



# City of Richmond

## Memorandum Planning and Development Division Development Applications

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**To:** Mayor and Councillors  
**From:** Wayne Craig  
Director of Development  
**Date:** September 10, 2015  
**File:** 08-4430-01/2015-Vol 01  
**Re:** Revisions to Zoning Bylaw 8500, Amendment Bylaws 9280 and 9281

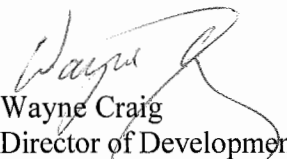
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This memorandum responds to the City Council direction to revise Zoning Bylaw 8500, Amendment Bylaw 9280 and 9281 following the conclusion of the Public Hearing on Tuesday, September 8, 2015.

City Council specifically directed staff to revise these bylaws to ensure that new 2-storey and 2 ½-storey dwellings constructed within the standard single-family and two-family zoning districts have a maximum building height of 9 m (29.5 ft.).

The revised bylaws are attached to this memorandum and are in order for Council consideration regarding the:

1. Granting of 2<sup>nd</sup> and 3<sup>rd</sup> reading of Zoning Bylaw 8500, Amendment Bylaw 9280;
2. Granting of 2<sup>nd</sup> and 3<sup>rd</sup> reading of Zoning Bylaw 8500, Amendment Bylaw 9281;
3. Adoption of Zoning Bylaw 8500, Amendment Bylaw 9280; and
4. Adoption of Zoning Bylaw 8500, Amendment Bylaw 9281.

  
Wayne Craig  
Director of Development

WC:wc  
Att.



Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 (Building Height and Massing Regulations)

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

(a) adding the following definition of "height, ceiling", in alphabetical order:

"Height, ceiling the vertical distance from top of the finished floor of a storey to: a) the underside of the floor joist; b) the underside of the roof joist; c) the underside of the bottom chord of a structural truss; or d) the underside of a structural deck above that storey, whichever is the greatest distance from the finished floor."

(b) deleting the definition of Height, building in its entirety and substituting the following:

~~"Height, building means the vertical distance between finished site grade and: a) for single detached housing with 2 and half (1/2) storeys, having a roof pitch greater than 4 to 12 and not exceeding a roof pitch of 12 to 12, the mid point between the bottom of the eave line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid point; and b) for all other buildings, the highest point of the building, whether such building has a flat roof, pitched roof or more than one type of roof."~~

"Height, building means the vertical distance between finished site grade and the highest point of the building, whether such building has a flat roof, pitched roof or more than one type of roof."

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

(a) deleting Section 4.3.1(c) in its entirety and marking it as "Repealed."; and

(b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

a) a maximum of 10 m<sup>2</sup> of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m<sup>2</sup> may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.7.8 Repealed”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m<sup>2</sup> may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;

- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but equal to or less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.8.4 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m<sup>2</sup> is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m<sup>2</sup> is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:

- a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
- b) deleting subsection 8.2.7.6 and marking it “Repealed.”.

- 8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
  - a) deleting Section 8.3.7.6 in its entirety and substituting the following:
    - “6. The maximum **height** for an **accessory building** containing a **coach house** shall be:
      - a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and
      - b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
- 9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”
- 10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”
- 11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
- 12. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9280**”.

FIRST READING

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PUBLIC HEARING

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SECOND READING

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THIRD READING

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ADOPTED

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CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

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MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,  
Amendment Bylaw 9280  
(Building Height and Massing Regulations)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

(a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling**                    the vertical distance from top of the finished floor of a **storey** to:  
a) the underside of the floor joist;  
b) the underside of the roof joist;  
c) the underside of the bottom chord of a structural truss; or  
d) the underside of a structural deck  
above that **storey**, whichever is the greatest distance from the finished floor.”

(b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building**                    means the vertical distance between **finished site grade** and the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

(a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

(b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

a) a maximum of 10 m<sup>2</sup> of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes.”

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- a) the maximum **height** for detached **accessory buildings** less than 10 m<sup>2</sup> is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
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  - c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”
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- a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
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    - “6. The maximum **height** for an **accessory building** containing a **coach house** shall be:
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- 9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”.
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- 12. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9280”**.

