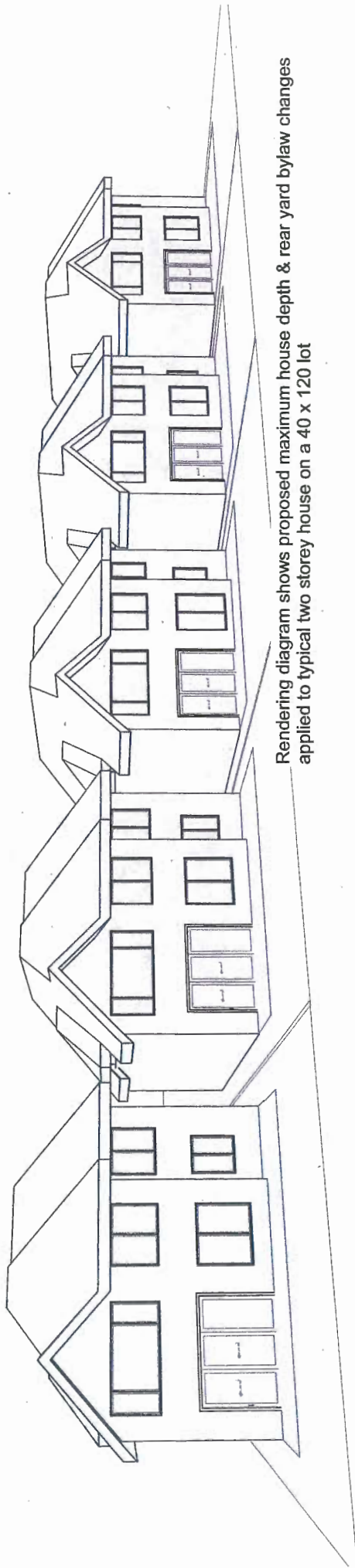


Maximum House Depth & Rear Yard Case Study of 9524 Bylaw



Rendering diagram shows proposed maximum house depth & rear yard bylaw changes applied to typical two storey house on a 40 x 120 lot

Options Proposed Rear Yard Setbacks

OPTION 3:

The minimum rear yard setback would be the greater of 6.0 m (20ft), or 25% of the total lot depth, up to a maximum required setback of 10.7 m (35ft).

Comments & Conclusions:

- 1) 25% rear yard (maximum 35 ft) on typical average sized lots likely to create tall 2 storey rear facades with little visual relief due to more floor area likely being allocated to the upper floor, thus pushing upper floor massing on to rear yard requirement
- 2) Maximum house depth 8 foot inward articulation likely occurs within 2-3 feet of rear yard requirement and also permits 2 storeys of massing, again giving no relief to the appearance of a large two storey house.
- 3) Rear yard outdoor space is very exposed to sight lines of neighbouring properties, very little privacy.

Options Proposed Maximum Depth of House

OPTION 2:

Continuous length of wall limited to 55% of total lot depth

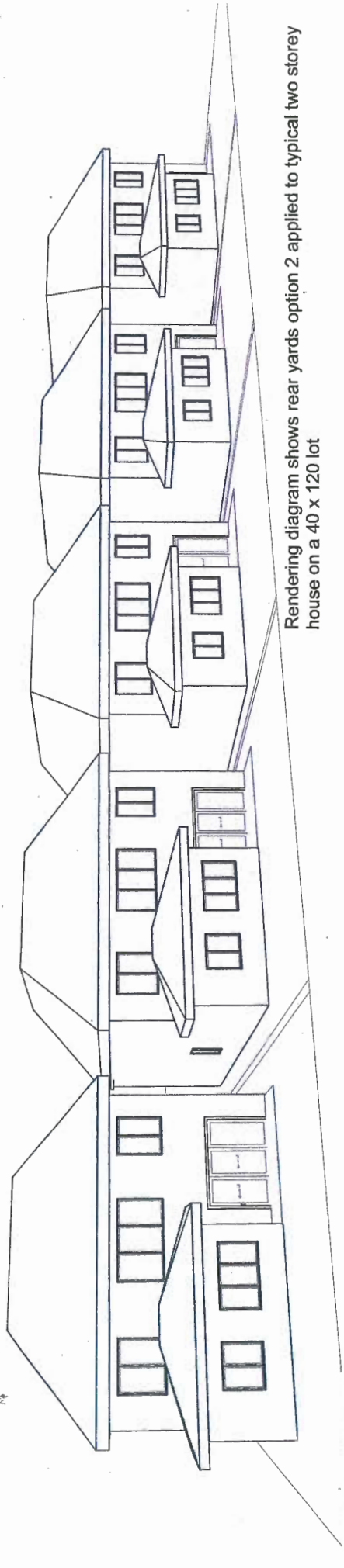
Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 20, 2017.



