



City of Richmond

Report to Committee

To Council - June 14, 2004
To Planning - Jun 8, 2004
Date: April 19, 2004
 ZT 04-269236
File: 12-8060-20-7711

To: Planning Committee
From: Anne Stevens
 Manager, Customer Services
Re: Zoning and Development Bylaw Amendment Bylaw

Staff Recommendation

That Zoning and Development Bylaw No. 5300 amendment Bylaw 7711, as it relates to projections into required front yards be introduced and given first reading.

for *Bune Murray*
 Anne Stevens
 Manager, Customer Services
 (4273)

FOR ORIGINATING DIVISION USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
City Clerk	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>	<i>for Eric</i>
Law	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>	
Building Approvals	Y	<input checked="" type="checkbox"/>	N	<input checked="" type="checkbox"/>	
Development Applications	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>	
Zoning	Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>	
REVIEWED BY TAG		YES	N/A	REVIEWED BY CAO	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
				YES	N/A
				<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff Report

Origin

This is a textural amendment to the new "Single Family Housing District (R1-0.6)" which will create an additional design feature that has been requested by several designers and developers. A textural amendment is required to permit framed fireplace and chimneys forming part of the principal building to project into the front yard setback for a distance of not more than 1 m (3.281 ft.).

Analysis

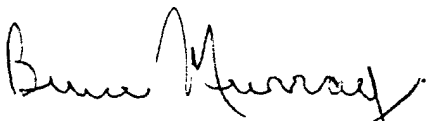
There have been several enquiries from designers and developers to incorporate framed fireplace and chimneys to project into the front yard setback. Currently (R1-0.6) zone allows bay windows to project 1 m (3.281 ft.) into the front yard setback. By allowing framed fireplace and chimneys to project into the front yard setback it would create consistency with existing bay window setbacks. There is no technical reason from staff's point of view not to support this type of revision to "Single Family Housing District (R1-0.6)".

Financial Impact

None to the City.

Conclusion

The proposed amendment to include framed fireplace and chimney projections into the front yard would be consistent with bay window projections, which are already allowed in the front yard setback. It should be noted that all single-family zones allow for masonry or brick fireplaces into the front and side yard setbacks. Most new homes no longer build masonry or brick wood burning fireplaces they have opted for framed fireplace and chimneys that are heated by natural gas. Staff have no objections to a textural amendment that will create improvements to the design features and layouts for the small lots located in the "Single Family Housing District (R1-0.6)".



Bruce Murray

Bruce Murray – Supervisor Zoning/Signs



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7711**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by deleting from division 202(A) Single-Family Housing District (R1-0.6), the second paragraph of 202A.4.01 and substituting the following:

“AND FURTHER THAT bay windows, fireplaces and chimneys forming part of the principal **building** may project into the **front yard** for a distance of not more than 1 m (3.281 ft.):”

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7711**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JUN 14 2004

CITY OF RICHMOND
APPROVED for content by originating dept
<i>BM</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK