



City of Richmond

Report to Committee

To Council - Nov 10, 2003

To Planning - Nov 4, 2003

Date: October 22, 2003

RZ 03-227858

File: 8060-20-7604/7621

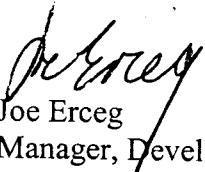
To: Planning Committee

From: Joe Erceg
Manager, Development Applications

Re: APPLICATION BY ELLINS ARCHITECT INC. FOR REZONING AT 7320 BRIDGE STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/139) IN ORDER TO PERMIT A SEVEN LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A NEW PARTIAL ROAD ALONG THE NORTHERN BOUNDARY.

Staff Recommendation

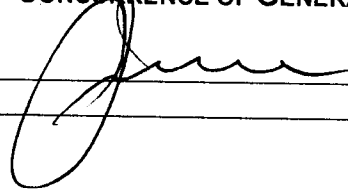
That Bylaw No. 7604, for the rezoning of 7320 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/139)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Ellins Architect Inc. has applied to the City of Richmond for permission to rezone 7320 Bridge Street (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F), to Comprehensive Development District (CD/139), in order to permit a seven (7) lot single-family residential subdivision with a new partial road extending east from Bridge Street along the north edge of the subject site.

The proposal to develop single-family houses is consistent with the McLennan Sub-Area Plan. However, formulation of a lot size policy for the McLennan South Sub-Area is currently under review. A Report to Committee, which includes a staff recommendation for a lot size appropriate for the neighbourhood, is scheduled for presentation on November 4, 2003. The lot size proposed in this application is consistent with that recommendation.

The application proposes that a portion of the new Le Chow Street (e.g. the "ring road") be relocated and linked with Bridge Street. The Report to Committee on the McLennan South lot-size policy also addresses related policies for adoption as part of the Sub-Area Plan, including direction regarding flexibility of new road alignments. The proposed new partial road is consistent with the recommended criteria in that report.

Findings Of Fact

Item	Existing	Proposed
Owner	Dreambuilt Estates Inc.	No Change
Applicant	Ellins Architect Inc.	No Change
Site Size	3,545.47 m ² (0.88 ac)	2,622.17 m ² (0.65 ac) The gross site area is reduced by: <ul style="list-style-type: none"> 10 m (32.8 ft.) dedicated right-of-way along the site's north edge for road.
Land Uses	1 single-family home	7 single-family lots equivalent to Single-Family Housing District (R1/B)
City Centre Plan	Residential	No Change
McLennan South Sub-Area Plan	Residential, Historic "Single-Family" 2½ storeys max. 0.55 floor area ratio (FAR)	No Change
Zoning	Single-Family Housing District (R1/F)	CD/139
<ul style="list-style-type: none"> Lot Width Lot Depth Lot Area 	<ul style="list-style-type: none"> 18 m (59.055 ft.) minimum 45 m (147.638 ft.) minimum 828 m² (8,912.81 ft²) minimum 	<ul style="list-style-type: none"> 12 m (39.370 ft.) minimum 24 m (78.740 ft.) minimum 360 m² (3,875.13 ft²) minimum

Analysis

McLennan South Sub-Area Plan

The McLennan South Sub-Area Plan was adopted in 1996 and encourages the development of townhouses and single-family homes, together with a neighbourhood park and school, within a lush, green environment. New roads are proposed to provide convenient access for both pedestrians and drivers, and to enable properties to redevelop in a pedestrian-friendly manner. The character of development is intended to be “traditional”, with building densities increasing moderately from east to west. (**Attachment 2**)

New Road Network

The subject site is situated on the east side of Bridge Street near General Currie Road where the McLennan South Sub-Area Plan directs that single-family and low-density multiple-family housing types meet along a new north-south road referred to as the “ring road”. This part of the “ring road” is to be called Le Chow Street and it is to run through an area that is currently characterized by a mix of older and newer homes on large lots, most of which include areas of mature trees.

The primary role of these new north-south streets will be to provide access to the backlands of existing single-family lots so that they may be subdivided. It is intended that the introduction of new roads in this area will not only facilitate development, but will help to lessen the potential traffic impacts on existing single-family residents arising from it by routing some of the traffic it generates away from the area’s existing streets.

The application proposes a re-alignment of Le Chow Street. The new road as proposed would not extend to General Currie Road, which is currently undeveloped, but would shift to a short east-west leg, across the north edge of the site, providing access to Bridge Street. (**Attachment 3**)

The proposal is consistent with the Report to Committee on McLennan South Lot-size Policy, which recommends flexibility of new road alignment, under specified criteria. These criteria include traffic impacts, amount of new road, neighbourhood residential character, pedestrian and vehicular circulation, and recognizable benefit to the area. There would be no significant increase in roadway as a result of this proposal. Access to the “backlands” for the lots to the south of the subject site, which would no longer be served by Le Chow Street, would be from General Currie Road, when it is developed.