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Bylaw 9524 Review
Proposed Bylaw
A2

Rear Yard Case Study of Option 2



Rear Yard Setbacks

OPTION 2:

60% of the first storey can be set back 6 m (20ft) from the rear property line, the rest of the first storey (min. 40%) must be set back at least 7.5 m (25ft). If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25ft) from the rear property line.

9524 Bylaw Paragraphs (b) & (c)

8.1.6.6 The minimum rear yard is:

(b) For a lot with a lot area greater than 372m² and with a lot depth greater than 28 m, the minimum rear yard is the greater of 6.0 m or 25% of the total lot depth, up to a maximum of 10.7 m.

(c) For a lot containing a dwelling, single detached of one storey only, the rear yard is 6.0 m.

Maximum Depth of House

OPTION 1 (STATUS QUO):

No limitations to overall depth of house— Minimum front and rear setbacks

Rendering diagram shows rear yards option 2 applied to typical two storey house on a 40 x 120 lot

Comments & Conclusions:

- 1) Rear yard option 2 brings together both paragraphs (b) & (c) from proposed Bylaw 9524
- 2) On typical sized lots option 2 better accomplishes the intent of the maximum depth of house
- 3) Creates usable private outdoor space without the 2 storey massing allowed in current version of bylaw 9524



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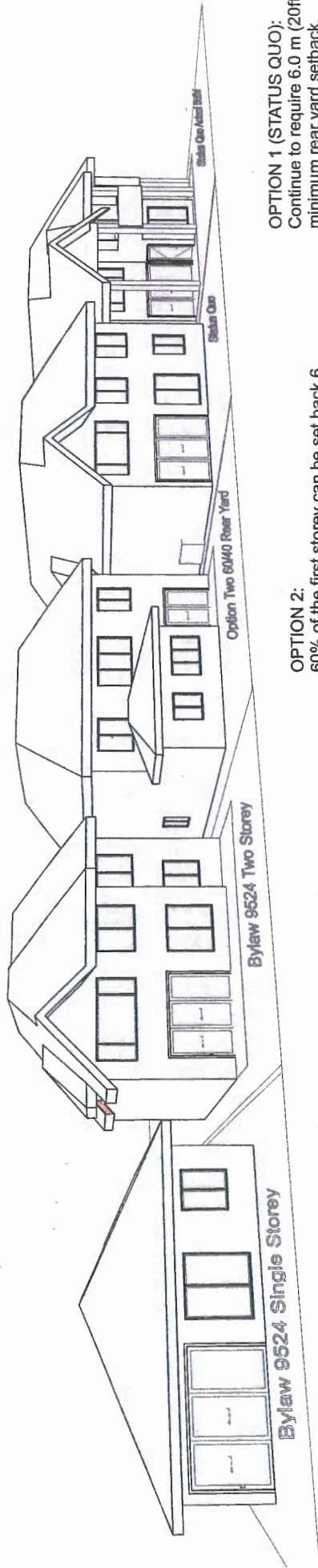
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Bylaw 9524 Review

Rear Yard Option 2

A3

Rear Yards Overview of All Options



OPTION 1 (STATUS QUO):
Continue to require 6.0 m (20ft) minimum rear yard setback.

OPTION 1 (STATUS QUO):
No limitations to overall depth of house— Minimum front and rear setbacks

OPTION 2:
60% of the first storey can be set back 6 m (20ft) from the rear property line, the rest of the first storey (min. 40%) must be set back at least 7.5 m (25ft). If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25ft) from the rear property line.

