



City of Richmond

Report to Committee

To Council, Sep. 23/02

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.

Ac

Alan Clark
Manager, Zoning

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ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>Christine M. Tiller</i>

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

SEP 23 2002

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

MAYOR

CITY CLERK