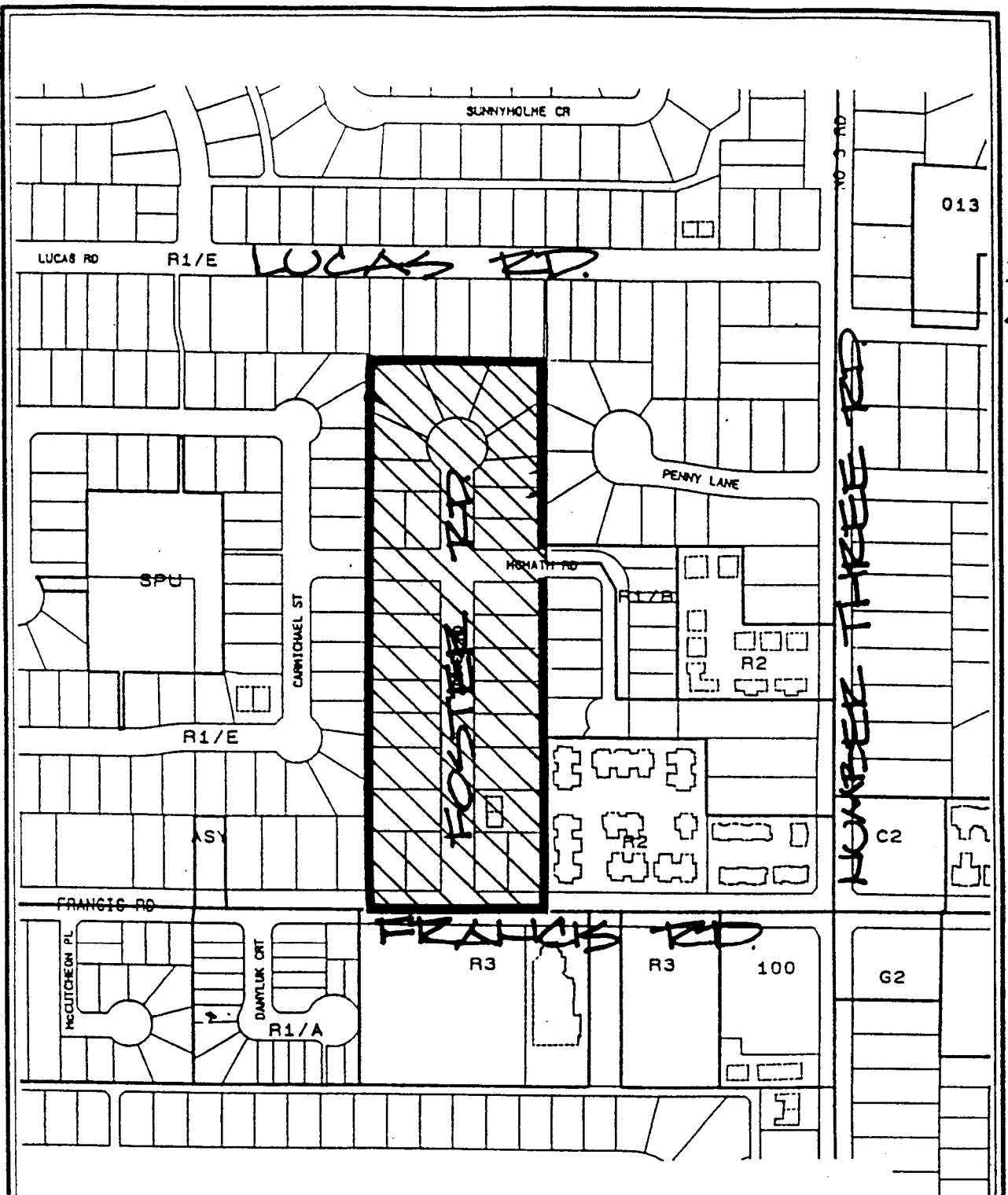
POLICY 5418

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 20-4-6**POLICY 5418:**

The following policy establishes lot sizes within the area located on Foster Road (Section 20-4-6):

That properties within the area located on Foster Road (Section 20-4-6), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in the Zoning and Development Bylaw 5300, with the exception that properties with duplexes may be permitted to be subdivided into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B), and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed in the Zoning and Development Bylaw.



SUBDIVISION PERMITTED AS PER R1/E



POLICY 5418
SECTION 20,4-6

DATE
 12/07/88



City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
 www.city.richmond.bc.ca

April 14, 2003

Urban Development Division
 Fax: (604) 276-4177

File: RZ 03-223757

Dear Resident:

Re: Notice: A Change to the Single Family Lot Size Policy 5418

The purpose of this letter is to inform you of a proposed rezoning application in your neighbourhood and a proposed change to the Lot Size Policy for your area.

An application to rezone 7631 Francis Road and 8980 Foster Road to permit subdivision of each lot into two single family, R1/K size lots (minimum average width of 32.8 feet) with a new back lane has been received by the City of Richmond (location shown on **Attachment 1**). The application is contrary to the existing Single Family Lot Size Policy 5418 (**Attachment 2**) that was adopted by Council in 1989 which permits R1/E size lots (minimum average width of 59 feet) for the area.

New Approach

In the last few years, Council has taken a new approach to better manage residential development along arterial roads. Now Council will consider the subdivision of single-family residential lots along major roads independently of the Single Family Lot Size Policy and process. The reason is to eliminate an inconsistency. Specifically, it does not make sense to use the Single Family Lot Size Policy process to restrict single family lot sizes along arterial roads on one hand, when on the other hand, the Official Community Plan and other policies encourage more intensive residential development (e.g. smaller lots, duplexes & townhouses) along arterial roads.

Specifics

Therefore, it is proposed that:

1. The Lot Size Policy be amended (see **Attachment 3**) to remove the lots fronting Francis Road in order that various sizes of single family lots can be considered for redevelopment; and
2. The subject application to rezone and subdivide 7631 Francis Road and 8980 Foster Road be viewed on its own merits.

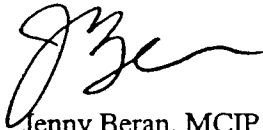
You should note that this does not imply that staff and/or Council automatically support the proposed rezoning or future rezonings. It just means that the review process has been simplified. The subject rezoning and future applications will continue to receive the same attention and scrutiny as all other rezoning applications.

What this means to you

The proposed amendment to Lot Size Policy 5418 and the proposed rezoning will be considered concurrently by Planning Committee and Council in the near future.

If you have any questions regarding the above, including when Council will be reviewing the matter, please contact me at 604-276-4212 or Holger Burke at 604-276-4164.

Yours truly,



Jenny Beran, MCIP
Planner

JMB:cas

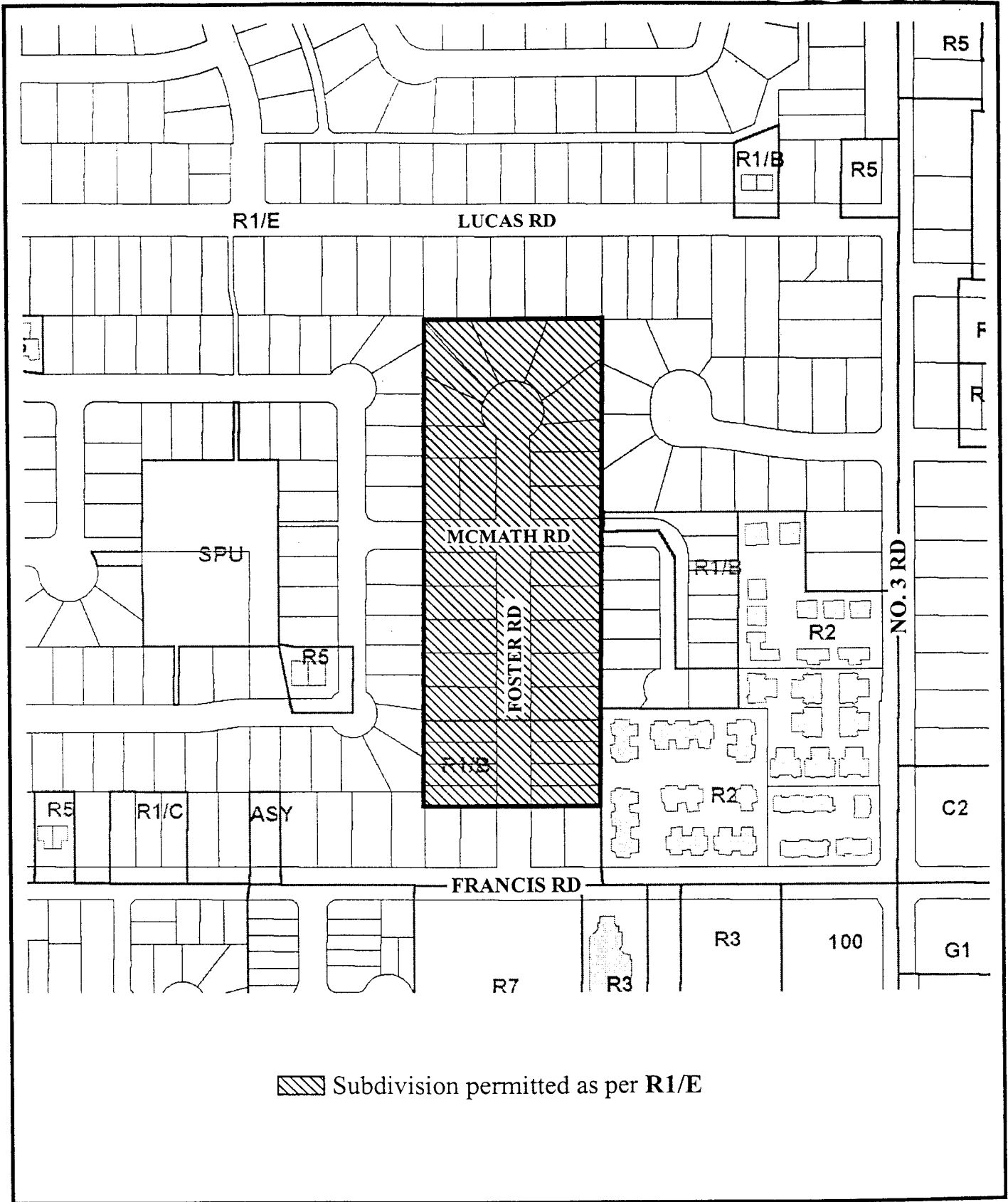


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|-------------------|--|--------------------|
| Page 1 of 2 | Adopted by Council: September 18, 1989 Area Boundary Amended: | POLICY 5418 |
| File Ref: 4045-00 | SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 20-4-6 | |

POLICY 5418:

The following policy establishes lot sizes within the area located on **Foster Road** (Section 20-4-6):

That properties within the area located on Foster Road (Section 20-4-6), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in the Zoning and Development Bylaw 5300, with the exception that properties with duplexes may be permitted to be subdivided into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B), and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed in the Zoning and Development Bylaw.



Proposed Amended
 Policy 5418
 Section 20, 4-6

Adopted Date: 12/07/88
 Amended Date:

Macdonald Realtors – Westmar,
#203 – 5188 Westminister Hwy,
RICHMOND, B.C. V7C 5S7.

April 6, 2003

TO WHOM IT MAY CONCERN,
City of Richmond,
Richmond, B.C.

Dear Sir/Madam,

RE: Application for sub-division – 4820 Steveston Hwy, Richmond.

I write to inform that I tried to get in touch with the owner of the Property adjacent to the above mentioned but have been unsuccessful. According To City records the owners are Gerald and Rosena Blair, residing at 5731 Ludlow Road, Richmond, B.C. The telephone book does not have anyone of that name. My visit to the address was fruitless.

However, when we bought the property last month, we were Informed by the listing agent that the owner of 4780 Steveston Hwy was Approached to sell the back 6m for a backlane but he refused because his Updated garage was located on it.

I hope you will be satisfied with our effort and allow the Application to proceed.

Thanking you

Yours truly,


(Satya Maharaj)
REALTOR



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7515
(RZ 03-225719 and RZ 03-223757)**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 202 (A) thereof the following:

"202(A) SINGLE-FAMILY HOUSING DISTRICT (R1 – 0.6)

The intent of this zoning district is to accommodate single-family housing which fronts a section line road and provisions have been made for access to a lane.

202(A).1 PERMITTED USES

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

202(A).2 PERMITTED DENSITY

.01 Maximum Number of Dwellings: One.

.02 Maximum **Floor Area Ratio**:

0.60 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.

Crawl spaces to a maximum height of 0.914 m (3 ft.) are exempt from **floor area ratio** calculations. Crawl spaces over 0.914 m (3 ft.) in height are calculated as **floor area ratio**.

202(A).3 MAXIMUM LOT COVERAGE

50% 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.

202(A).4 MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES

.01 Front Yard: 6 m (19.685 ft.);

EXCEPT THAT porches and verandas which form part of the principal **building**, are less than 5 m (16.404 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 (14.673 ft.);

AND FURTHER THAT bay windows which form part of the principal **building** may project in the **front yard** for a distance of not more than 1 m (3.281 ft.);

AND FURTHER THAT the ridge line of a front roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot depth)** but no further than the **front yard** setback.

.02 Side Yard: 1.2 m (3.937 ft.);

EXCEPT THAT where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 3 m (9.843 ft.);

AND FURTHER THAT bay windows which form part of the principal **building** may project into the **side yard** for a distance of 0.6 m (1.969 ft.);

AND FURTHER THAT the ridge line of a side roof dormer may project horizontally up to .914 m (3 ft.) beyond the **residential vertical envelope (lot width)** but no further than the **side yard** setback.

- .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.);

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** of more than 10 m² (107.64 ft²) in area, may be located within the **rear yard** setback area but no closer than:

- (i) 3.0 m (9.843 ft.) to a property line which abuts a **public road**, or
- (ii) 1.2 m (3.937 ft.) to any other property line;

AND FURTHER THAT bay windows which form part of the principal **building** may project into the **rear yard** for a distance of 1 m (3.281 ft.) or one-half of the **rear yard**, whichever is the lesser.

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

202(A).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:** 9 m (29.528 ft.).
- .03 **Accessory Buildings:** 5 m (16.404 ft.).

202(A).6 MINIMUM LOT SIZE AND DIMENSIONS

- .01 A dwelling shall not be constructed on a **lot** of less than 270 m² (2,906.35 ft²) in area.
- .02 A parcel to be created by subdivision and intended for use as the site of a **one-family dwelling** shall have a minimum frontage and width of 9 m (29.527 ft.) and a minimum depth of 24 m (78.74 ft.). For corner lots, an additional 2 m (6.562 ft.) is required for the minimum frontage or width.

202(A).7 MINIMUM BUILDING SEPARATION SPACE

.01 1.2 m (3.937 ft.).

202(A).8 OFF-STREET PARKING

Off-street parking shall be developed and maintained in accordance with Division 400 of this bylaw."

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7515".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUN 23 2003

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

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7516 (RZ 03-225719)
4820 STEVESTON HIGHWAY**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following property and by designating it **SINGLE-FAMILY HOUSING DISTRICT (R1 – 0.6)**:

P.I.D. 003-554-996

Lot 51 Except: Part on Plan 49421; Section 2 Block 3 North Range 7 West New Westminster District Plan 29844.

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw No. 5300, Amendment Bylaw 7516”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 23 2003

| |
|---|
| CITY OF RICHMOND |
| APPROVED for content by originating dept. HB |
| APPROVED for legality by Solicitor [Signature] |

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7517 (RZ 03-223757)
7631 Francis Road and 8980 Foster Road**

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designations of the following properties and by designating them **SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**:

P.I.D. 004-916-743

Lot 18 Section 20 Block 4 North Range 6 West New Westminster District Plan 15477

P.I.D. 004-058-976

Lot 17 Section 20 Block 4 North Range 6 West New Westminster District Plan 15477

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7517”**.

FIRST READING

JUN 23 2003

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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|---|
| CITY OF RICHMOND |
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MAYOR

CITY CLERK