

Proposed New Richmond Zoning Bylaw 8500



Background

- Existing Zoning & Development Bylaw No. 5300 was initially adopted in 1989
- It has been amended a number of times since then
- This is the first comprehensive review since 1989
- In order to assist with this task, Stantec Consulting Ltd. was retained
- Originally was a 6 month project, that turned into a 4 year process

Purpose of the Proposed New Zoning Bylaw

- Improve the City's zoning regulations
- Respond to community concerns
- Provide greater efficiencies
- Remove potential impediments to development
- Implement new policy initiatives recently adopted by Council



Some Issues the New Zoning Bylaw Addresses

- Bed and breakfasts (B&Bs over 2 boarders and lodgers)
- Commercial vehicle parking in residential and agricultural (ALR) areas
- Illegal secondary suites in accessory buildings in the ALR
- Location of telecommunication antenna and wind turbines
- Shortage of religious assembly zoned lands

Some Items the New Bylaw Does Not Change

- Does not rezone existing properties (except some City owned parks)
- Implements the Official Community Plan (OCP) and Area Plans/Sub-Area Plans
- The size of houses in agricultural (ALR) areas
- Single family lot size policies (702 process)



External Consultation Process

- Urban Development Institute (UDI)
- Greater Vancouver Home Builders Association (GVHBA)
- Richmond Small Builders
- Architectural Institute of British Columbia (AIBC)
- Agricultural Advisory Committee (AAC)
- In-Stream Comprehensive Development (CD) rezoning applicants
- Richmond School District No. 38
- General Public



Implementation Process

- In stream rezoning applications converted by table of equivalencies
- December 31, 2009 deadline for completed building permit, business license or development permit applications
- Subdivision applications grand fathered 1 year from date proposed new Zoning Bylaw is adopted



Other Steps

- Compilation Bylaw for rezoning bylaws adopted after the proposed new Zoning Bylaw is given first reading
- Housekeeping amendments to other Bylaws
- Housekeeping amendments to the proposed new Zoning Bylaw



Where can the Public View the Proposed New Zoning Bylaw

- City web site (www.richmond.ca)
- City Hall
- Contact City staff with questions



Recommendation

- Richmond Zoning Bylaw 8500 be introduced and given first reading
- Proceed to the November 16, 2009 Public Hearing
- Subject to public input, Bylaw 8500 be given second and third reading and be adopted on November 16, 2009