Lot Size

The applicant proposes to create lots measuring a minimum of 360 m² (3,875 ft²) in area. (**Attachment 4**) The lots as proposed are fronting a new street, perpendicular to Bridge Street, with the flanking side of the first lot, with a proposed lot depth of 28.4 m (93 ft.), maintaining the existing wide frontage between neighbouring R1/F lots, which have a typical width of 19.2 m (63 ft.). Staff believe that this flanking frontage will fit well with the area’s typical wide lots. A building setback of 6 m (19.7 ft.) from both Bridge Street and the new street will be required to ensure that the proposed new development is compatible with the existing streetscape. The proposed lot size is consistent with both the recommended option and the alternative option in the Report to Committee on McLennan South lot-size policy. Staff are also supportive of the proposed lot size on the basis that:

- It is small enough to be cost effective for the subject developer and future developers of the area's north-south roads;
- It is wide enough to comfortably accommodate shared driveway crossings between pairs of lots (e.g. at the road edge/sidewalk), thus, reducing the frequency of driveways even below that of the wider, conventionally developed lots along Bridge and Ash Street (which is an objective of the plan);
- It is large enough that corner lots can accommodate 6 m (19.7 ft.) deep yards along both public street frontages, which will enhance the relationship of the area's new and existing development; and
- It is large enough to allow parking to be located to the rear of new dwellings (with access via driveways from the street), which will help to enhance the image of a green, landscaped streetscape (as per the sub-area plan).

Form of Development

Given that the subject development will set an important benchmark for new single-family homes in McLennan South, staff believe that it is important that criteria are applied to guide its form and character and that a mechanism is established to similarly guide development elsewhere in this area. As it will not be possible to consistently apply the City's Development Permit process for this purpose, staff recommend that a Building Scheme (addressing both house and landscape design) be registered on the subject site and that this Building Scheme, together with preliminary designs for the proposed lots, are reviewed by the City's Advisory Design Panel prior to final adoption of rezoning.

Staff Comments

Policy Planning

Staff believe that the applicant's proposal for the subject development addresses the intent of the Sub-Area Plan, and that the project is consistent with precedents for future development in McLennan South's single-family area with regard to road establishment, and form of development, as set by the rezoning application for 7131 Bridge St (Zoning Amendment Bylaw 7522, RZ 02-218186), which received second and third reading by Council at Public Hearing on June 16, 2003. The proposed Comprehensive Development District (CD/139) includes regulations to ensure that buildings are set backs a minimum of 6 m (19.685 ft.) from all public roads, and that parking and garages are set back a minimum of 15 m (49.213 ft.) from the new street. Also, in light of the high importance which the sub-area plan places on the form and character of development (including the landscape), staff recommend that, as a condition of subdivision, a Building Scheme be registered on the site. The shared driveways proposed along the new street will reduce access points and enhance the public realm with increased opportunities for soft landscaping. As a condition of subdivision, covenants and shared access easements must be registered on the newly created lots to ensure the proposed shared driveways satisfy the intent of the City's Development Guidelines, to minimize surface area of pavement.

Transportation

The proposed development is consistent with the proposed amendment to the McLennan South Sub-Area Plan and stipulated requirements for the establishment of Le Chow Street with a modified alignment linking it to Bridge Street. The proposal to construct the new interim road with a 6m (19.7 ft.) wide pavement until further single-family development occurs north of the subject site is sound and consistent with the approach taken elsewhere in McLennan South

Engineering

Prior to final reading of the pending rezoning, the following must be in place:

1. Registration of a 10m wide road dedication along the entire north edge of the site complete with a 4m x 4m corner cut at Bridge Street.
2. Registration of a 1.25m wide Public Rights of Passage (PROP) immediately south of the road dedication including a corresponding corner cut of an additional 1.25m width as required.
3. Then, in conjunction with future Subdivision, the developer is to:
 - a) Design and construct their 1/2 road of the Bridge St frontage via City of Richmond's standard Servicing Agreement (SA) process. Works include, but are not limited to, road widening complete with inclusion of traffic calming, curb and gutter, creation of a 3.6m grass and treed boulevard (7cm caliper trees for both roads), decorative "Zed" lights and a 1.75m concrete sidewalk.
 - b) Design and construct the new partial east-west road via City of Richmond's standard SA process. Works include, but are not limited to, removal of peat, replacing with fill acceptable to our Engineering Department, creation of a 6m wide asphalt roadway near the north property line with an appropriate (Engineering staff approved) edge separating the new road from 7300 Bridge Street, water, storm and sanitary sewer mains under the roadway, curb and gutter, "Zed" street lighting, a minimum 2.4m wide grass and treed boulevard (which includes part of the hydro/telephone corridor) and a 1.5m concrete sidewalk encroaching a maximum of 0.25m into the required Public Rights of Passage (PROP) Right of Way across the subject site and the balance being used for storm/sanitary inspection chambers.
 - c) Registration of two Restrictive Covenants ensuring 1) shared driveways (6m total at throat) on new road (corner lot to new road); and 2) an agreed upon Building Scheme.
 - d) Registration of Cross Access Easements on shared driveways of 2m each for a total of 4m.

Implementation

The Report to Committee on McLennan South Lot-Size Policy presents two options to amend the Area Plan. The recommended option directs that medium-sized "R1/B-type" lots be permitted throughout the single-family area. The alternative option provides for medium-sized R1/B-type lots throughout except for lots fronting on Bridge and Ash Streets, which are proposed to be larger "R1/E-type" lots. This application is consistent with both options.

With regard to the site's proposed zoning, Comprehensive Development District (CD/139) is a new zone created for the subject site, but with the aim of providing a measure of consistency between projects situated in McLennan South's single-family areas. Comprehensive Development District (CD/139) (**Attachment 5**) is consistent with the staff recommended lot size policy for R1/B-type lots throughout the single-family area.

