

RICHMOND ZONING BYLAW 8500
SUMMARY LIST OF KEY ISSUES ADDRESSED*

	Issue with Existing Bylaw*	Response in Proposed New Bylaw
1	Try to move away from the use of Comprehensive Development Districts (CDs). Note: CDs will continue to be used where needed.	<i>Incorporate changes in the proposed new Standard Zones so that they can be used more frequently (e.g., to implement the proposed new City Centre Area Plan).</i>
2	Implement the Richmond Affordable Housing Strategy (AHS) that was adopted by Council in May 2007.	<i>Incorporate the density bonus provisions envisioned by the AHS into a number of the proposed Standard Zones (i.e., for secondary suites, affordable housing units or contributions to the affordable housing reserve).</i>
3	Implement the provisions of the proposed new City Centre Area Plan (CCAP).	<i>Incorporate the land uses, densities, density bonus options, lot coverage, setbacks, heights and minimum lot sizes envisioned in the CCAP into a number of the proposed Standard Zones.</i>
4	Ensure the Steveston Village Conservation Study is incorporated into the new Zoning Bylaw.	<i>Amendments have been made to the zones in the Steveston area to implement this study.</i>
5	Resolve inconsistencies between the Zoning Bylaw and the Agricultural Land Reserve (ALR).	<i>Permitted uses in the proposed new Agriculture zone and their definitions are consistent with the Agricultural Land Commission (ALC) Act and Regulations.</i>
6	Eliminate inconsistencies between the Business Licensing Bylaw/Regulations and the Zoning Bylaw.	<i>Appropriate changes have been made to the proposed new Zoning Bylaw to be consistent with the existing Business Licensing Bylaw/Regulations (e.g., clarification of the home business provisions; minimum lot sizes for business licenses permitted in the proposed new Agriculture zone).</i>
7	Address inconsistencies between different zones.	<i>Standardize the terminology and provisions throughout the bylaw (e.g., consistency between the proposed new Standard Zones and Site Specific Zones). Define all permitted uses.</i>
8	Reduce the complexity and different interpretations in the existing bylaw.	<i>Standardize the calculation of density and projections permitted into yards and incorporate them into the General Development Regulations section.</i>
9	Deal with the location of religious assemblies and shortage of appropriately zoned lands for this use.	<i>Add religious assembly as a permitted use subject to certain size limitations in the proposed new zones that replace the existing Community Commercial District (C3) and Automobile-Oriented Commercial District (C6) zones.</i>
10	Address the parking of commercial vehicles in residential and agricultural areas.	<i>Definition of commercial vehicles has been added. Commercial vehicle parking or storage is specifically not permitted in all residential zones and is regulated in the ALR.</i>
11	Establish the means to legally permit bed and breakfasts in the Zoning Bylaw.	<i>Bed and breakfast added as an additional secondary use which can be permitted through the rezoning process in the proposed new zones that replace the existing Single-Family Housing District (R1/A-H, J-K) and Agricultural District (AG1).</i>
12	Reduce the amount of storm drainage and improve the landscaping associated with new buildings.	<i>Introduce new porosity requirements in the proposed zones that permit residential development.</i>
13	Consider limiting the size of houses in agricultural areas in order to preserve as much farmland as possible.	<i>This was considered but later abandoned. The existing 50 m maximum setback and proposed lot coverage/maximum floor area ratio regulations will help regulate the location and size of houses in the proposed new zone that replaces the existing Agricultural District (AG1) zone.</i>
14	Prevent the use of accessory buildings in agricultural areas for secondary suites or illegal dwelling units.	<i>Implement height, location and use limitations to accessory buildings in the proposed new zone that replaces the existing Agricultural (AG1) zone.</i>
15	Reduce the encroachment of accessory residential buildings and structures into productive farmland.	<i>Clarify and expand upon the 50 m setback requirement from a public road in the proposed new zone that replaces the existing Agricultural (AG1) zone.</i>
16	Respond to the Council referral to deal with communication towers in agricultural and other areas.	<i>Permit telecommunication antenna in all zones in the proposed new Zoning Bylaw subject to appropriate accessory structure height limits and ALR restrictions.</i>
17	Examine how to address wind turbines in the Zoning Bylaw.	<i>Wind turbines are permitted as an accessory structure subject to the applicable accessory structure height restrictions.</i>

* Note: These are issues identified by the City that need to be addressed in the proposed new Zoning Bylaw. The list is not comprehensive and does not identify all of the items addressed in the review of the existing Zoning Bylaw.