OPTION 1 (STATUS QUO):
No limitations to overall depth of house— Minimum front and rear setbacks

OPTION 3:
The minimum rear yard setback would be the greater of 6.0 m (20ft), or 25% of the total lot depth, up to a maximum required setback of 10.7 m (35ft).

OPTION 2:
Continuous length of wall limited to 55% of total lot depth

OPTION 1 (STATUS QUO):
Continue to require 6.0 m (20ft) minimum rear yard setback.

Proposed Bylaw Single Storey:
8.1.6.6 The minimum rear yard is:
(c) For a lot containing a dwelling, single detached of one storey only, the rear yard is 6.0 m.

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Bylaw 9524 Review
Rear Yard All Options
A4

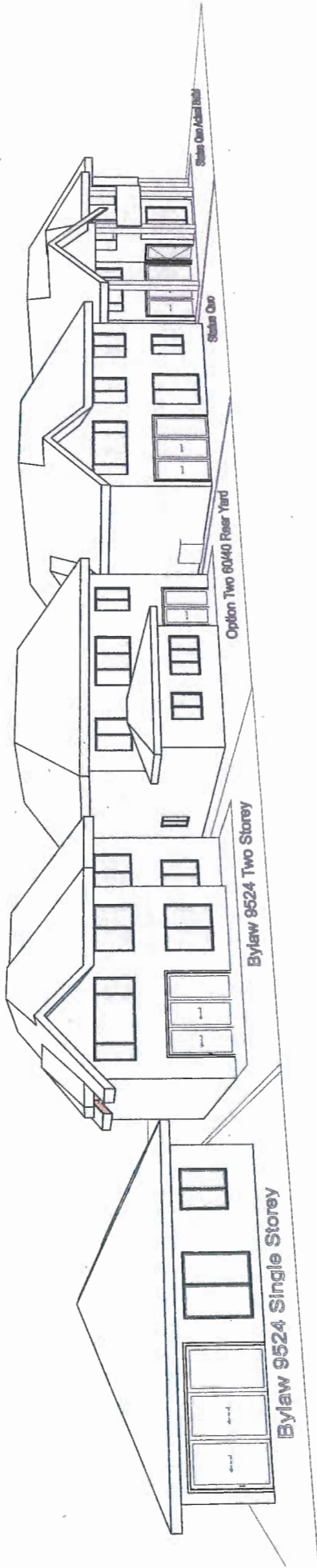


Richmond Home Builders Group

Builders Choice - Builders Voice

Review of: Bylaw 9524

Maximum Depth of House & Rear Yard Proposal



Options Proposed Rear Yard Setbacks

OPTION 1 (STATUS QUO):
Continue to require 6.0 m (20ft) minimum rear yard setback.

OPTION 2:
60% of the first storey can be set back 6 m (20ft) from the rear property line, the rest of the first storey (min. 40%) must be set back at least 7.5 m (25ft). If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25ft) from the rear property line.

OPTION 3:
The minimum rear yard setback would be the greater of 6.0 m (20ft), or 25% of the total lot depth, up to a maximum required setback of 10.7 m (35ft).

9524 Proposed Bylaw Changes

- 8.1.6.6 The minimum rear yard is:
- (a) For a lot with a lot area less than 372m² and with a lot depth less than 28m, the minimum rear yard is 6.0 m;
 - (b) For a lot with a lot area greater than 372m² and with a lot depth greater than 28 m, the minimum rear yard is the greater of 6.0 m or 25% of the total lot depth, up to a maximum of 10.7 m.
 - (c) For a lot containing a dwelling, single detached of one storey only, the rear yard is 6.0 m.

Options Proposed Maximum Depth of House

- limit the maximum physical depth of a house while still maintaining the allowable house size.

OPTION 1 (STATUS QUO):

No limitations to overall depth of house— Minimum front and rear setbacks

OPTION 2:
Continuous length of wall limited to 55% of total lot depth

OPTION 3:
Continuous length of wall limited to 50% of total lot depth

9524 Proposed Bylaw Changes

No single detached housing dwelling unit shall have an exterior wall oriented to an interior side yard with a maximum length of continuous wall greater than 55% of the total lot depth.



Bylaw 9524 Review
Cover Sheet
A1

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