



## City of Richmond

## Report to Committee

To: Planning Committee  
From: Alan Clark  
Manager, Zoning  
Re: Zoning and Development Bylaw 5300  
Amendment Bylaw 7421

To Planning - September 17, 2002  
Date: August 23, 2002  
File: 8060-20-7421

### Staff Recommendation

That Bylaw 7421 which amends Zoning and Development Bylaw 5300 as it relates to covered areas of the principal building in Comprehensive Development District (CD/33) be introduced and given first reading.

Alan Clark  
Manager, Zoning

### FOR ORIGINATING DIVISION USE ONLY

ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Law..... Y ☒ N ☐

## **Staff Report**

### **Origin**

Conway Richmond Ltd. (Lorraine Palmer) has made application to the City of Richmond for a text amendment to the Zoning and Development Bylaw 5300 Schedule 291.33 Comprehensive Development District (CD/33) 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 5% to 10%.

### **Analysis**

The vast majority of single-family zoning districts, whether by CD or the standard R1 district has a limit of 10% of the allowed floor area to be used exclusively for covered areas of the principal building which are open on one or more sides.

Lands in Terra Nova are being developed By way of Comprehensive Development District (CD/33) and that zone has a 5% ratio for covered areas. It has been identified that such a restrictive percentage has led to conclusion that sterile box type homes would be the result, Lacking character, and contrary to the market demand of today.

Staff are recommending that it would be appropriate to amend the percentage ratio from 5% to 10% to facilitate greater flexibility in design.

### **Financial Impact**

None.

### **Conclusion**

Staff are recommending that it would be appropriate to amend CD/33 291.33.2 Maximum Floor Area Ratio for covered areas from 5% to 10%.



Alan Clark  
Manager, Zoning

AJC:ajc



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7421**

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

1. Richmond Zoning and Development Bylaw 5300 Division 200, 291.33.2 Permitted Density .02 Maximum Floor Area Ratio is amended by deleting 5% and substituting 10%
2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7421”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____
_____
_____
_____
_____

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



**City of Richmond**

## **Notice of Public Hearing**

**Monday, October 21<sup>st</sup>, 2002 – 7 pm**

**Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1**

### **Zoning Amendment Bylaw 7421**

**Applicant/s:** Conway Richmond Ltd. (Lorraine Palmer)

**Purpose:** To amend Zoning and Development Bylaw 5300, 291.33 Comprehensive Development District (CD/33) by changing the percentage of permitted covered areas of the principal building, from 5% to 10%

**City Contact:** (604)-276-4199 Urban Development Division

---

#### **Information on Procedure**

Persons who believe that their interest in property is affected by the proposed bylaw may make an oral presentation, or submit written comments at this Public Hearing. If you are unable to attend, you may send your written submission to the City Clerk's Office by 4 pm on the date of the Public Hearing. All submissions will form part of the record of the hearing.

Further information may be obtained from the CITY CONTACT telephone number shown above. A copy of the proposed bylaw, supporting staff and committee reports and other background material may be inspected at the Urban Development Division, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing October 11<sup>th</sup>, 2002 and ending October 21<sup>st</sup>, 2002., or upon the conclusion of the hearing. Staff reports on the matter(s) identified above are available on the City website at [http://www.city.richmond.bc.ca/council/hearings/2002/ph2002\\_list.htm](http://www.city.richmond.bc.ca/council/hearings/2002/ph2002_list.htm).

**No further information or submissions can be considered by Council after the conclusion of the Public Hearing.**

It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.

J. Richard McKenna  
City Clerk