

July 15, 2015

**Financial Impact or Economic Impact**

None.

**Future Considerations**

Through the consultation held July 8 and July 9, 2015, several issues were raised by the public which, with the benefit of more time, might warrant additional analysis. These issues were:

- Maximum depth of house
- Rear yard setbacks to house
- Front Rear yard setback for larger detached accessory buildings
- Interior side yard setbacks
- Projections into required side yard setbacks
- Secondary (upper floor) building envelope

Should Council so direct, staff would conduct further research and analysis into these items and report back in a subsequent report to the Planning Committee. We note that adopting any of the proposed bylaws attached to this report would not preclude further analysis of these issues.

**Conclusion**

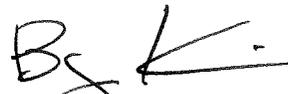
City Council passed a referral motion that staff undertake additional public consultation regarding proposed zoning bylaw amendments for single-family residential building massing. Staff conducted public workshops on July 8 and July 9, 2015. In response to the comments made at the workshops, Zoning Bylaw Amendment Bylaws 9279 and 9281 are attached for Council's consideration, with revised amendments to regulate massing of single detached and two-unit dwellings.

The proposed amendments amend and clarify the building massing regulations in the Richmond Zoning Bylaw 8500 to make it easier for Building Division staff to review plans, and ensure that submitted Building Permits conform to the Zoning regulations. The proposed bylaws also provide a number of changes to address the range and scope of issues raised by residents in the recent past.

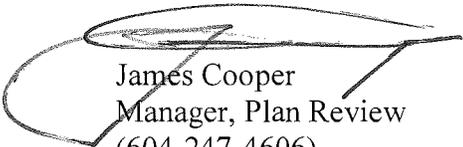
It is recommended that Richmond Zoning Bylaw No. 8500 Amendment Bylaws 9279 and 9281 be introduced and given first reading.



Gavin Woo  
Senior Manager, Building Approvals  
(604-276-4113)



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



James Cooper  
Manager, Plan Review  
(604-247-4606)

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