




City of Richmond

Report to Committee

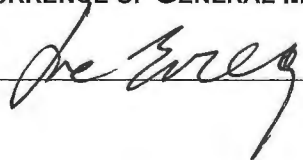

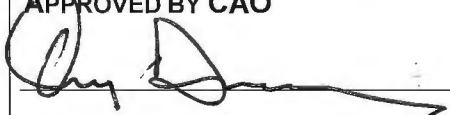
To: Planning Committee **Date:** January 13, 2016
From: Wayne Craig **File:** 08-4430-01/2015-Vol
 Director, Development 01
Re: Proposed Zoning Bylaw Housekeeping Amendments

Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9490 to make housekeeping amendments be introduced and given first reading; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9488 to amend the height regulations for site-specific single family residential zones be introduced and given first reading.


 Wayne Craig
 Director, Development
 (604-276-4625)

Att. 4

REPORT CONCURRENCE		
ROUTED TO: Building Approvals Business Licence Policy Planning Transportation	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

This report introduces two bylaws to bring forward a number of housekeeping amendments to Richmond Zoning Bylaw 8500. These amendments are intended to bring the Zoning Bylaw up-to-date, and are the fourth set of zoning housekeeping amendments since Zoning Bylaw 8500 was adopted in November 2009.

The proposed amendments have been grouped into four categories:

1. Amendments to Calculation of Density, Edgemere (RE1) Zone and Coach Houses Zone;
2. Amendments to Height Regulations in Site Specific Residential (Single Detached) Zones;
3. Amendments to Specific Commercial Zoning Districts to Permit a “Microbrewery, Winery and Distillery” Use; and
4. Minor Changes.

Bylaw 9490 contains the majority of the proposed zoning housekeeping amendments. The proposed amendments will substantially improve the clarity of the Zoning Bylaw, and make it easier to understand and implement.

Bylaw 9490 also proposes to include the “Microbrewery, Winery and Distillery” use in five specific zones. This is in response to Council’s resolution on this matter from September 28, 2015:

“That staff be directed to prepare a report and zoning bylaw amendment for future consideration by City Council to include the “Microbrewery, Winery and Distillery” use in specific commercial zoning districts.”

On November 9, 2015 Council gave final adoption to a zoning text amendment to allow a new microbrewery at 11220 Horseshoe Way, located in the “Industrial Business (IB1) zone. Given the growing interest in establishing microbreweries in industrial and other parts of the city, staff preliminarily identified zones where the use may be appropriate. This report provides additional analysis and recommendations for Council’s consideration.

The second bylaw, Bylaw 9488, contains amendments to the height regulations in 22 existing site-specific single family zones. These housekeeping amendments were identified in the July 21, 2015 staff report regarding building massing regulations. These amendments will bring all existing site-specific single family residential zones into conformance with the recently adopted zoning amendments to regulate building mass. Specifically, the amendments limit the height of a single family house with a flat roof portion to 7.5 m, and bring these zones into conformance with the general regulations on accessory buildings for height and setbacks adopted on September 8, 2015.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

3.1. *Growth and development that reflects the OCP, and related policies and bylaws.*

3.2. *A strong emphasis on physical and urban design.*

This report supports Council's 2014-2018 Term Goal #8 Supportive Economic Development Environment:

Review, develop and implement plans, policies, programs and practices to increase business and visitor appeal and promote local economic growth and resiliency.

8.1. *Richmond's policies, programs, and processes are business-friendly.*

Analysis

The zoning housekeeping amendments have been grouped into four categories for ease of reference, and are described below. The precise wording for each proposed amendment is provided in the bylaws.

1. Amendments to Calculation of Density, Edgemere (RE1) Zone and Coach Houses Zone

The three amendments to Zoning Bylaw 8500 that are proposed below are intended to improve the bylaw's clarity and allow an added measure of flexibility in specific situations.

A.) *Calculation of Density in Apartment Housing, Mixed Use, Commercial and Industrial Zones*

Section 4.5 of Zoning Bylaw 8500 describes items that are not included in the calculation of maximum floor area ratio for apartment, mixed use, commercial and industrial buildings. Two new provisions are proposed in Bylaw 9490. The first is to clarify that covered outdoor amenity spaces in apartment buildings, at or above grade, are not included in density. These may be balcony-type areas, that by virtue of having columns or other supporting elements, would be required to be included in the calculation of floor area ratio. These spaces provide a valued and private amenity space for the exclusive use of the adjacent dwelling unit. Specifically exempting them from density in the Zoning Bylaw is intended to encourage these spaces to be provided.

The second proposed provision is to exempt covered areas that provide weather protection for commercial buildings. The Zoning Bylaw is currently silent on whether these areas, which may provide access to lobbies, are included in density. These are considered desirable features, and as such, it is proposed to exclude them from density.

The wording of the two proposed amendments is as follows:

- 4.5.1.d Covered outdoor **amenity space** at or above **grade** for the private use of a **dwelling unit**, which is designed to not be enclosed, as specified by a Development Permit approved by the **City**.
- 4.5.1.e A covered area supported by columns, used for weather protection for a commercial **building**, as specified by a Development Permit approved by the **City**.

B.) Section 8.14 Single Detached with Granny Flat or Coach House - Edgemere (RE1) Zone

The Single Detached with Granny Flat or Coach House - Edgemere (RE1) zone contains the following provision in Section 8.14.10.1.a):

“all **parking spaces** for a **lot** that contains a new **single detached housing** unit and a **granny flat** or **coach house** must be accessed from the rear **lane** only;”

Staff have reviewed this issue and determined that a more flexible approach to access is warranted in the RE1 zone. It is proposed that Section 8.14.10.1.a) of the Zoning Bylaw be deleted. This would allow access to new dwelling units and granny flats and coach houses to be from the fronting street or from the rear lane.

C.) Section 8.3 Coach Houses (RCH, RCH1) Zone

The Coach Houses (RCH, RCH1) zone was established in 2013. The height regulations for an accessory building containing a coach house were updated in September 2015 in conjunction with building massing amendments. The height of coach houses in the RCH1 zone was reduced to 6.0 m, as measured from the crown of the abutting lane. This was introduced to protect the privacy of adjacent properties.

