



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Alan Clark
Manager, Zoning
RE: Zoning and Development Bylaw 5300
Amendment Bylaw 7275

DATE: August 14, 2001
FILE: 0107-10-01

STAFF RECOMMENDATION

That Bylaw 7275, which amends Zoning and Development Bylaw 5300 as it relates to Minimum and Maximum setbacks from property lines, Industrial parking requirements, and building height in Business Park Industrial District (I3), 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>[Signature]</i> |

STAFF REPORT

ORIGIN

It has been identified, both through Council referrals, and continued staff review of the Zoning and Development Bylaw 5300, that it would be appropriate at this time to bring forward amendments to the Bylaw. This report addresses the proposed amendments.

ANALYSIS

Division 200: 201.04 Minimum and Maximum Setbacks from property Lines.

Council referral requested to report through the Planning Committee on the wording of the regulation for maximum setbacks, as the current wording is ambiguous, particularly in relation to corner lots. After review, staff are recommending that Division 200 201.04 Minimum and Maximum Setbacks from Property Lines, be amended by deleting paragraph three and substituting the following:

The term "Maximum Setback" in a zoning district schedule means the maximum distance which any part of a dwelling may be sited from the **front property line**.

"Front property line" is defined in the bylaw as the property boundary line which abuts a public road, and in the case of a corner lot shall be the shorter of the property lines which abut public roads. An additional clause re: corner lots is not needed.

Division 400 Off-Street Parking and Loading.

Parking required for office use, 4 spaces per 100m² of gross leasable area of building is known to be onerous for industrial developments, as it is intended more to accommodate a mix of retail and office uses.

Over the last 5 years Development Variance permits have been approved, with parking variances ranging from 2.76 spaces per 100m², up to 3.84 spaces per 100m². These variances were supported based on parking studies, staff review of existing developments, and actual requirements.

Staff are of the opinion that it would now be appropriate to amend the parking requirements as it relates to industrial development to reduce the requirement for the office component of the development from 4 spaces per 100m² to 3 spaces per 100m² of gross floor area of building used for office use, to avoid unnecessary variances.

Division 200 273 Business Park Industrial District (I3).

The City has processed numerous Development Variance Permits to allow additional height for 3 storey office buildings (including high- tech) in the I3 zone. The heights were varied anywhere between 12m and 16.5m in order to accommodate mechanical rooms, screening and raised architectural features.

Staff are of the opinion that it would be appropriate to amend Subsection 273.5.01 by adding the following:

“ and to a maximum of 15m (49.212ft.) for elevator shafts, mechanical rooms, screening and raised architectural features only.”

Experience has proven that these higher building heights have added to the design of 3 storey industrial office buildings.

FINANCIAL IMPACT

None.

CONCLUSION

Over the last 5 years staff have brought forward several development variances related to parking and building height in the industrial zoned I3 areas, and it was felt that it would now be appropriate to amend Zoning and Development Bylaw 5300 to address those issues. Further, clarification was needed for interpretation of maximum setbacks from property lines, and that has been provided.



Alan Clark
Manager, Zoning

AJC:ajc

CITY OF RICHMOND
BYLAW NO. 7275
RICHMOND ZONING AND DEVELOPMENT BYLAW NO. 5300
AMENDMENT BYLAW NO. 7275

The Council of the City of Richmond enacts as follows:

1. Subsection 201.04 - Minimum and Maximum Setbacks from Property Lines is amended by deleting paragraph three and substituting the following:

The term "Maximum Setback" in a zoning district schedule means the maximum distance which any part of a dwelling may be sited from the **front property line**.
2. Subsection 273.5.01 is amended by adding the following:

"and to a maximum of 15m (49.212 ft.) for elevator shafts, mechanical rooms, screening and raised architectural features only."
3. Subsection 407 – Industrial Use is amended by inserting the following after "1 space for each 100m² (1076.43 ft²) of gross floor area of **building**":

"which is used for industrial purposes plus 3 spaces for each 100m² (1076.43 ft²) of gross floor area of **building used** for office use."
4. This Bylaw is cited as "**Richmond Zoning And Development Bylaw No. 5300, Amendment Bylaw No. 7275**".

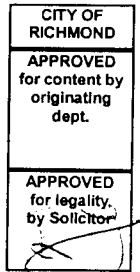
FIRST READING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
HIGHWAYS APPROVAL

ADOPTED



MAYOR

CITY CLERK