Note, however, should Council endorse the alternative lot-size option that requires larger lots where properties front onto Bridge or Ash Streets, Comprehensive Development District (CD/140) (**Attachment 6**) should be applied to the subject site. The difference between these two zones is limited to lot frontages along Bridge and Ash Streets and the area of lots fronting onto Bridge or Ash Streets (Note that the latter refers solely to lots that have their front property lines on Bridge or Ash Streets, which is defined, in the instance of corner lots, as the shorter property line.)

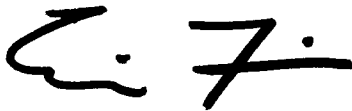
The subject application conforms to both Comprehensive Development District bylaws.

Financial Impact

None

Conclusion

The subject development is in conformance with objectives for development within the McLennan South area of the City Centre, and will help to maintain the integrity of McLennan South's designated single-family area while facilitating subdivision as provided for under the sub-area plan. On this basis, rezoning of the subject site to Comprehensive Developments District (CD/139) merits favourable consideration.



Eric Fiss
Community Planner
(4193)

EF:cas

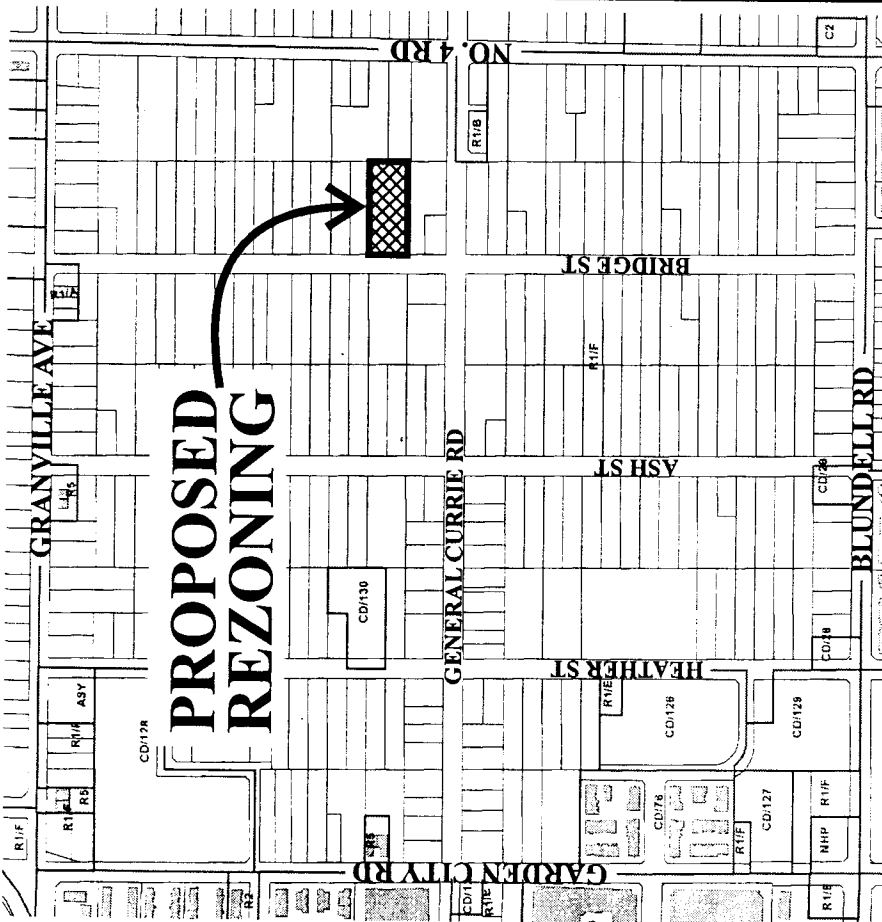
There are requirements to be dealt with prior to final adoption of rezoning:

Legal requirements, specifically:

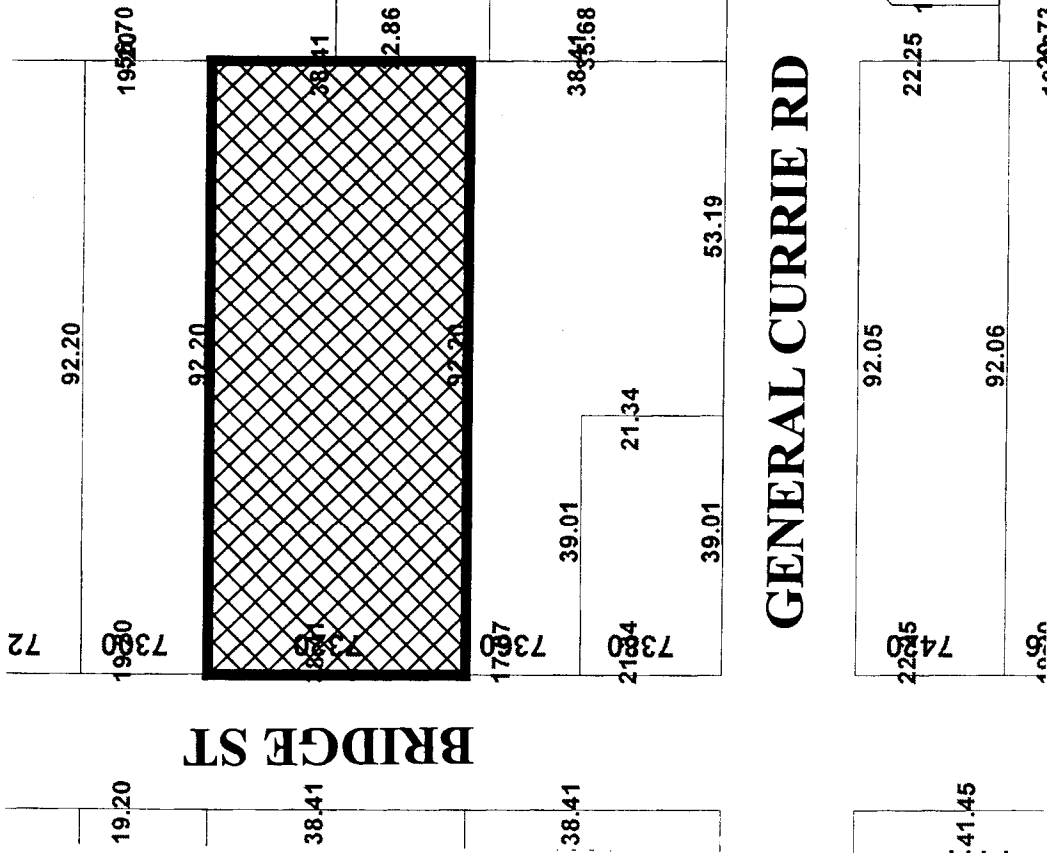
- Dedication of a 10 m (32.8 ft.) strip of land for the establishment of the new east-west road north of General Currie Road along the entire north edge of the subject site complete with a 4 m x 4 m (13.1 ft. x 13.1 ft.) corner cut.
- Registration of a 1.25 m (45.1 ft.) m wide (and corresponding corner cut) Public Rights of Passage right-of-way along the new east-west road north of General Currie Road dedication to facilitate sidewalk development to City standards.
- As a condition of Subdivision approval, the developer will be required to:
 - a) Register restrictive covenants stipulating approved driveway locations and widths for all lots;
 - b) Grant shared access easements for the two pairs of lots accessing the new east-west road north of General Currie Road; and
 - c) Register a Building Scheme on the lots.