Since this recent change was implemented, staff have received several rezoning applications for coach houses in the RCH1 zone. For some applicants, the change has made the construction of a coach house with a pitched roof very challenging.

It is proposed that the maximum height of a coach house in the RCH1 zone be increased from 6.0 m to 6.5 m. This relatively modest increase will continue to prevent overlook situations but will accommodate coach houses with pitched roofs.

Section 8.3.7.6 b) of the RCH1 zone is proposed to be amended as follows:

“8.3.7.6 The **maximum height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH1 **zone**, 2 **storeys** or 6.5 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.

2. Amendments to Height Regulations in Site Specific Residential (Single Detached) Zones

Proposed Zoning Bylaw 8500 Amendment Bylaw 9488 presents amendments to a total of 22 site-specific single family residential zones, and will bring these zones into compliance with the building height regulations for flat roof houses adopted April 20, 2015 following the Public Hearing. The proposed amendments insert the following text into the appropriate section on Permitted Heights in each site-specific zone:

“For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”

Proposed Bylaw 9488 will also ensure consistency regarding the height regulations for accessory buildings contained in the Zoning Bylaw amendments for building massing adopted by Council following the September 8, 2015 Public Hearing. The amendments propose to delete the specific reference to the height of accessory buildings from each site-specific zone, therefore ensuring new accessory buildings are regulated by the building massing amendments adopted on September 8, 2015, which are as follows:

- 4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² 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.

3. Amendments to Specific Commercial Zoning Districts to Permit a “Microbrewery, Winery and Distillery” Use

On September 28, 2015, Council gave first reading to a zoning text amendment to create a new “Microbrewery, Winery and Distillery” use and amend the “Industrial Business (IBI)” zone to allow this use at 11220 Horseshoe Way. The Fuggles and Warlock Craftworks Limited’s application for a microbrewery included a retail store and the potential for an interior lounge. Council gave final adoption to the zoning text amendment on November 9, 2015.

“Microbrewery, Winery and Distillery” is defined as follows:

“Microbrewery, Winery and Distillery” means a premises, licensed under the Liquor Control and Licensing Act, on which there is a manufacturing of beer, ale, cider, wine or spirits for sale to business consumers and shall include ancillary retail sale of these liquor products and related non-liquor products to the public within the manufacturer’s store and lounge provided that their combined floor area and any outdoor lounge patio area do not exceed the manufacturing floor area.”

At the September 28, 2015 meeting, Council also adopted the following resolution:

“That staff be directed to prepare a report and zoning bylaw amendment for future consideration by City Council to include the “Microbrewery, Winery and Distillery” use in specific commercial zoning districts.”

After an examination of the commercial zoning districts in the city, and identification of potential conflicts with existing and potential uses, staff recommend that “Microbrewery, Winery and Distillery” be added as a permitted use to the following zones where a “liquor primary establishment” is already permitted:

Mixed-Use Zones

- “Steveston Commercial (CS2, CS3)”
- “Downtown Commercial (CDT1, CDT2, CDT3)”

Commercial Zones

- “Auto-Oriented Commercial (CA)”
- “Entertainment & Athletics (CEA)”

Site-Specific Zone

- “Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)”

The locations of these zones - as shown in Attachments 1 to 3 - are focussed in distinct parts of Richmond - Steveston, City Centre and the Riverport Sports and Entertainment Complex. The Auto-Oriented Commercial Zone is located generally along portions of Bridgeport Road, Highway 99 and No. 3 Road, which function as key commercial service areas in the city. Including the specific microbrewery use in the five proposed zones has the potential to enhance the range of services available in these areas. As stated earlier in this report, a liquor primary use is already permitted within these five zones.

Table 1 identifies the number of parcels in each of the relevant zones.

Table 1: Number of Parcels in Each Zone Proposed to Permit a Microbrewery Use

Zone	Number of Parcels		
	CS2: 55	CS3: 54	
Steveston Commercial (CS2, CS3)	CDT1: 111	CDT2: 0	CDT3: 0
Downtown Commercial (CDT1, CDT2, CDT3)	209		
Auto-Oriented Commercial (CA)	16		
Entertainment & Athletics (CEA)	4		
Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)	449		
<i>Total number of parcels affected:</i>			

The establishment of microbreweries is a regional trend with growing popularity. Many municipalities have sought to accommodate the use within their communities. To date, Richmond has received three microbrewery zoning text amendment applications, including the approved Fuggles and Warlock application. The other two applications are in the Steveston CS zones. It is anticipated, however, that additional applications, as well as interest in having the use in non-industrial areas, may be expected. Adding microbreweries to the five proposed mixed-use and commercial zones will facilitate the efforts of future applicants who will not be required to apply for individual rezoning.

Applicants wishing to establish this type of business will, however, be required to follow the full process for any other liquor primary proposal, where a “lounge” component is proposed as part of a craft brewery, winery or distillery. This includes on-site notice signage, newspaper advertisements, a mailed notice to neighbours and a Staff Report for Council consideration on the proposal, and endorsement to proceed with the application referral to the LCLB.

4. Minor Changes

Attachment 4 identifies 15 minor proposed amendments to various aspects of Zoning Bylaw 8500. These changes are proposed to improve the formatting and readability of the bylaw and provide for consistent interpretation. The proposed amendments are minor in nature and do not substantially affect the respective zoning provisions.

Consultation

To date, the following groups have been consulted in the preparation of the proposed Zoning Bylaw amendments:

- Urban Development Institute (UDI);
- Small Home Builders Group;
- Greater Vancouver Home Builders’ Association;
- The Ministry of Agriculture; and
- Richmond Agricultural Advisory Committee.

Feedback was received from several of these groups and considered during refinement of the proposed amendments. If further discussion is required with any of these groups, it can occur, if requested, prior to the Public Hearing.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

Financial Impact

None

Conclusion

This report proposes several housekeeping amendments to Richmond Zoning Bylaw 8500.