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CITY OF RICHMOND
APPROVED by <i>GW</i>
APPROVED by Director or Solicitor <i>D</i>

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MAYOR

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CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,  
Amendment Bylaw 9281  
(Building Height and Massing Regulations – Building Envelope)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions]by:

- a) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

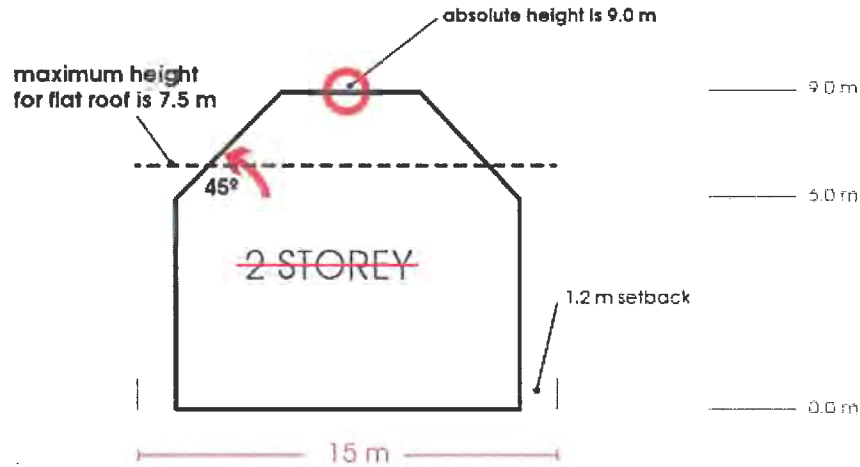
**“Residential vertical lot width envelope** means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

**“4.18.1 The residential vertical lot width envelope of a lot in residential zones and site specific zones that permit single detached housing or two-unit housing shall be calculated in accordance with Sections 4.18.2 to 4.18.4.**

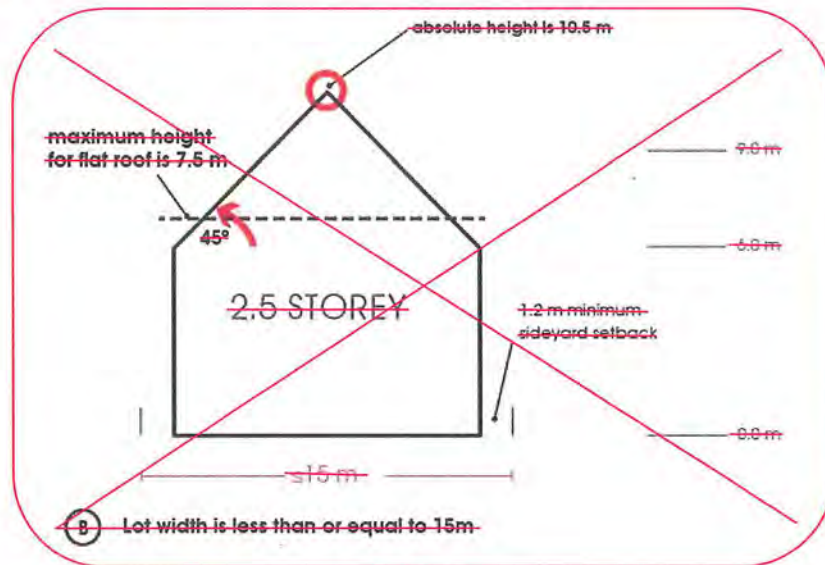
**4.18.2 For a lot with a lot width that is 15.0 m or less:**

- a) for **single detached housing** and **two-unit housing** ~~with two storeys~~, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



(A) Lot width is less than and equal to 15m

~~b) for single detached housing and two-unit housing with two and half (1/2) storeys, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 6.0 m, as calculated from the finished site grade, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:~~

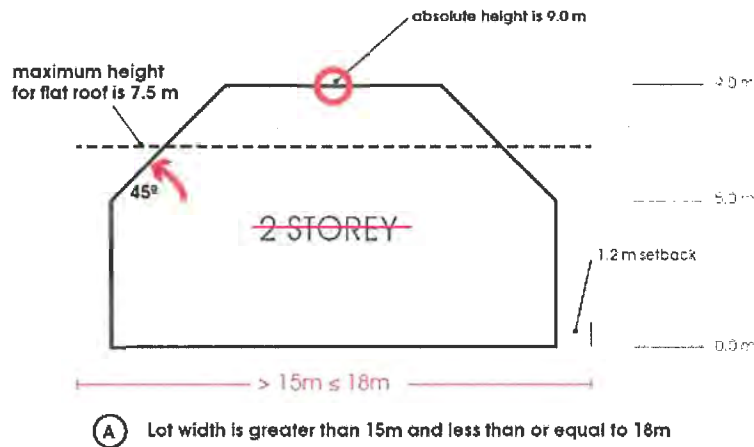


~~(B) Lot width is less than or equal to 15m~~

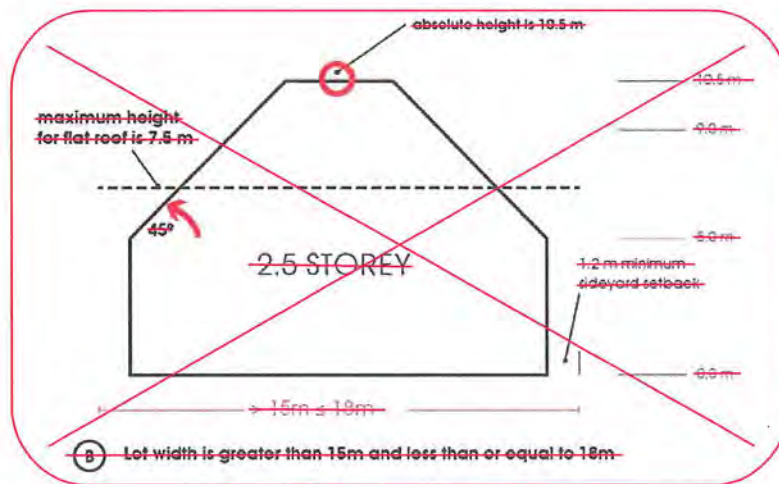
4.18.3 For a lot with a lot width that is greater than 15.0 m but less than or equal to 18.0 m:

- a) for single detached housing and two-unit housing ~~with two storeys~~, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated

from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



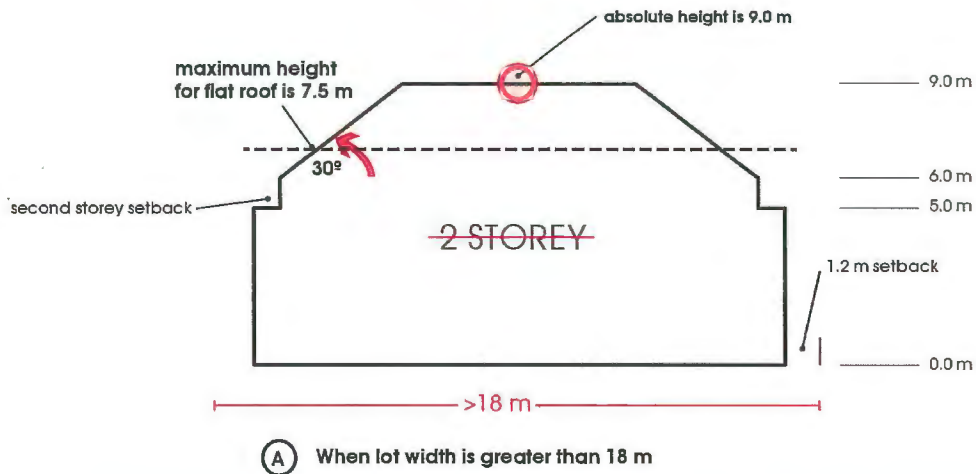
~~b) for single detached housing and two-unit housing with two and half (1/2) storeys, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from the finished site grade, and then extending inward and upward at an angle of 45° from the top of the 5.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:~~



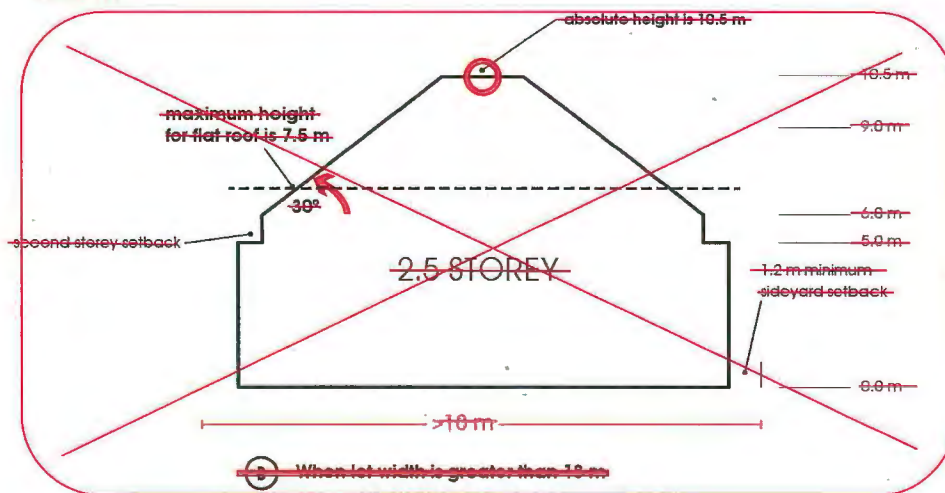
4.18.4 For a lot with a lot width that is greater than 18.0 m:

a) for single detached housing and two-unit housing ~~with two storeys~~, the residential vertical lot width envelope shall be a vertical envelope located

parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



~~b) for single detached housing and two-unit housing with two and half (½) storeys, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from the finished site grade, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:~~



3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9281”**.