City of Richmond

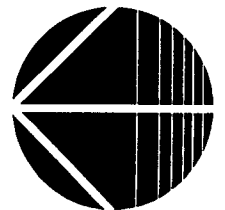


PROPOSED REZONING



GENERAL CURRIE RD

RZ 03-227858




Original Date: 03/21/03


Revision Date:


Note: Dimensions are in METRES


Attachment 1


Land Use

 Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.

 Residential, 2½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.

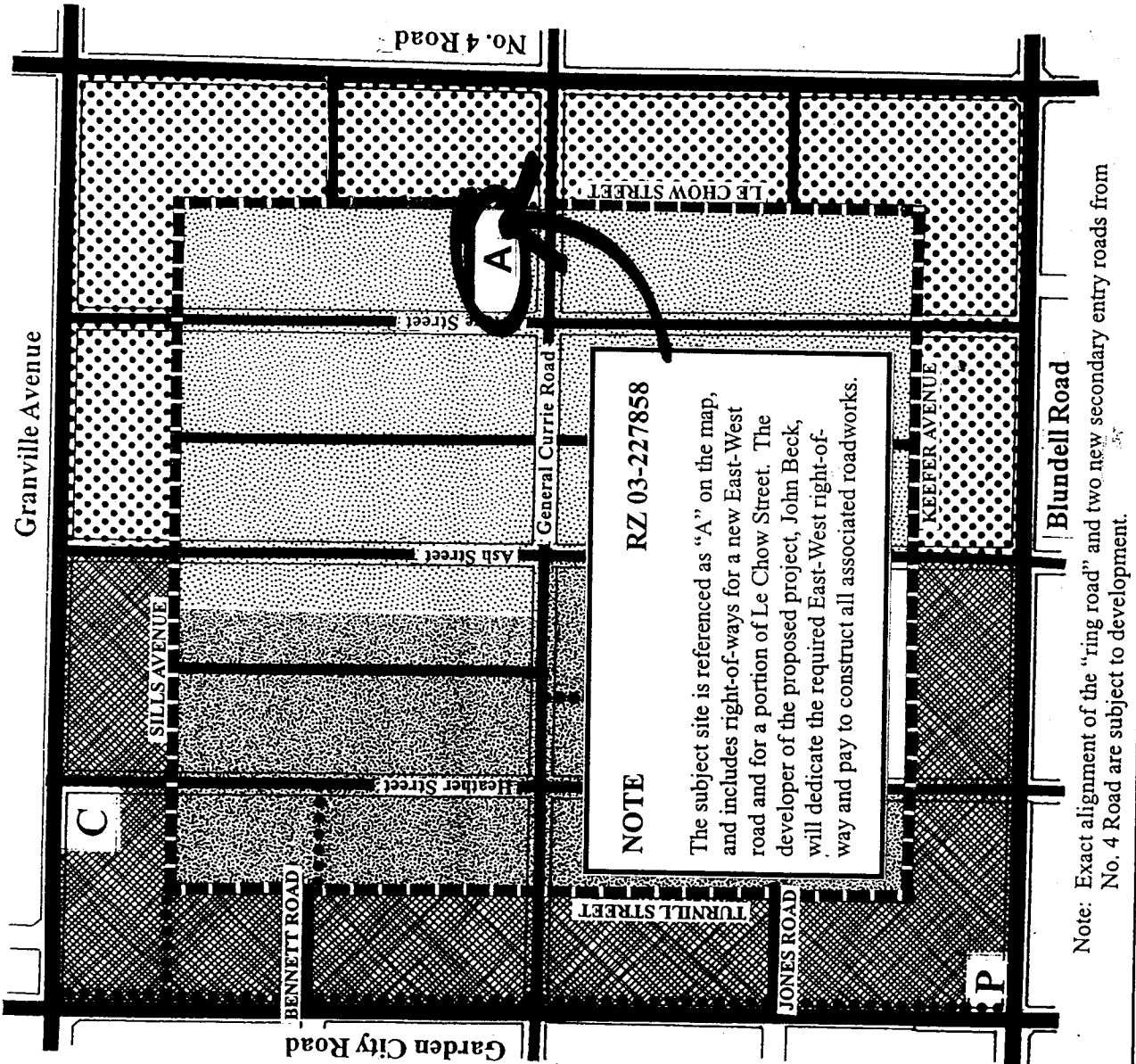
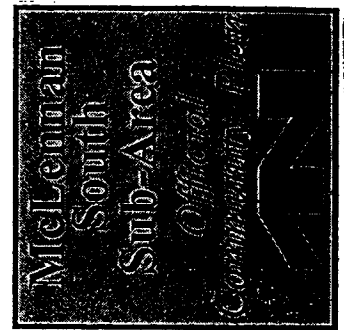
 Residential, 2½ storeys typical (3 storeys maximum), Predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.