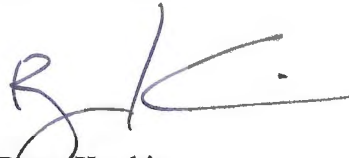
Bylaw 9488 proposes amendments to height regulations in 22 site-specific single family zones to bring these zones into compliance with building height regulations for flat roof houses and accessory buildings that were recently adopted by Council.

Bylaw 9490 responds to issues that have arisen since the last set of zoning housekeeping amendments was introduced. It also proposes permitting the “Microbrewery, Winery and Distillery” use in five specific zones.

The housekeeping amendments proposed in this report will enhance the quality, accuracy and clarity of Richmond Zoning Bylaw 8500. This is expected to make the interpretation of the Bylaw easier for businesses, applicants, the public and staff.



Tina Atva
Senior Planning Coordinator
(604-276-4164)



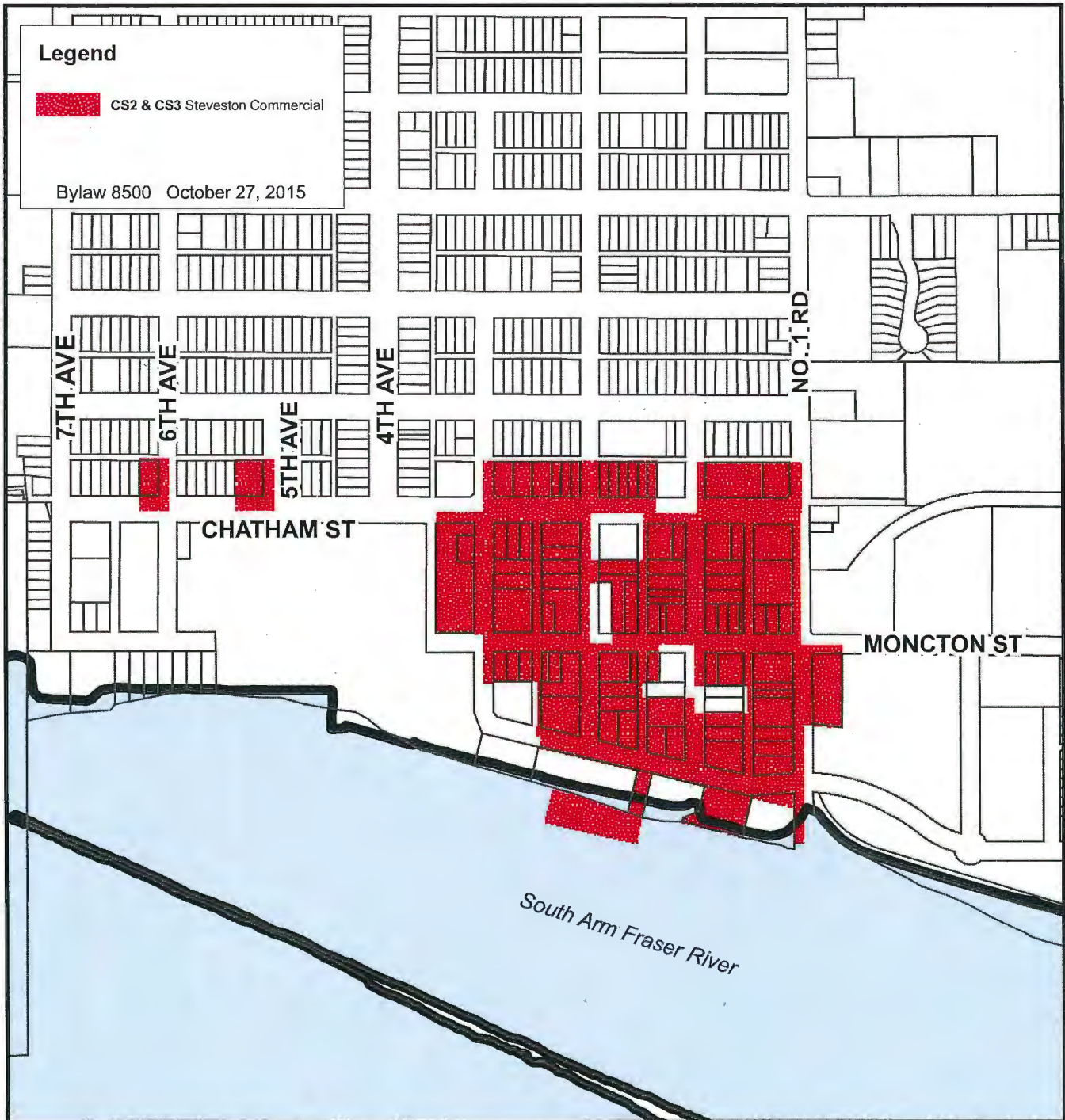
Barry Konkin
Program Coordinator, Development
(604-276-4138)

TA:cas

- Attachment 1: Location of Steveston Commercial (CS2, CS3) Zone - Proposed Inclusion of “Microbrewery, Winery and Distillery” Use
- Attachment 2: Location of Entertainment & Athletics (CEA) Zone - Proposed Inclusion of “Microbrewery, Winery and Distillery” Use
- Attachment 3: Location of Downtown Commercial (CDT1), Auto-Oriented Commercial (CA) and Residential/Limited Commercial and Artist Residential Tenancy Studio (ZMU25) – Capstan Village (City Centre) Zones - Proposed Inclusion of “Microbrewery, Winery and Distillery” Use
- Attachment 4: Summary of Minor Proposed Zoning Bylaw Amendments



City of Richmond



Location of Steveston Commercial (CS2, CS3) Zone - Proposed Inclusion of "Microbrewery, Winery and Distillery" Use

