



**City of Richmond**

**Report to Committee**

**To:** Planning Committee  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Re:** **Miscellaneous Amendments Bylaw 8542 Arising From Richmond Zoning  
Bylaw 8500**

**Date:** November 4, 2009  
**File:** 12-8060-02-01/2009-  
Vol 01

**Staff Recommendation**

That *Miscellaneous Amendments Bylaw 8542 Arising From Richmond Zoning Bylaw 8500* be introduced and given first, second and third reading.

Brian J. Jackson, MCIP  
Director of Development  
(604-276-4138)

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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"/>	
Policy Planning .....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Business Licensing .....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Community Bylaws .....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
<b>REVIEWED BY TAG</b>	YES <input checked="" type="checkbox"/> <i>BK</i>	NO <input type="checkbox"/>	<b>REVIEWED BY CAO</b>
			YES <input checked="" type="checkbox"/> <i>GD</i>
			NO <input type="checkbox"/>

## Staff Report

### Origin

On October 26, 2009, Council gave first reading to *Richmond Zoning Bylaw 8500*. *Bylaw 8500* will be considered at the November 16, 2009 Public Hearing, and could receive second and third reading on this date. This being the case, it could be considered for adoption at either the November 16, 2009 Public Hearing or the November 23, 2009 Regular Council Meeting.

As noted in the Staff Report on *Richmond Zoning Bylaw 8500*:

**“If Council decides to proceed with Richmond Zoning Bylaw 8500, staff in Policy Planning and Development Applications (in consultation with other Divisions) will identify what amendments are required to other City bylaws. Specific attention will be given to any bylaws that may require immediate attention that can be amended easily without triggering a major review of that bylaw (e.g., updating the zoning references in the Sign Bylaw).”**

The purpose of this report is to introduce *Miscellaneous Amendments Bylaw 8542 Arising From Richmond Zoning Bylaw 8500* and to recommend that it be given first, second and third reading.

### Findings Of Fact

Policy Planning and Development Applications staff reviewed all of the bylaws on the City’s web site to determine if any amendments were required arising from *Richmond Zoning Bylaw 8500*.

The vast majority of the bylaws reviewed do not require amendments arising from the new *Zoning Bylaw*. This includes instances where the reference (definition) to the *Zoning Bylaw* is not necessary and where it refers to the existing *Zoning and Development Bylaw*. These types of housekeeping amendments will be undertaken in due course as other substantive amendments come forward (i.e., these bylaws don’t need to be amended now).

Most of the *Official Community Plan (OCP)* and the *Area Plans* or *Sub-Area Plans* of the *OCP* do not require any changes. However, there are a few sections of the *OCP* and a couple *Area Plans* or *Sub-Area Plans* that require amendments to change the reference to the existing *Zoning and Development Bylaw* and to an old section of the bylaw or previous zoning district. These will be addressed separately as part of the upcoming update of the *OCP* or when any of these *Plans* are amended through a rezoning application. Staff do not want to include these amendments in *Miscellaneous Amendments Bylaw 8542* because they require a Public Hearing whereas *Bylaw 8542* can be adopted without a Public Hearing.

The following types of amendments are included in *Miscellaneous Amendments Bylaw 8542 Arising From Richmond Zoning Bylaw 8500*:

- 1.) The appropriate changes are made to specific sections and zones from the *Zoning Bylaw*; and
- 2.) Various housekeeping amendments are made to one specific bylaw (the *Sign Bylaw*).

A more detailed review is required of the *Business Licence* and *Business Regulation Bylaws*, and this will be undertaken as a separate report & bylaw by staff in the Business Licensing Division (e.g., to bring the definitions in these *Bylaws* into conformity with the new *Zoning Bylaw*).

**Analysis**

*Miscellaneous Amendments Bylaw 8542 Arising From Richmond Zoning Bylaw 8500* proposes minor amendments to a number of bylaws. Most of the amendments are to the *Sign Bylaw*.

The *Sign Bylaw* requires immediate attention because the regulations for different types of signs refer to the zoning (and currently do not reference the existing Comprehensive Development Districts). *Bylaw 8542* corrects this and does so without triggering a major review of the *Sign Bylaw* (which is required but will be done as a separate exercise at a future date).

It should be noted that a similar review of the City's Policy Manual is required should *Richmond Zoning Bylaw 8500* be adopted (e.g., the reference to "702 single family lot size policies" should be changed since "702" refers to the old *Zoning and Development Bylaw* section). Policy Planning and Development Applications staff will do this separately (in consultation with other Divisions).

