

Proposal

Planning Committee – 20th June 2017

The Richmond Building Group propose the following changes to be amended to the proposed bylaw 9524 at planning committee.

- 1) **Rear Yard Setback** – Change recommended **Option 3** – (25%) of lot depth

Richmond Builders Group agree to compromise with **Option 2** - this is the best fit and consistent with the recently approved Townhouse setbacks. (Min 6m for the ground floor limited to 60% of the width of the house / remaining 40% of wall face at 7.5m with Second Storey at 7.5m setback)

***Provision for Outdoor Covered Patio Space** also needs to be addressed by Staff as this is an integral part of home design.

- 2) **Maximum Depth of House** – Change the Recommended **Option 2** – Limit the maximum depth of house to a max. continuous wall @ 55% of the total lot depth.

Richmond Builders Group advice this will not improve the house design or reduce the massing issue in the rear yards & Recommended No Change and propose **Option 1 – Status Quo**.

- 3) **Garage Projection** – Change the Maximum projection from **9.1 to 9.8m** to allow (2.2ft) Extra to allow for side door access and clearance of front entry posts of homes.
- 4) The provision to allow lots less than **372m** = 4,002 sq ft and **28m** = 91.84 ft in depth is exempt and these lots can remain at 6m.

The Combination of the two requirements above will affect most or all the **Steveston Village** lots as most of them are 120 ft in depth and they have very

narrow frontages i.e. 30ft to 33ft and this provision **should be amended** to either (Or) of the above two conditions set out in the staff report.

Staff need to provide clarification as most of the smaller lots will be affected if the Max Depth of house @ 55% and the 25% Rear Yard setback is implemented.

- 5) Certain RS1/C & D zones on the Local Arterial Roads have additional front yard setbacks up to 30ft in the front for vehicle turning access, with the new proposed bylaw changes to the rear yards and side yards it will make the house designs of these zones very unpractical, Staff need to take this issue into consideration.
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