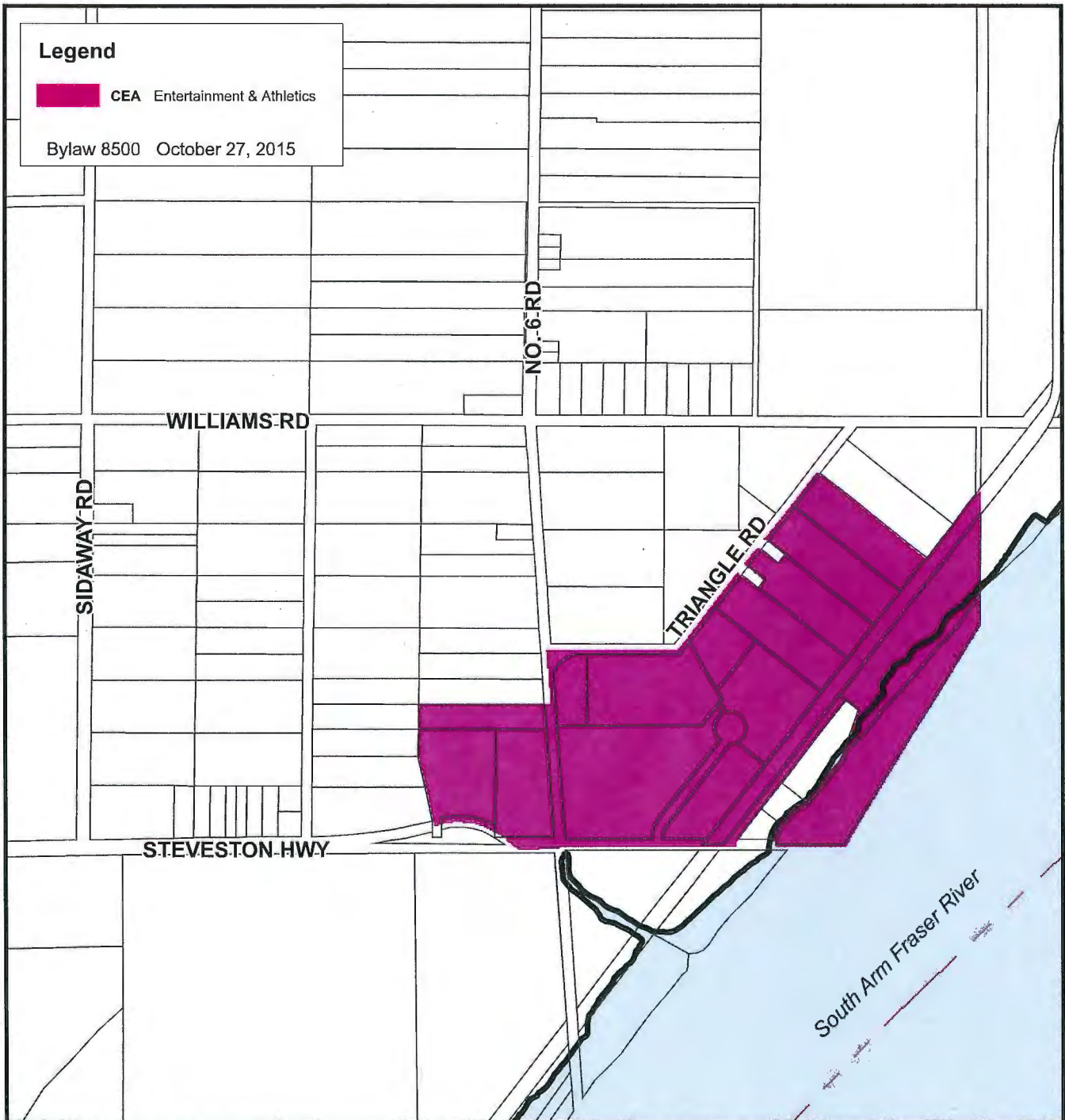
Original Date: 10/27/15

Revision Date: 00/00/00

Note: Dimensions are in METRES



City of Richmond



Location of Entertainment & Athletics (CEA)
Zone - Proposed Inclusion of
"Microbrewery, Winery and Distillery" Use

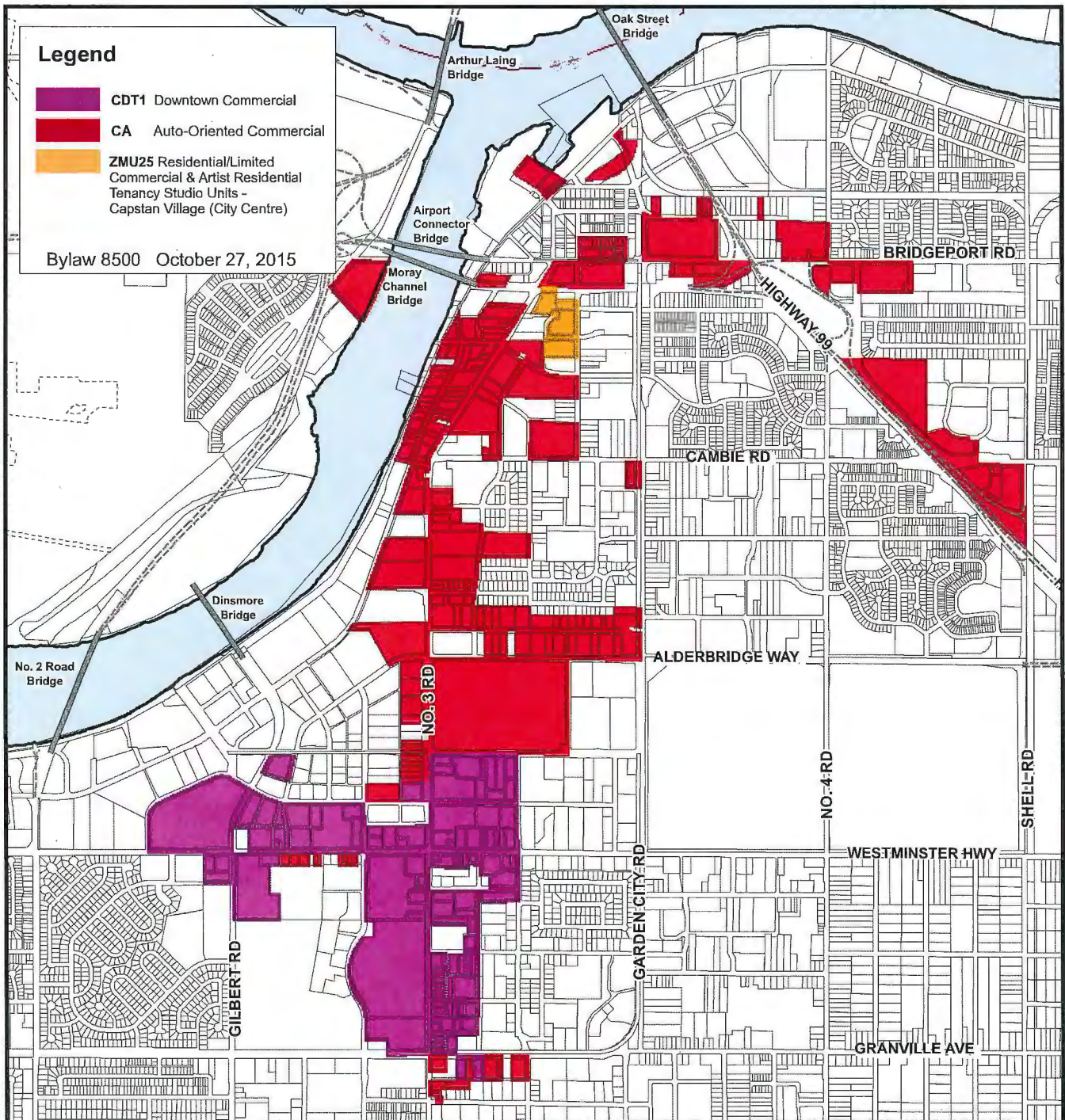
Original Date: 10/27/15

Revision Date: 00/00/00

Note: Dimensions are in METRES



City of Richmond



Location of Downtown Commercial (CDT1) Auto-Oriented Commercial (CA) and Residential/Limited Commercial & Artist Residential Tenancy Studio Units - Capstan Village (City Centre) (ZMU25) Zone Proposed Inclusion of "Microbrewery, Winery and Distillery" Use

Original Date: 10/27/15

Revision Date: 00/00/00

Note: Dimensions are in METRES

Summary of Minor Proposed Amendments to Zoning Bylaw 8500

Item No.	Zoning Bylaw Section(s)	Proposed Amendment(s)	Justification/Comments
1.	2.3 and 2.3.1 and 2.3.8 Applications for R1 Subdivision	Replace or remove references to "R1" and "RS3" zone	"R1" zone now called "RS1"; "RS3" zone does not currently apply to any properties in the city
2.	3.4 Use and Term Definitions – "Live/work Dwelling"	Amend definition to specify that only "minor" health services permitted	Makes distinction from "major" health services which are not permitted in live/work dwellings
3.	3.5.4 Parking or servicing of commercial vehicles in the ALR	Replace section	Provide consistent and simplified wording; clarify that parking is not permitted in building setbacks
4.	4.3.1.b) Calculation of Density in Single Detached Housing and Two-Unit Housing Zones	Replace section	Clarify that, for two-unit housing, the 50.0m ² exemption for an accessory building or parking cannot be transferred from one unit to another
5.	5.3.1 Specific Use Regulations - "Live/work Dwellings"	Amend Specific Use Regulations to separate distinct regulations	Clarify that outdoor manufacturing and outdoor storage are not permitted and that retail sale of goods produced on premises is permitted
6.	5.15.1 Affordable Housing table	Include ZS22 zone	Update table to clarify amount payable into Affordable Housing Reserve (\$1 per buildable square foot) applicable to the ZS22 zone
7.	7.7.2.3 General Parking Requirements	Reformat table so that each use appears on separate line	Allow quicker and more efficient interpretation of parking requirements
8.	8.1 Single Detached (RS1/A-H, J-K; RS2/A-H, J-K) zone	Exempt corner lots with a north-south orientation in the Steveston Townsite Area from having to provide an extra two metres of lot width at the time of subdivision	Included in previous Zoning Bylaw 5300 and consistent with Steveston Area Plan objectives
9.	8.14.3, 8.14.6.3, 8.14.11.3 Single Detached with Granny Flat or Coach House – Edgemere (RE1) zone	Remove unnecessary wording and correct references to southern and north lot lines (to reduce shadowing on adjacent lots to north)	Improve clarity

ATTACHMENT 4

Item No.	Zoning Bylaw Section(s)	Proposed Amendment(s)	Justification/Comments
10.	8.24 Single Family Zero Lot Line (ZS24) zone	Move zone to Section 15	Correct numbering sequence
11.	8.25 Single Detached (ZS25) – Yoshida Court (Steveston) zone	Move zone to Section 15	Correct numbering sequence
12.	9.4 Residential/Limited Commercial (RCL1, RCL2, RLC3, RCL4, RCL5) zone	Add sign provision	Permit signs for commercial uses only
13.	12.4 Industrial Retail (IR1, IR2) zone	Add “Parking, non-accessory” to the list of permitted uses	Use intended in zone
14.	13.3 Assembly (ASY) zone	Replace “site” with “sight”	Correct spelling
15.	14.1.6.4 Agriculture (AG1, AG3, AG4) zone	Replace “maximum” with “minimum” regarding yards for agricultural buildings and structures	Confirm intent of bylaw



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9488
(Building Height Regulations in Site-Specific Single Family
Residential Zones)**

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

1. Richmond Zoning Bylaw 8500 is amended in Section 15.1.7 by deleting this section in its entirety and replacing it with the following:

“15.1.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 15.0 m, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.

2. The maximum **height** for **accessory structures** is 9.0 m.”

2. Richmond Zoning Bylaw 8500 is amended in Section 15.2.7 by deleting this section in its entirety and replacing it with the following:

“15.2.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.

2. The maximum **height** for **accessory structures** is 9.0 m.”

3. Richmond Zoning Bylaw 8500 is amended by Richmond Zoning Bylaw 8500 is amended in Section 15.3.7 by deleting this section in its entirety and replacing it with the following:

“15.3.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.

