

RICHMOND ZONING BYLAW 8500
SUMMARY OF KEY INPUT FROM UDI & RESPONSE OF CITY

	Input from UDI (Urban Development Institute)	Response by City Staff
1	Concern that uses permitted in the existing bylaw may not be permitted in the new Zoning Bylaw due to the new definitions (e.g., food catering establishment; assembly).	<i>This is not the intent. Lists have been prepared of the permitted uses & definitions to clarify and track changes between the existing and proposed new Zoning Bylaw.</i>
2	Concern that uses that are permitted outright now are proposed to be secondary (accessory) uses in the new bylaw (e.g., office in the zone at Riverport).	<i>This concern has been addressed and the approach was changed in the proposed new Zoning Bylaw (e.g., office is a permitted use in the zone at Riverport).</i>
3	Concern that new regulations are being inserted into the zoning districts where none previously existed (e.g., minimum lot areas; minimum heights; new setbacks). UDI requested that these new regulations be specifically identified.	<i>Many of the proposed new regulations have been deleted unless deemed necessary or consistent with the policies of the proposed new City Centre Area Plan (CCAP). A table entitled "Summary List of Key Issues Addressed" identifies some of the new regulations proposed.</i>
4	Specific concern was expressed as to how the proposed new Zoning Bylaw would affect liquor primary uses.	<i>The intent is not to change how the City handles liquor primary uses.</i>
5	Suggest that the new Zoning Bylaw accommodate the changes to the B.C. Building Code to permit 6 storey wood frame construction.	<i>The existing R4 zone is proposed to be supplemented with provisions that would accommodate 6 storey wood frame construction and implement the proposed new CCAP.</i>
6	Don't limit residential sales centers to a 1 year time frame.	<i>This limitation is removed from the proposed new bylaw.</i>
7	Request confirmation that the existing rules/processes are not changing for rezoning applications (e.g., Public Hearing notification; signage requirements; resubmission regulations if a rezoning application is denied by Council).	<i>Confirm that there are no changes to the rules/processes in the Zoning Bylaw (City Clerks is proposing a change to the Council Procedure Bylaw that would limit the speaking time for applicants and the public to 5 minutes at a Public Hearing).</i>
8	Bedroom definition refers to the requirement for a window, which is no longer required by the B.C. Building Code.	<i>Definition has been amended as requested.</i>
9	Considerable discussion with regard to the difference between gross versus net floor area ratio (FAR), particularly as it relates to the affordable housing requirements.	<i>In accordance with the Affordable Housing Strategy adopted by Council in May 2007, the proposed new Zoning Bylaw implements the density bonusing approach and uses the floor area ratio (excluding any permitted exemptions) as the basis for the contribution of money or building area for affordable housing.</i>
10	Suggestion that FAR calculations take into account "green/sustainable construction" (e.g., larger electrical/service areas for geo-thermal or other green infrastructure).	<i>Provision has been made for a larger electrical/service area to be excluded from the FAR calculations where certified to be appropriate by a professional engineer.</i>
11	Agricultural zoning should be in compliance with the Agricultural Land Commission (ALC) regulations, and uses that require ALC approval should be noted.	<i>These zones were reviewed by the Agricultural Advisory Committee (AAC) and staff from the ALC and Ministry of Agriculture & Lands, and amended accordingly.</i>
12	Request that the Industrial zones be reviewed with respect to the maximum density and lot coverage to ensure that these zones allow for the intensive use of sites.	<i>Industrial zones incorporate the additional density, lot coverage and heights permitted in the City Centre as part of the proposed new CCAP.</i>
13	Specific comments were made on the parking and loading provisions (e.g., self storage needs its' own parking requirement; congregate care parking regulation is too high, as is golf course/driving range; review loading requirements to ensure that they don't result in a larger parkade).	<i>These parking and loading requirements were reviewed and amended.</i>
14	Consider that geothermal heating requires more service area between floors that could increase building height.	<i>Additional building height for geothermal heating can be permitted through the development permit process.</i>
15	The zoning maps have not been included so it is not possible to verify whether zone descriptions, densities, etc. have changed.	<i>The zoning maps will be prepared and made available with the final, official version of the proposed new Zoning Bylaw.</i>
16	Definition of private club does not include gathering of persons for educational purposes.	<i>Added to definition.</i>
17	Commercial education does not include universities and colleges.	<i>Correct. University education is defined and allowed in certain zones (not including the zone at Riverport).</i>
18	The new entertainment, spectator and amusement center definitions are more limited than the current commercial entertainment definition.	<i>This isn't the intent. Greater clarity is provided what is permitted as commercial entertainment (e.g., liquor primary establishment is added to the zone at Riverport).</i>
19	Office definition excludes government services and other office uses related to on-site sales or the manufacture and handling of products.	<i>Office definition amended to not exclude government services. Offices would continue to be permitted as an ancillary use to retail sales in the Commercial zones and to manufacturing in the Industrial zones.</i>
20	The permitted density in the zone at Riverport excludes off-street parking from the calculation of floor area ratio.	<i>This is covered in the General Development Regulations as it applies universally to all zones.</i>