 Residential, Historic Single-Family, 2½ storeys max. 0.55 base F.A.R.

 Trail/Walkway

C Church

P Neighbourhood Pub











NOTE RZ 03-227858

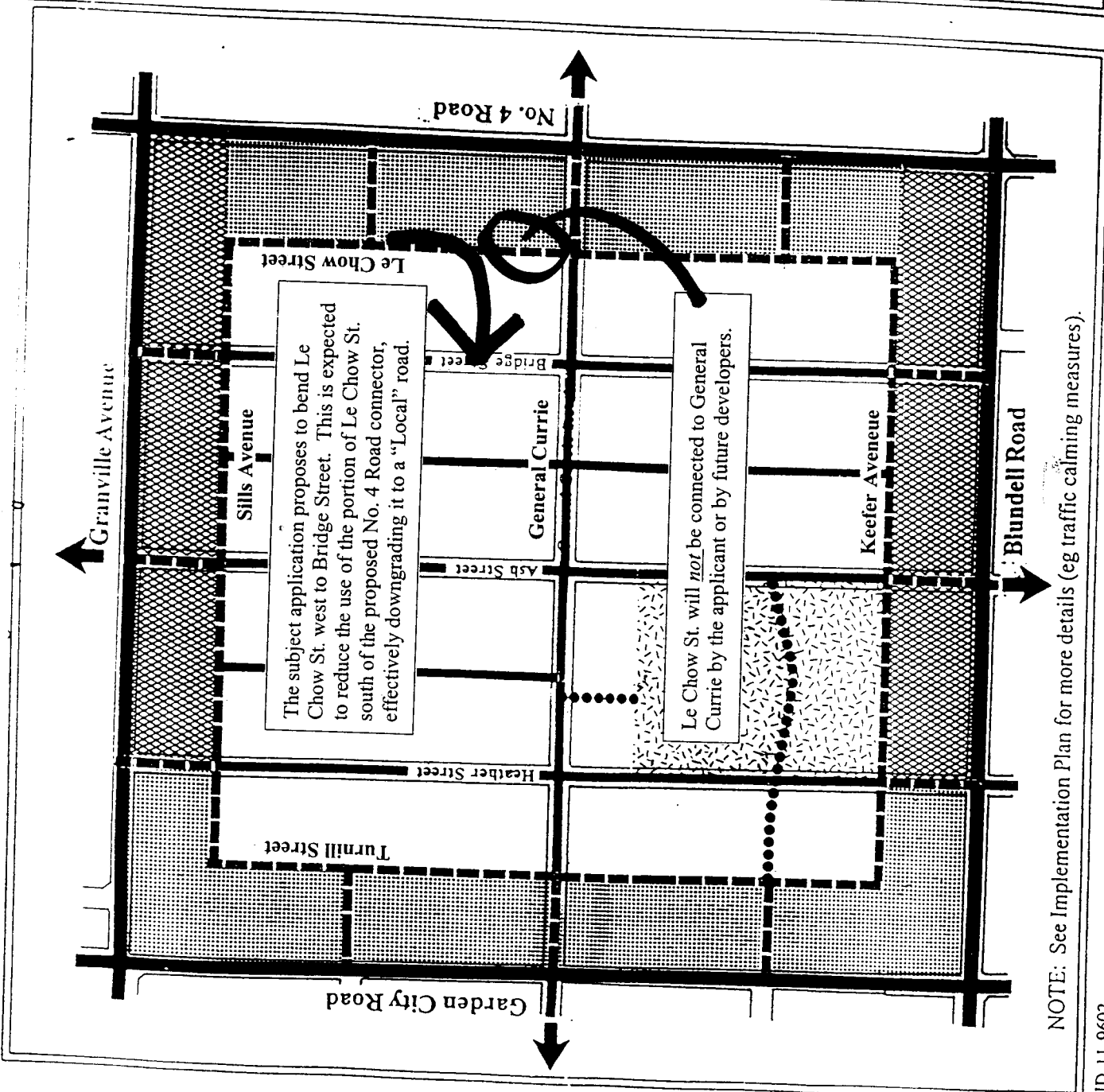
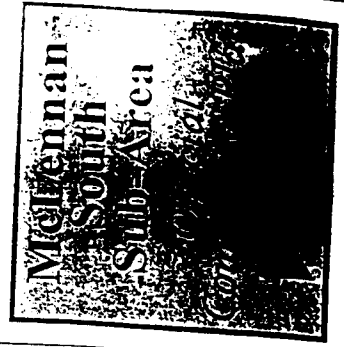
The subject site is referenced as "A" on the map, and includes right-of-ways for a new East-West road and for a portion of Le Chow Street. The developer of the proposed project, John Beck, will dedicate the required East-West right-of-way and pay to construct all associated roadworks.