2. The maximum **height** for **accessory structures** is 9.0 m.”

4. Richmond Zoning Bylaw 8500 is amended in Section 15.4.7.1 by deleting this section in its entirety and replacing it with the following:

“1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”

5. Richmond Zoning Bylaw 8500 is amended in Section 15.4.7.4 by deleting this section in its entirety.

6. Richmond Zoning Bylaw 8500 is amended in Section 15.5.7 by deleting this section in its entirety and replacing it with the following:

“15.5.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.

2. The maximum **height** for **accessory structures** is 9.0 m.”

7. Richmond Zoning Bylaw 8500 is amended in Section 15.6.7 by deleting this section in its entirety and replacing it with the following:

“15.6.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.

2. The maximum **height** for **accessory structures** is 9.0 m.”

8. Richmond Zoning Bylaw 8500 is amended in Section 15.7.7 by deleting this section in its entirety and replacing it with the following:

“15.7.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.

2. The maximum **height** for **accessory structures** is 9.0 m.”

9. Richmond Zoning Bylaw 8500 is amended in Section 15.8.7.1 by deleting this section in its entirety and replacing it with the following:

“1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”

10. Richmond Zoning Bylaw 8500 is amended in Section 15.8.7.4 by deleting this section in its entirety.

11. Richmond Zoning Bylaw 8500 is amended in Section 15.8.7.6 by deleting this section in its entirety.
12. Richmond Zoning Bylaw 8500 is amended in Section 15.9.7 by deleting this section in its entirety and replacing it with the following:

“15.9.7 Permitted Heights

 1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
 2. The maximum **height** for **accessory structures** is 9.0 m.”
13. Richmond Zoning Bylaw 8500 is amended in Section 15.10.7.1 by deleting this section in its entirety and replacing it with the following:

“ 1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
14. Richmond Zoning Bylaw 8500 is amended in Section 15.10.7.3 by deleting this section in its entirety.
15. Richmond Zoning Bylaw 8500 is amended in Section 15.12.7 by deleting this section in its entirety and replacing it with the following:

“15.12.7 Permitted Heights

 1. The maximum **height** for **principal buildings** and **accessory buildings** is 9.0 m, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
16. Richmond Zoning Bylaw 8500 is amended in Section 15.13.7.1 by deleting this section in its entirety and replacing it with the following:

“1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
17. Richmond Zoning Bylaw 8500 is amended in Section 15.13.7.3 by deleting this section in its entirety.
18. Richmond Zoning Bylaw 8500 is amended in Section 15.14.7.1 by deleting this section in its entirety and replacing it with the following:

“1. The maximum **height** for **principal buildings** is 2 ½ storeys, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.

19. Richmond Zoning Bylaw 8500 is amended in Section 15.14.7.4 by deleting this section in its entirety.

20. Richmond Zoning Bylaw 8500 is amended in Section 15.15.7.1 by deleting this section in its entirety and replacing it with the following:

“1. The maximum **height** for **principal buildings** is 2 ½ storeys, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”

21. Richmond Zoning Bylaw 8500 is amended in Section 15.15.7.4 by deleting this section in its entirety.

22. Richmond Zoning Bylaw 8500 is amended in Section 15.16.7 by deleting this section in its entirety and replacing it with the following:

“15.16.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ storeys, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.

2. The maximum **height** for **accessory structures** is 9.0 m.”

23. Richmond Zoning Bylaw 8500 is amended in Section 15.17.7.1 by deleting this section in its entirety and replacing it with the following:

“1. The maximum **height** for **principal buildings** is 2 ½ storeys, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”

24. Richmond Zoning Bylaw 8500 is amended in Section 15.17.7.4 by deleting this section in its entirety.

25. Richmond Zoning Bylaw 8500 is amended in Section 15.18.7.1 by deleting this section in its entirety and replacing it with the following:

“ 1. The maximum **height** for **principal buildings** is 2 ½ storeys, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”

26. Richmond Zoning Bylaw 8500 is amended in Section 15.18.7.4 by deleting this section in its entirety.

27. Richmond Zoning Bylaw 8500 is amended in Section 15.19.7.1 by deleting this section in its entirety and replacing it with the following:
- “1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
28. Richmond Zoning Bylaw 8500 is amended in Section 15.19.7.4 by deleting this section in its entirety.
29. Richmond Zoning Bylaw 8500 is amended in Section 15.20.7.1 by deleting this section in its entirety and replacing it with the following:
- “1. The maximum **height** for **single detached housing** is 2 ½ **storeys** or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
30. Richmond Zoning Bylaw 8500 is amended in Section 15.20.7.3 by deleting this section in its entirety and replacing it with the following:
- “3. The maximum **height** for **accessory structures** and **accessory buildings** not containing the **coach house** 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.”
31. Richmond Zoning Bylaw 8500 is amended in Section 15.21.7 by deleting this section in its entirety and replacing it with the following:
- “1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
32. Richmond Zoning Bylaw 8500 is amended in Section 15.21.7.2 by deleting this section in its entirety.
33. Richmond Zoning Bylaw 8500 is amended in Section 15.22.7.1 by deleting this section in its entirety and replacing it with the following:
- “1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.”
34. Richmond Zoning Bylaw 8500 is amended in Section 15.22.7.6 by deleting this section in its entirety and replacing it with the following:
- “6. The maximum **height** for **accessory structures** is 5.0 m.”

35. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9488".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

FEB 09 2016

CITY OF RICHMOND
APPROVED by <i>RJK</i>
APPROVED by Director or Solicitor <i>al</i>

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9490
(Housekeeping Amendments)**

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 2.3 [Applications for R1 Subdivision Areas] by:
 - a) Deleting the heading of Section 2.3, “**Applications for R1 Subdivision Areas**” and replacing it with “**Applications in RS Zones**”;
 - b) Deleting the reference to “R1” in Section 2.3.1 and replacing it with “RS”; and
 - c) Deleting the references to “RS1, RS2, and RS3” in Section 2.3.8 and replacing them with “RS1 and RS2”.
2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by amending the definition of “**Live/work dwelling**” by adding the word “**minor**” immediately before “**health services**”.
3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.5 [Non-Permitted Uses and Definitions] by deleting section 3.5.4 in its entirety and replacing it with the following:
 - “3.5.4 The parking, storage or servicing of **commercial vehicles** and equipment on lands is not permitted within the **Agricultural Land Reserve** unless:
 - a) the **commercial vehicles** and equipment are owned and/ or operated by the **owner** or occupant of the lands;
 - b) the **commercial vehicles** and equipment are not parked within the required **building setbacks**; and
 - c) the **commercial vehicles** and equipment are utilized as part of a **farm operation**.