It should also be noted that *Miscellaneous Amendments Bylaw 8542* should not be adopted before *Richmond Zoning Bylaw 8500* is adopted.

**Financial Impact**

None.

**Conclusion**

As a consequence of considering *Richmond Zoning Bylaw 8500*, various amendments are required to other City bylaws.

*Miscellaneous Amendments Bylaw 8542 Arising From Richmond Zoning Bylaw 8500* introduces these amendments.

The bylaws proposed for amendment are those that require immediate attention and which can be easily amended without triggering a major review of that bylaw.

It is recommended that *Miscellaneous Amendments Bylaw 8542* be introduced and given three readings (but not be adopted unless and not before *Richmond Zoning Bylaw 8500* is adopted).



Holger Burke, MCIP  
Development Coordinator  
(604-276-4164)

HB:ca



**Miscellaneous Amendments Bylaw 8542  
Arising From Richmond Zoning Bylaw 8500**

The Council of the City of Richmond enacts as follows:

1. The *Building Regulation Bylaw No. 7230*, as amended, is further amended:
  - a) at sections 4.2.2(c)(i), 4.2.2(c)(ii) and 7.2.1(a)(i) by deleting “**Zoning and Development Bylaw**” and substituting “**Zoning Bylaw**”;
  - b) by deleting section 4.2.2(c)(iv) in its entirety and substituting the following:
    - (iv) a **parcel** not served by an underground distribution system which is located in an Industrial (I) zone and used in conformity with the **Zoning Bylaw**;
  - c) at Part Fifteen by deleting the definition of **Zoning and Development Bylaw** in its entirety and substituting the following:

**Zoning Bylaw** means the current **Zoning Bylaw** of the City.
2. The *Development Application Fees Bylaw No. 7984*, as amended, is further amended:
  - a) at sections 1.2.1(a), 1.2.1(b), 1.2.3, 1.2.5, 1.3.1, 1.8.1(a) and 1.8.1(b) by deleting “**Zoning and Development Bylaw**”, wherever it appears, and substituting “**Zoning Bylaw**”;
  - b) by deleting sections 1.2.1(b)(i) and 1.2.1(b)(ii) in their entirety and substituting the following:
    - (i) \$2,040 for Single Detached (RS) where the application is in compliance with a policy adopted under Section 2.3 of the **Zoning Bylaw**, or where no such policy exists;
    - (ii) \$2,550 for Single Detached (RS) where the application requires a new or amended policy adopted under Section 2.3 of the **Zoning Bylaw**;

- c) at section 1.2.1(b)(iii) by deleting ‘Comprehensive Development Districts’ and substituting ‘site-specific zones’;
- d) at Part Two by deleting the definition of **Zoning and Development Bylaw** in its entirety and substituting the following:

**Zoning Bylaw** means the current **Zoning Bylaw** of the City.

3. The *Municipal Ticket Information Authorization Bylaw No. 7321*, as amended, is further amended:

- a) at Schedule A by deleting “17. Zoning and Development Bylaw No. 5300” and substituting “17. Zoning Bylaw 8500”;
- b) by deleting Schedule B17 in its entirety and substituting the following:

**SCHEDULE B 17**

**ZONING BYLAW 8500**

Column 1	Column 2	Column 3
<b>Offence</b>	<b>Bylaw Section</b>	<b>Fine</b>
Parking or storing commercial vehicle or or shipping container	3.5.3	\$100
Parking or storing commercial vehicle	3.5.4	\$100

4. The *Public Health Protection Bylaw No. 6989*, as amended, is further amended:

- a) at section 3.2.2.3(a) by deleting “**Zoning and Development Bylaw**” and substituting “**Zoning Bylaw**”;
- b) by deleting section 3.2.2.3(b) in its entirety and substituting the following:

(b) those parcels of land located in:

- (i) Assembly (ASY);
- (ii) Health Care (HC); and
- (iii) Marina (MA1),

in the **Zoning Bylaw**;

- c) by deleting sections 3.2.2.3(c) and (d) in their entirety and substituting the following:
- (c) (i) the northerly one-half of Minoru Park; and
  - (ii) the School & Institutional Use (SI) in which the Kiwanis Senior Citizens Housing Society at 6251 Minoru Boulevard is located; and
- (d) any area governed by an existing Land Use Contract whose primary land use is:
- (i) residential; or
  - (ii) such as is permitted in Assembly (ASY), Health Care (HC), or Marina (MA1) in the **Zoning Bylaw**.
- d) at Part 8.1 by deleting the definition of **Zoning and Development Bylaw** in its entirety and substituting the following:

**Zoning Bylaw** means the current **Zoning Bylaw** of the **City**.

5. *The Corporation of the Township of Richmond Sign Bylaw No. 5560*, as amended, is further amended:

- a) at section 1 by deleting the definition of “**Zoning Districts**” in its entirety and substituting the following:

**ZONES** means zones designated by name and alpha-numeric symbols, and shown upon the zoning maps attached to and forming part of the Zoning Bylaw.