Note: Exact alignment of the "ring road" and two new secondary entry roads from No. 4 Road are subject to development.

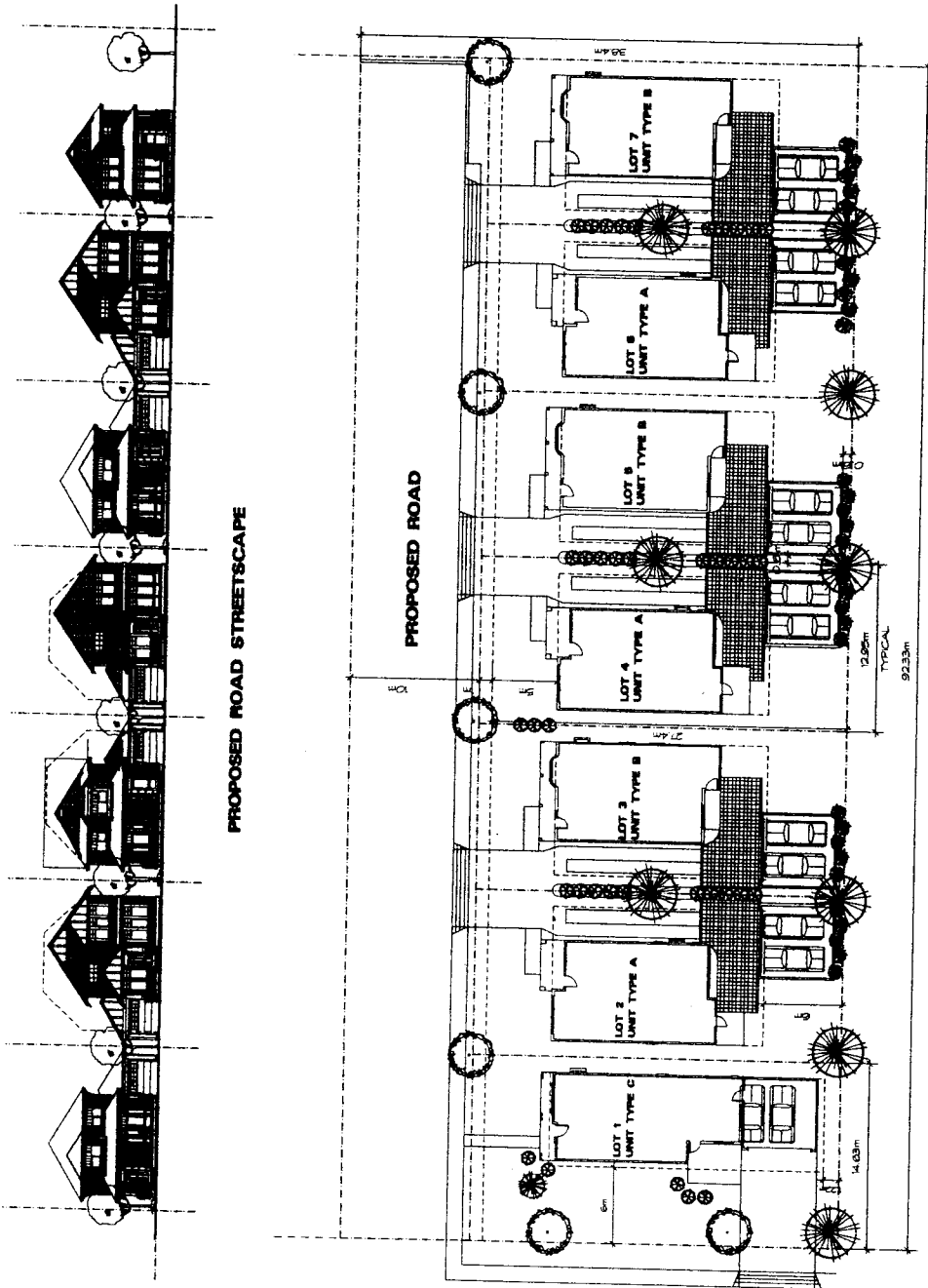
Attachment 3

Circulation Concept

-  Lane network to provide continuous tree-lined streetscape.
-  Consolidated driveways, access from new ring road.
-  Consolidated driveways (access from ring road or lanes development), final parcel size.
-  Arterial
-  Collector
-  Local
-  Trail/Walk way
-  Major Entry Loop



NOTE: See Implementation Plan for more details (eg traffic calming measures).



SITEPLAN
SCALE 1:200

OVERALL SITE INFORMATION			
OWNER	TEXACO BRIDGE STREET		
LEGAL	LOT		
SITE AREA	3541.00 S.F.		
EXISTING ZONE	R 1 S.U.B. AREA "P"		
PROPOSED ZONE	R 1 S.U.B. AREA "B"		
SETBACKS	REQUIRED	PROPOSED	
FRONT	6.0' H	6.0' H	
SIDE	12' H	12' H	
REAR	6.0' H	6.0' H	
ACCESSORY			
ROOF	12' H	0.8' H	
BASELINE HEIGHT	12' H	0.8' H	
	9.0' H	8.6' H	
DENSITY	0.58 (120 S.F./S.F.) MAX.		
SITE COVERAGE	45 %	58.1 %	
NON POROUS	80 %	79 %	

INDIVIDUAL LOT INFORMATION			
LOT NO.	WIDTH	LENGTH	AREA
LOT 1	14.631' (148-0)	24.421' (983-2)	355.65 s.m. (14,735 s.f.)
LOT 2	13.861' (124-8)	24.421' (983-2)	337.69 s.m. (13,900 s.f.)
LOT 3	13.861' (124-8)	24.421' (983-2)	337.69 s.m. (13,900 s.f.)
LOT 4	13.861' (124-8)	24.421' (983-2)	337.69 s.m. (13,900 s.f.)
LOT 5	13.861' (124-8)	24.421' (983-2)	337.69 s.m. (13,900 s.f.)
LOT 6	13.861' (124-8)	24.421' (983-2)	337.69 s.m. (13,900 s.f.)
LOT 7	13.861' (124-8)	24.421' (983-2)	337.69 s.m. (13,900 s.f.)



City of Richmond

Bylaw 7604

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7604 (RZ 03-227858)
7320 BRIDGE STREET**

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 291.139 thereof the following:

"291.139 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/ 139)

The intent of this zoning district is to accommodate single-family housing in Section 15-4-6.

291. 139.1 PERMITTED USES

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

291. 139.2 PERMITTED DENSITY

.01 Maximum Number of **Dwellings**: One.

.02 Maximum **Floor Area Ratio**:

0.55 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.

291. 139.3 MAXIMUM LOT COVERAGE

45% 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.

291. 139.4 MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES**.01 Front Yard:**

- a) Parking pads, garages & carports: 15 m (49.213 ft.);

EXCEPT THAT in the case of a **corner lot**, the minimum shall be 6 m (19.685 ft.).

- b) All other **buildings**: 6 m (19.685 ft.)

.02 Side Property Line: 1.2 m (3.937 ft.);

PROVIDED THAT where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 6 m (19.685 ft.).

.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.).

Portions of the principal **building** which are less than 2 m (6.562 ft.) in height, 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:

- a) 6 m (19.685 ft.) to a property line which abuts a **public road**, or;
b) 0.6 m (1.969 ft.) to any other property line.

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

291. 139.5 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: 20 m (65.617 ft.).****.03 Accessory Buildings: 5 m (16.404 ft.).****291. 139.6 MINIMUM LOT SIZE****.01 Frontage: 12 m (39.370 ft.),**

PROVIDED THAT for a **corner lot**, the minimum shall be 14 m (45.932 ft.).

.02 Width: 12 m (39.370 ft.)

PROVIDED THAT for a **corner lot**, the minimum shall be 14 m (45.932 ft.).

- .03 **Depth:** 24 m (78.740 ft.)
- .04 **Area:** 360 m² (3,875.13 ft²)

291. 139.7 MINIMUM BUILDING SEPARATION SPACE 1.2 m (3.937 ft.).

291. 139.8 SCREENING & LANDSCAPING

Screening and landscaping shall be provided in accordance with Division 500 of this Bylaw, EXCEPT THAT:

- .01 **Fence** height shall not exceed:
 - a) When located within 6 m (19.685 ft.) of a **public road**, 1.2 m (3.937 ft.). In the case of such a **fence**, its height shall be calculated from the higher of:
 - (i) The point at which the **fence** intersects the ground; or
 - (ii) The top of any curb abutting the property, or if there is no curb, the crown of the adjacent roadway.
 - b) When located elsewhere within a required **yard**: 2 m (6.562 ft.).
- .02 **Landscaping Requirements**
 - a) On a **lot** where a **fence** has been erected adjacent and parallel to, but not actually upon a property line which abuts a **public road**, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.
 - b) On a **lot** that has resulted from a single subdivision plan that created two or more **lots**, the owner shall plant and maintain three (3) trees of a minimum size of 63 mm (2.5 in.) caliper measured at 1.2 m (3.937 ft.) above the root ball, at least one (1) of which shall be located within 6 m (19.685 ft.) of the **front property line**.

2. 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 area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/139)**.

P.I.D. 012-032-042

Lot 9 Block "D" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7604"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

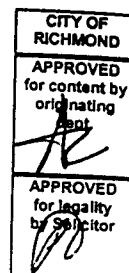
THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK





City of Richmond

Bylaw 7621

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7621 (RZ 03-227858)
7320 BRIDGE STREET**

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 291.140 thereof the following:

"291. 140 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/ 140)"

The intent of this zoning district is to accommodate single-family housing in Section 15-4-6.

291. 140.1 PERMITTED USES

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

291. 140.2 PERMITTED DENSITY

.01 Maximum Number of **Dwellings**: One.

.02 Maximum **Floor Area Ratio**:

0.55 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.

291. 140.3 MAXIMUM LOT COVERAGE

45% 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.

291. 140.4 MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES**.01 Front Yard:**

- a) Parking pads, garages & carports: 15 m (49.213 ft.);

EXCEPT THAT in the case of a **corner lot**, the minimum shall be 6 m (19.685 ft.).

- b) All other **buildings**: 6 m (19.685 ft.)

.02 Side Property Line: 1.2 m (3.937 ft.);

PROVIDED THAT where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 6 m (19.685 ft.).

.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.).

Portions of the principal **building** which are less than 2 m (6.562 ft.) in height, 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:

- a) 6 m (19.685 ft.) to a property line which abuts a **public road**, or;
b) 0.6 m (1.969 ft.) to any other property line.

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

291. 140.5 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: 20 m (65.617 ft.).
.03 Accessory Buildings: 5 m (16.404 ft.).

291. 140.6 MINIMUM LOT SIZE**.01 Frontage: 12 m (39.370 ft.),**

PROVIDED THAT for a **corner lot**, the minimum shall be 14 m (45.932 ft.),

EXCEPT THAT where a **lot** shares a common boundary along any **property line** with Bridge Street or Ash Street the minimum length of that common boundary shall be 18 m (50.055 ft.).

- .02 **Width:** 12 m (39.370 ft.)

PROVIDED THAT for a **corner lot**, the minimum shall be 14 m (45.932 ft.),

EXCEPT THAT where a **lot** shares a common boundary along its **front property line** with Ash Street or Bridge Street, the minimum width of the **lot** shall be 18 m (50.055 ft.).

- .03 **Depth:** 24 m (78.740 ft.)

- .04 **Area:** 360 m² (3,875.13 ft²)

EXCEPT THAT where a **lot** shares a common boundary along its **front property line** with Ash Street or Bridge Street, the minimum area of the **lot** shall be 550 m² (5,920.34 ft²).

291. 140.7 MINIMUM BUILDING SEPARATION SPACE 1.2 m (3.937 ft.).

291. 140.8 SCREENING & LANDSCAPING

Screening and landscaping shall be provided in accordance with Division 500 of this Bylaw, EXCEPT THAT:

- .01 **Fence** height shall not exceed:

- a) When located within 6 m (19.685 ft.) of a **public road**, 1.2 m (3.937 ft.). In the case of such a **fence**, its height shall be calculated from the higher of:

- (i) The point at which the **fence** intersects the ground; or
- (ii) The top of any curb abutting the property, or if there is no curb, the crown of the adjacent roadway.

- b) When located elsewhere within a required **yard**: 2 m (6.562 ft.).

- .02 **Landscaping Requirements**

- a) On a **lot** where a **fence** has been erected adjacent and parallel to, but not actually upon a property line which abuts a **public road**, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.
- b) On a **lot** that has resulted from a single subdivision plan that created two or more **lots**, the owner shall plant and maintain three (3) trees of a minimum size of 63 mm (2.5 in.) caliper measured at 1.2 m (3.937 ft.) above the root ball, at least one (1) of which shall be located within 6 m (19.685 ft.) of the **front property line**.

2. 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 area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/140)**.

P.I.D. 012-032-042

Lot 9 Block "D" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7621**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

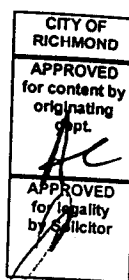
THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7604 (RZ 03-227858)
7320 BRIDGE STREET**

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 291.139 thereof the following:

"291.139 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/ 139)

The intent of this zoning district is to accommodate single-family housing in Section 15-4-6.

291. 139.1 PERMITTED USES

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

291. 139.2 PERMITTED DENSITY

.01 Maximum Number of **Dwellings**: One.

.02 Maximum **Floor Area Ratio**:

0.55 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.

291. 139.3 MAXIMUM LOT COVERAGE

45% 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.

291. 139.4 MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES**.01 Front Yard:**

- a) Parking pads, garages & carports: 15 m (49.213 ft.);

EXCEPT THAT in the case of a **corner lot**, the minimum shall be 6 m (19.685 ft.).

- b) All other **buildings**: 6 m (19.685 ft.)

.02 Side Property Line: 1.2 m (3.937 ft.);

PROVIDED THAT where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 6 m (19.685 ft.).

.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.).

Portions of the principal **building** which are less than 2 m (6.562 ft.) in height, 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:

- a) 6 m (19.685 ft.) to a property line which abuts a **public road**, or;
b) 0.6 m (1.969 ft.) to any other property line.

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

291. 139.5 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: 20 m (65.617 ft.).
.03 Accessory Buildings: 5 m (16.404 ft.).

291. 139.6 MINIMUM LOT SIZE**.01 Frontage:** 12 m (39.370 ft.),

PROVIDED THAT for a **corner lot**, the minimum shall be 14 m (45.932 ft.).

.02 Width: 12 m (39.370 ft.)

PROVIDED THAT for a **corner lot**, the minimum shall be 14 m (45.932 ft.).

- .03 **Depth:** 24 m (78.740 ft.)
- .04 **Area:** 360 m² (3,875.13 ft²)

291. 139.7 MINIMUM BUILDING SEPARATION SPACE 1.2 m (3.937 ft.).

291. 139.8 SCREENING & LANDSCAPING

Screening and landscaping shall be provided in accordance with Division 500 of this Bylaw, EXCEPT THAT:

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 - (i) The point at which the **fence** intersects the ground; or
 - (ii) The top of any curb abutting the property, or if there is no curb, the crown of the adjacent roadway.
 - b) When located elsewhere within a required **yard**: 2 m (6.562 ft.).
- .02 **Landscaping Requirements**
 - a) On a **lot** where a **fence** has been erected adjacent and parallel to, but not actually upon a property line which abuts a **public road**, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.
 - b) On a **lot** that has resulted from a single subdivision plan that created two or more **lots**, the owner shall plant and maintain three (3) trees of a minimum size of 63 mm (2.5 in.) caliper measured at 1.2 m (3.937 ft.) above the root ball, at least one (1) of which shall be located within 6 m (19.685 ft.) of the **front property line**.

2. 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 area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/139)**.

P.I.D. 012-032-042

Lot 9 Block "D" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7604**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CITY CLERK

NOV 10 2003

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