4. 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 deleting Section 4.3.1 b) and replacing it with the following:
 - “4.3.1 b) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**.”
5. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.5 [Calculation of Density in Apartment Housing, Mixed-Use, Commercial and Industrial Zones] by inserting the following as Sections 4.5.1 d) and e):
 - “4.5.1d) covered outdoor **amenity space**, at or above **grade**, for the private use of a **dwelling unit**, which is never enclosed, as specified by a Development Permit approved by the **City**.
 - “4.5.1e) A covered outdoor area supported by columns used for weather protection for a commercial **building**, as specified by a Development Permit approved by the **City**.”
6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.3 [Live/Work Dwellings] by:
 - a) Deleting Section 5.3.1 g) in its entirety and replacing it with:
 - “5.3.1 g) be permitted a permanent or temporary display and sale of artworks and goods produced on the **premises**;”
 - b) Adding a new Section 5.3.1 j) as follows:
 - “5.3.1 j) not be permitted outdoor manufacturing or **outdoor storage**.”
7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by:
 - a) adding an additional row immediately below “ZS21” in the table shown in Section 5.15.1 and;
 - b) In the additional row cited in section a) above, placing “ZS22” in the “Zone” column of the table and “\$1.00” in the “Sum Per Buildable Square Foot of Permitted Principal Building” column.
8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 7.7 [Parking Spaces Required] by deleting “Table 7.7.2.3 General Parking Requirements” in its entirety and replacing it with a new “Table 7.7.2.3 General Parking Requirements” as shown in Schedule A to this Bylaw.

9. 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 “The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for corner lots is an additional 2.0 m.” in Section 8.1.8.1, immediately preceding the table, and replacing it with the following:
- “8.1.8.1 The minimum **lot** dimensions and areas are as follows, except that **corner lots** are required to have an additional 2.0 m of **lot width**. The additional **lot width** does not apply to **corner lots** along Fourth Avenue and **corner lots** with a north-south orientation in the area bounded by Steveston Highway, No. 1 Road, Chatham Street and 7th Avenue, as shown in Diagram 1 in Section 8.1.6.11”.
10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by deleting “6.0 m” in Section 8.3.7.6 b) and replacing it with “6.5 m”.
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 “in the RE1 **zone** (Edgemere) only” from the last bullet in Section 8.14.3 “Secondary Uses”;
 - Deleting Section 8.14.6.3 in its entirety and replacing it with the following:

“8.14.6.3 A **granny flat** or **coach house** located on a **lot** with an east-west orientation shall be located 2.0 m from the southern interior **side lot line** to reduce shadowing on the **adjacent lot** to the north.”
 - Deleting Section 8.14.10.1 a) in its entirety and renumbering the remaining sections accordingly; and
 - Deleting Section 8.14.11.3 in its entirety and renumbering the remaining section accordingly.
12. Richmond Zoning Bylaw 8500, as amended, is further amended by moving the contents of Section 8.24 [Single Family Zero Lot Line (ZS24)] into Section 15 (Residential Zones), in numerical order.
13. Richmond Zoning Bylaw 8500, as amended, is further amended by moving the contents of Section 8.25 [Single Detached (ZS25) – Yoshida Court (Steveston)] into Section 15 (Residential Zones), in numerical order.
14. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.2 [Steveston Commercial (CS2; CS3)] by adding “**Microbrewery, Winery and Distillery**” to the list of permitted uses in Section 9.2.2.
15. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.3 [Downtown Commercial (CDT1, CDT2, CDT3)] by adding “**Microbrewery, Winery and Distillery**” to the list of permitted uses in Section 9.3.2.

- 16. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.4 [Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5)] by adding a new Section 9.4.11.4, as follows, and renumbering the remaining section accordingly:

“9.4.11.4 In the RCL 1, 2, 3, 4 and 5 **zones**, signage must comply with the City of Richmond Sign Bylaw No. 5560, as it applies to developments in the Downtown Commercial (CDT1) zone.”
- 17. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 10.3 [Auto-Oriented Commercial (CA)] by adding “**Microbrewery, Winery and Distillery**” to the list of permitted uses in Section 10.3.2.
- 18. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 10.4 [Entertainment and Athletics (CEA)] by adding “**Microbrewery, Winery and Distillery**” to the list of permitted uses in Section 10.4.2.
- 19. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 12. 4 [Industrial Retail (R1, R2)] by adding “**parking, non-accessory**” to the list of permitted uses in Section 12.4.2 between “**office**” and “**recreation, indoor**”.
- 20. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 13.3 [Assembly (ASY)] by deleting “**site**” from Section 13.3.9.2 and replacing it with “**sight**”.
- 21. That Richmond Zoning Bylaw 8500, as amended, is further amended at Section 14.1 [Agriculture (AG1)] by changing “**maximum**” to “**minimum**” in Section 14.1.6.4.
- 22. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 20.25 [Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)] by adding “**Microbrewery, Winery and Distillery**” to the list of secondary uses in Section 20.25.3.
- 23. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9490**”.

FIRST READING

FEB 09 2016

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER

Table 7.7.2.3 General Parking Requirements

Use	Minimum number of Parking Spaces Required
Auction, Major and Minor	the greater of 1 per 3.5 seating spaces or 3.1 per 10.0 m ² of gross leasable floor area
Banquet Hall	10 spaces per 100.0 m ² of gross leasable floor area of building
Business Support Services	4 spaces per 100.0 m ² of gross leasable floor area of building <i>Within the CS2, CS3 and CDT Zones:</i> 3 spaces per 100.0 m ² of gross leasable floor area of building
Child Care	0.75 space per employee; plus 1 space for each 10 children in care
Commercial Education	1 space per employee; plus 0.75 space for each student
Commercial Storage	0.5 space per 100.0 m ² of gross leasable floor area up to 2,000.0 m ² , plus 0.2 per additional 100.0 m ²
Community Care Facility, Major	1 space for each 3 patient beds
Convenience and General Retail, including:	3 spaces per 100.0 m ² of gross leasable floor area up to 350.0 m ² ; plus
Retail Secondhand	4 spaces for each additional 100.0 m ² of gross leasable floor area
Retail Pawnshop	<i>Within the CS2, CS3 and CDT Zones:</i> 3 spaces per 100.0 m ² of gross leasable floor area on the first 2 floors; plus 1.5 spaces per 100.0 m ² of gross leasable floor area for all floors above the first 2 floors
Custom Indoor Manufacturing	4 spaces per 100.0 m ² of gross leasable floor area of building <i>Within the CS2, CS3 and CDT Zones:</i> 3 spaces per 100.0 m ² of gross leasable floor area of building
Dormitory	1 space for each 3 sleeping units
Drive-Through Restaurant	7 spaces per 100.0 m ² of gross leasable floor area up to 350.0 m ² ; plus 9 spaces for each additional 100.0 m ² of gross leasable floor area ; plus a minimum of 8 vehicle queuing area in advance of each drive-through pick-up window

Use	Minimum number of Parking Spaces Required
Education and University Education	<p><i>For Elementary School:</i></p> <p>1 space for each staff member; plus 0.4 space for each 10 students</p> <p><i>For Secondary School:</i></p> <p>1 space for each staff member; plus 1 space for each 10 students</p> <p><i>For College/University:</i></p> <p>0.75 space for each staff member; plus 1 space for each 3 students</p>
Financial Service	<p>3 spaces per 100.0 m² of gross leasable floor area up to 350.0 m²; plus</p> <p>4 spaces for each additional 100.0 m² of gross leasable floor area</p> <p><i>Within the CS2, CS3 and CDT Zones:</i></p> <p>3 spaces per 100.0 m² of gross leasable floor area on the first 2 floors; plus</p> <p>1.5 spaces per 100.0 m² of gross leasable floor area for all floors above the first 2 floors</p>
Funeral Service	<p>1 space for every 5 seats used for the accommodation of the general public assembled for funeral services</p>
Gas Station	<p>2 spaces per 100.0 m² of gross leasable floor area; plus 1 space for each car wash bay</p>
General and Heavy Industrial	<p>1 space per 100.0 m² of gross leasable floor area of building</p>
Hotel	<p>1 space for each 2 guest sleeping room; plus</p> <p>10 spaces per 100.0 m² of gross leasable floor area of building used for accessory restaurant, meeting/convention facilities, lounges and banquet hall purposes; plus</p> <p>3 spaces per 100.0 m² of gross leasable floor area of building used for general or convenience retail</p>
Indoor Recreation	<p>2 spaces per 100.0 m² of gross leasable floor area of building; plus</p> <p>1 space for each 4 spectator seats; plus</p> <p>3 spaces for each sheet of curling ice; plus</p> <p>3 spaces for each tennis, badminton or squash court</p>

Use	Minimum number of Parking Spaces Required
Live/Work Dwelling	space(s) as per applicable residential use, plus 0.5 parking space per live/work dwelling unit
Major Health Service	1 space for each patient bed
Marina	1 space for each 2 boat moorages; plus 2 spaces for each float home or live aboard vessel moorage; plus 2 spaces for each 100.0 m ² of gross leasable floor area of building used for servicing or repairs
Office	3 spaces per 100.0 m ² of gross leasable floor area of building <i>Within the CS2, CS3 and CDT Zones:</i> 3 spaces per 100.0 m ² of gross leasable floor area on the first 2 floors of a building; plus 1.5 spaces per 100.0 m ² of gross leasable floor area for all floors above the first 2 floors of a building
Personal Services	4 spaces per 100.0 m ² of gross leasable floor area of building <i>Within the CS2, CS3 and CDT Zones:</i> 3 spaces per 100.0 m ² of gross leasable floor area of building
Recycling Depot	1 space per 100.0 m ² of gross leasable floor area of building
Religious Assembly and Private Club	10 spaces per 100.0 m ² of gross leasable floor area of building
Restaurant	8 spaces per 100.0 m ² of gross leasable floor area up to 350.0 m ² ; plus 10 spaces for each additional 100.0 m ² of gross leasable floor area
Retail Liquor 1 or 2	4 spaces per 100.0 m ² of gross leasable floor area of building
Service Station	2 spaces per 100.0 m ² of gross leasable floor area; plus 1 space for each car wash bay; plus 3 spaces for each vehicle service bay
Spectator Entertainment	10 spaces per 100.0 m ² of gross leasable floor area of building
Studio	5 spaces per 100.0 m ² of gross leasable floor area

Use	Minimum number of Parking Spaces Required
<p>Vehicle Sale/Rental</p>	<p>3 spaces per 100.0 m² of gross leasable floor area of building used for office; plus</p> <p>3 spaces per 100.0 m² of gross leasable floor area of building used for vehicle sale/rental; plus</p> <p>3 spaces for each vehicle service bay</p>
<p>Veterinary Service</p>	<p>The use shall provide the greater of:</p> <p>1.6 spaces per 100.0 m² of gross leasable floor area of building; or</p> <p>1.4 per employee</p>
<p>Warehouse Sales</p>	<p>3 spaces per 100.0 m² of gross leasable floor area up to 350.0 m²; plus</p> <p>4 spaces for each additional 100.0 m² of gross leasable floor area</p> <p><i>Within the CS2, CS3 and CDT Zones:</i></p> <p>3 spaces per 100.0 m² of gross leasable floor area on the first 2 floors; plus</p> <p>1.5 spaces per 100.0 m² of gross leasable floor area for all floors above the first 2 floors</p>