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ADOPTED

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**Richmond Zoning Bylaw 8500,  
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1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions]by:

a) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

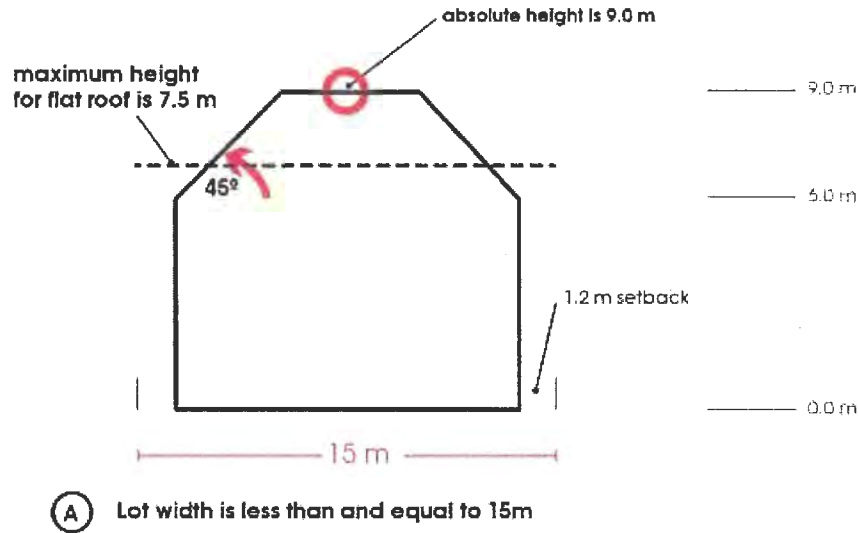
**“Residential vertical lot width envelope** means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

“4.18.1 The **residential vertical lot width envelope** of a **lot** in **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4.

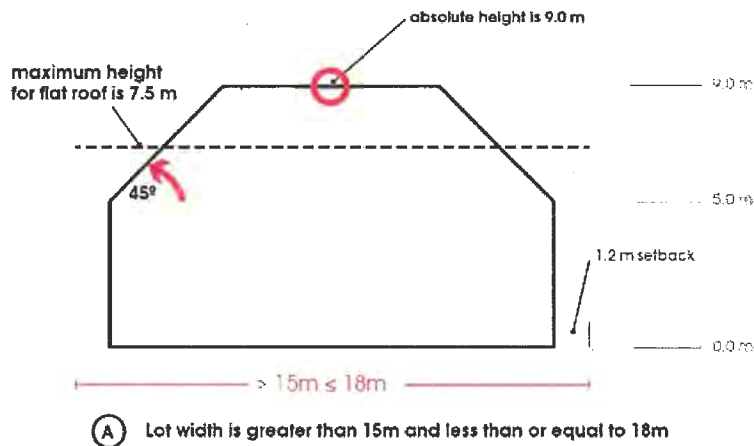
4.18.2 For a **lot** with a **lot width** that is 15.0 m or less:

a) for **single detached housing** and **two-unit housing**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



4.18.3 For a lot with a lot width that is greater than 15.0 m but less than or equal to 18.0 m:

- a) for single detached housing and two-unit housing, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from the finished site grade, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:

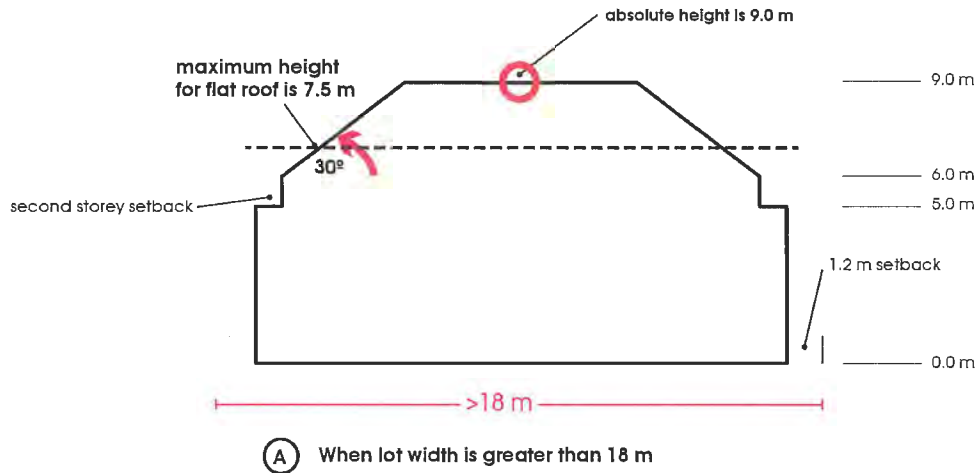


4.18.4 For a lot with a lot width that is greater than 18.0 m:

- a) for single detached housing and two-unit housing, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from



the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9281**”.

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