

Revised Proposal

Public Hearing – 17th July 2017

The Richmond Building Group propose the following **Revised** changes to be amended to the proposed bylaw **9737** at **Public Hearing**.

1) **Rear Yard Setback**

Change Sec 8.1.6.6 The Minimum rear yard is the greater of 6.0m or 25% of the total Lot Depth, up to a Maximum of 10.7m; except: (a) (b) (c)

Replace with:

Section 8.1 .6.6 is deleted in its entirety and replaced with the following:

For the **storey, first** 20% of the total **lot depth** for a maximum of 60% of the wall opposite and perpendicular to the **lot line, rear**, and 25% of the total **lot depth**, up to a maximum of 10.7m for the remaining 40% of the wall opposite and perpendicular to the **lot line, rear**; and 25% of the total **lot depth**, Up to maximum of 10.7m for any second **storey, or storey, half (½).**"

Inserting the following as Section 8.1.6 .7 and renumbering the renumbering sections accordingly:

"8.1.6.7 Notwithstanding the regulation in 8.1.6.6 above:

The minimum **rear yard** is 6.0 m:

- i. for a **lot** with a **lot area** less than 372m^2 ; or
- ii. for a **lot** with a **lot depth** less than 28 m; or
- iii. for a **lot** located and **arterial road** where a **zone** requires a minimum **front yard** of 9.0 m; or
- iv. for a lot containing a single detached dwelling of one storey only."

2) Amend Definition:

"**Continuous wall** means a second storey, or **storey, half (½)** exterior wall on a **single- family dwelling**, which does not include an inward articulation of 2.4 m or more, with a minimum horizontal measurement of 2.4 m."

3) **Amend:** *That Staff report back to Council within 24 months with a follow-up report on the implementation of new massing regulations.*
