



City of Richmond

Report to Committee

To Council - Nov 10/03

To Planning - Nov 4, 2003

To: Planning Committee

Date: October 20, 2003

From: Alan Clark
Manager, Zoning

ZT 03-250034

Re: Zoning and Development Bylaw 5300 Amendment Bylaw 7613

File: 8060-20-7613

Staff Recommendation

That Bylaw 7613, which amends Zoning and Development Bylaw 5300 as it relates to projections into required side yards, be introduced and given first reading.

Alan Clark
Manager, Zoning

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

When the new zone "Single Family Housing District (R1-0.6)" was created there was an important feature that was not incorporated into the new zone that complements a design feature of housing forms to be built in this zone. A textural amendment is required to include fireplace and chimneys forming part of the principal building to project into the side yard for a distance of not more than 0.6 m (2 ft.).

Analysis

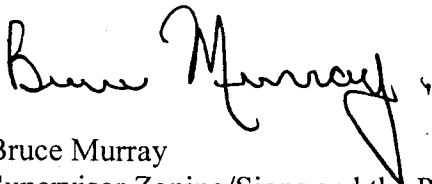
The fireplace and chimney projections into the side yard have been very successful as a design feature in areas like Odlinwood and the Packers site. The fireplaces that are proposed to encroach into the side yards are sealed units that have become a sought after feature for most of the new smaller detached single family dwellings. There would be no affect to the permitted floor area ratio and staff support the proposed amendment to include this feature.

Financial Impact

None to the City.

Conclusion

The proposed amendment to include fireplace and chimney projections into the side yard is a result of the very successful design features that were used in the C/D zones for Odlinwood and the packers site. It should have been included in the original rezoning applications but was unfortunately omitted by error. Staff have no objections to the proposed amendment to include fireplace and chimneys forming part of the principal building to project for a distance of not more than 0.6 m (2 ft.) in the "Single Family Housing District (R1-0.6)".



Bruce Murray
Supervisor Zoning/Signs and the Permit Centre

BSM:bsm



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7613**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by adding to Division 200, 202(A) Single-Family Housing District (R1-0.6), after AND FURTHER THAT bay windows which form part of the principal **building** may project into the **side yard** for a distance of 0.6 m (1.969 ft.), the following:

AND FURTHER THAT fireplaces and chimneys forming part of the principal **building** may project into the **side yard** for a distance of not more than 0.6 m (1.969 ft.).

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7613**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

NOV 10 2003

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

MAYOR

CITY CLERK