- b) at section 1 by adding the following definition after “**ZONES**”:

**ZONING BYLAW** means the current Zoning Bylaw of the City.

- c) by deleting section 9(e) in its entirety and substituting the following:

(e) Directional Signs, not more than two in number, directing traffic to and from private property; which signs shall be permitted in all zones other than standard and site specific residential zones and mixed use zones entitled residential/limited commercial on lands forming part of the site of the building structure or use; provided that such sign is not more than 1.5 m<sup>2</sup> (16.1 ft.<sup>2</sup>) in area and is neither flashing nor animated.

- d) by deleting section 9(k) in its entirety and substituting the following:

- (k) Signs advertising Home Businesses and Home-based Businesses, provided such Signs conform to the requirements of the Zoning Bylaw;
- e) at section 13(b) by deleting “Zoning and Development Bylaw” and substituting “Zoning Bylaw”;
- f) at sections 15(e) and 18 by deleting “Richmond Zoning and Development Bylaw No. 5300” and substituting “Zoning Bylaw”;
- g) at Part II of Schedule A by deleting section 2 in its entirety and substituting the following:

## 2. MAXIMUM AREA:

- (a) When situated in the following:
- (i) all standard and site specific industrial zones;
  - (ii) all standard and site specific mixed use zones except those entitled residential/limited commercial;
  - (iii) standard and site specific commercial zones except those entitled local commercial, gas and/or service station, roadside stand and commercial theme park;
  - (iv) standard institutional and site specific public zones entitled or located at the airport; and
  - (v) site specific zones with a regulation referring to any of the aforesaid zones,

signs shall be in area no greater than 1 m<sup>2</sup> (10.8 ft<sup>2</sup>) per metre (3.3 ft) of wall length of the wall to which they are affixed, provided that the wall in question shall be limited to the business premises related to the sign, and subject to any specific regulations in the standard or site specific zone.

- (b) When situated in the following:
- (i) standard and site specific commercial zones entitled local commercial, gas and/or service station and commercial theme park;
  - (ii) site specific agriculture zone entitled agriculture and botanical show garden;
  - (iii) all standard institutional and site specific public zones except those entitled or located at the airport;
  - (iv) standard and site specific marina zones; and

- (v) site specific zones with a regulation referring to any of the aforesaid zones,

signs shall be in area no greater than 0.17 m<sup>2</sup> (1.8 ft<sup>2</sup>) per metre (3.3 ft) of wall length upon which they are affixed, subject to any specific regulations in the standard or site specific zone.

- (c) In the following:

- (i) all standard and site specific residential (single detached; two unit dwelling; town houses; low rise apartment; high rise apartment; other residential) zones;
- (ii) standard and site specific mixed use zones entitled residential/limited commercial;
- (iii) standard and site specific agriculture and golf course zones except the site specific zone entitled agriculture and botanical show garden;
- (iv) standard and site specific commercial zones entitled roadside stand; and
- (v) site specific zones with a regulation referring to any of the aforesaid zones,

canopy signs and fascia signs are not permitted, unless any specific regulations in the standard or site specific zone state otherwise.

- (d) Notwithstanding the limitations contained in clause (c) above, one fascia sign not exceeding 3 m<sup>2</sup> (32.3 ft<sup>2</sup>) in area shall be permitted on a lot which is used or occupied by a non-profit organization in the following zones:

- (i) all standard and site specific residential zones that permit town houses, low rise apartment, high rise apartment and other residential uses that are special; and
- (ii) all standard and site specific mixed use zones entitled residential/limited commercial.

