



## City of Richmond

## Report to Committee

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

To Planning: Jun 8, 2004

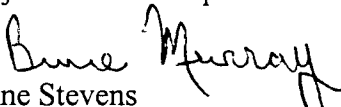
**Date:** April 19, 2004

ZT 04-269236

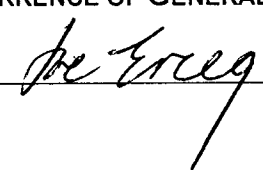
**File:** 12-8060-20-7711

### 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*   
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"/>	
Law .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Building Approvals .....	Y <input checked="" type="checkbox"/> N <input 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

YES

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N/A

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## **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**

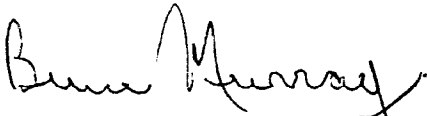
There have been several enquiries from designers and developers to incorporate framed fireplace and chimneys to project into the front yard setback. Currently (R1-0.6) zone allows bay windows to project 1 m (3.281 ft.) into the front yard setback. By allowing framed fireplace and chimneys to project 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)".

A handwritten signature in black ink, appearing to read "Bruce Murray". The signature is fluid and cursive, with a large initial "B" and "M".

Bruce Murray – Supervisor Zoning/Signs

BSM :bsm



**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

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CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK