



**City of Richmond**

**Report to Committee**

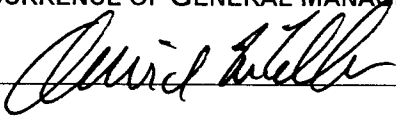
To: Planning Committee  
From: Alan Clark  
Manager, Zoning  
Re: Zoning and Development Bylaw 5300  
Amendment Bylaw 7416

To PLANNING - AUGUST 15, 2002  
Date: August 8, 2002  
File: 8060-20-7416

**Staff Recommendation**

That Bylaw 7416 which amends Zoning and Development Bylaw 5300 as it relates to covered areas of the principal building in Comprehensive Development District (CD/28), be introduced and given first reading.

Alan Clark  
Manager, Zoning

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ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
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**Staff Report**

**Origin**

Mr. Darshan Rangi has made application to the City of Richmond for a text amendment to the Zoning and Development Bylaw 5300 Schedule 291.45 Comprehensive Development District (CD/28) to amend the percentage of Floor Area Ratio which must be used exclusively for covered areas of the principal building which are open on one or more sides from 0.03 to 0.10.

**Analysis**

The intent of CD/28 zoning is to provide small scale multiple family dwellings on small lots. The 0.03 restriction does little to support that intent. The vast majority of zoning districts either exempt covered areas, or set a limitation of 10% of the allowed floor area.

The McLennan south Sub area plan calls for balconies, and attempts to retain character of single-family homes, and the current limitation would certainly restrict those possibilities.

The City has embraced the Sub area plan and staff are recommending that it would be appropriate to amend the percentage ratio from 0.03 to 0.10.

Further, as a house keeping issue, staff are recommending the deletion of PERMITTED DENSITY .01 Maximum Number of dwelling units per ha (ac): 62 units/ha (25 units/ac.) in its entirety as it is contained in the O.C.P. and is not required in the CD/28 zone.

**Financial Impact**

None.

**Conclusion**

Staff are recommending that it would be appropriate to amend CD/28 291.28.2 Maximum Floor Area Ratio for covered areas from 0.03 to 0.10.



Alan Clark  
Manager, Zoning

AJC:ajc



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7416**

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

1. Richmond Zoning and Development Bylaw 5300, Division 200, 291.28 Comprehensive Development District (CD/28), is amended by deleting in its entirety the following:  
  
"291 28.2 Permitted Density  
  
.01 Maximum Number of dwelling units per ha (ac):62 units/ha (25 units/ac.), and renumbering .02 Maximum Floor Area Ratio: as .01"
2. Richmond Zoning and Development Bylaw 5300, Division 200, 291.28.2 Permitted Density .02 (a)Maximum Floor Area Ratio is amended by deleting 0.03 and substituting 0.10
3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7416**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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CITY OF RICHMOND
APPROVED for content by originating dept. <i>AC</i>
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

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CITY CLERK