- h) at Part III of Schedule A by deleting section 2 in its entirety and substituting the following:

2. MAXIMUM AREA:

- (a) When situated in the following:
  - (i) all standard and site specific industrial zones;



- (ii) all standard and site specific mixed use zones except those entitled residential/limited commercial;
- (iii) standard and site specific commercial zones except those entitled local commercial, gas and/or service station, roadside stand and commercial theme park;
- (iv) standard institutional and site specific public zones entitled or located at the airport; and
- (v) site specific zones with a regulation referring to any of the aforesaid zones,

signs shall be in area (including the area of all sides used as a sign) no greater than 1 m<sup>2</sup> (10.8 ft<sup>2</sup>) per metre (3.3 ft) of wall length to which they are affixed, subject to any specific regulations in the standard or site specific zone.

(b) When situated in the following:

- (i) standard and site specific commercial zones entitled local commercial, gas and/or service station and commercial theme park;
- (ii) site specific agriculture zone entitled agriculture and botanical show garden;
- (iii) standard institutional and site specific public zones entitled or used for health care;
- (iv) standard and site specific marina zones; and
- (v) site specific zones with a regulation referring to any of the aforesaid zones,

signs shall be in area no greater than 0.17 m<sup>2</sup> (1.8 ft<sup>2</sup>) per metre (3.3 ft) of wall length upon which they are affixed, subject to any specific regulations in the standard or site specific zone.”

(c) In the following:

- (i) all standard and site specific residential (single detached; two unit dwelling; town houses; low rise apartment; high rise apartment; other residential) zones;
- (ii) standard and site specific mixed use zones entitled residential/limited commercial;
- (iii) standard and site specific agriculture and golf course zones except the site specific zone entitled agriculture and botanical show garden;
- (iv) standard and site specific commercial zones entitled roadside stand;
- (v) all standard institutional and site specific public zones except those entitled or used for health care; and
- (v) site specific zones with a regulation referring to any of the aforesaid zones,

projecting signs are not permitted, unless any specific regulations in the standard or site specific zone state otherwise.

- i) at Part IV of Schedule A by deleting section 2 in its entirety and substituting the following:

## 2. MAXIMUM AREA:

## (a) When situated in the following:

- (i) all standard and site specific industrial zones;
- (ii) all standard and site specific mixed use zones except those entitled residential/limited commercial;
- (iii) standard and site specific commercial zones except those entitled local commercial, gas and/or service station, roadside stand and commercial theme park;
- (iv) standard institutional and site specific public zones entitled or located at the airport; and
- (v) site specific zones with a regulation referring to any of the aforesaid zones,

signs shall be in area (including the area of all sides used as a sign) no greater than 1 m<sup>2</sup> (10.8 ft<sup>2</sup>) per metre (3.3 ft) of wall length fronting the street, subject to any specific regulations in the standard or site specific zone.

## (b) When situated in the following:

- (i) standard and site specific commercial zones entitled local commercial, roadside stand and commercial theme park;
- (ii) all standard and site specific agriculture and golf course zones;
- (iii) all standard institutional and site specific public zones except those entitled or located at the airport;
- (iv) standard and site specific marina zones; and
- (v) site specific zones with a regulation referring to any of the aforesaid zones,

signs shall be in area no greater than 0.33 m<sup>2</sup> (3.5 ft<sup>2</sup>) per metre (3.3 ft) of wall length of the building facing the street or thoroughfare, subject to any specific regulations in the standard or site specific zone.”

## (c) In the following:

- (i) all standard and site specific residential zones entitled or that permit town houses, low rise apartment, high rise apartment, other residential and residential/limited commercial; and
- (ii) site specific zones with a regulation referring to any of the aforesaid zones,

where there are ten or more dwelling units on the lot, the sign area shall not be greater than 0.33 m<sup>2</sup> (3.5 ft<sup>2</sup>) per metre (3.3 ft) of wall length of the building facing the street or thoroughfare, provided that the total sign area including all sides used as a sign does not exceed a total sign area of 9 m<sup>2</sup> (96.9 ft<sup>2</sup>), and subject to any specific regulations in the standard or site specific zone.”

## (d) In the following:

- (i) all standard and site specific residential zones entitled or that permit single detached and two unit dwelling;

- (ii) standard and site specific commercial zones entitled gas and/or service station; and
  - (iii) site specific zones with a regulation referring to any of the aforesaid zones,
- freestanding signs (general) are not permitted.

6. This Bylaw is cited as **“Miscellaneous Amendments Bylaw 8542 Arising From Richmond Zoning Bylaw 8500”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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CITY OF RICHMOND
APPROVED for content by originating dept. <b>HB</b>
APPROVED for legality by Solicitor <i>D</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER