

Table 1. Zoning Bylaw 8500: Single Family Residential Massing - Nov. 22, 2016 - A Compromise between the City, Residents and Richmond Builders

	Current bylaw	Recommendations	Rationale
rear yard setback	6m (20ft)	7.5m (25ft)	Richmond has the smallest rear yard setback in Metro Vancouver as outlined in Table 2. A 1.5 m increase or 5ft increase would bring Richmond in line with the other average municipalities in Metro Vancouver such as Surrey which has a rear yard setback of 7.5 m. Ten municipalities have a rear yard set back that is either 7.5 or 7.6m. Comparable Cities such as West Vancouver and Burnaby have larger rear yard setback that are 9.1m and 9m respectively.
side yard setback	1.2m (4ft) with very generous 0.6m (2ft) projections often constructed in the sideyard permitted by the city	1.2m (4ft) with no projections in to the side yard	There are no wood burning fire places installed and therefore no need for protrusions into the side yard. If the west side of a house and the east side of an adjoining house both have generous long projections into the side yard, then there is little room between houses. A 1.2m side yard is the smallest sideyard within Metro Vancouver. (Table 3) Continuing to permit a projection into the sideyard is not practical unless there is some advantage???
impervious area	70% and pervious area coverage is 30%.	65% and pervious area coverage 35%	Impervious area is defined as lot area, which is area for all buildings, structures and non-porous surfaces combined. A reduction to the impervious area (hard surface) from 70 to 65 % on a 66 by 120 lot for example, is about 400 square feet of additional potential green space. Seven municipalities have an impervious area requirement. Three municipalities are at 65% or less. (Table 4) Not part of the scope of the original referral, but encourages more green space and is not costly or difficult.
site coverage	45%	45%	Not part of the scope of the original referral. Modifying this bylaw is a significant add on. The FAR is not changing... Mass is just being redistributed.
height measurement	In Area A, The base datum for measurement is from <u>average</u> grade which is the average of 4 finished elevations at the corners of the lot and the average of the 4 corners of the proposed grade around the building. To be consistent with the flood plan elevation the base datum is located 0.3 to 0.6m above the highest crown of the road.	SAME AS THE CITY : the base datum for measurement of overall building height shall be from 0.3m above the highest crown of road facing the front yard.	A simplification of the current bylaw, with no room for manipulation. Richmond is generally flat anyways so keep it simple. Part of the scope of the referral as is was added by Harold Steves at the last public hearing regarding Mega homes in September 2015.
trees	The zoning bylaw says nothing about trees.	SAME AS THE CITY : plant one tree in the front yard and one tree in the back yard from an approved city tree list if there are no trees in either the front or back.	A simple way to enhance the tree canopy in Richmond. Not part of the scope of the referral, but it is simple, cheap and a good idea

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, November 22, 2016.

Table 2

Municipality	Rear Yard Setback	
	Metre	Feet
Richmond	6.0	20
Surrey	7.5	25
Langley Township	7.5	25
Port Coquitlam	7.5	25
Port Moody	7.5	25
Langley (City)	7.5	25
White Rock	7.5	25
Coquitlam	7.6	25
North Vancouver (Dist)	7.6	25
New Westminister	7.6	25
North Vancouver (City)	7.6	25
Maple Ridge	8.0	26
Burnaby	9.0	30
Delta	9.0	30
West Vancouver (Dist)	9.1	30
Vancouver	10.7	35

has a second floor setback

the vast majority of garages are placed within this setback

Table 3

Municipality	Side Yard Setback	
	Metre	Feet
Richmond	1.2	4
Port Coquitlam	1.2	4
Vancouver	1.5	5
Burnaby	1.5	5
Delta	1.5	5
Maple Ridge	1.5	5
Port Moody	1.5	5
Langley (City)	1.5	5
White Rock	1.5/1.2	5
Langley Township	1.5	5
North Vancouver (Dist)	1.5	5
New Westminster	1.5	5
West Vancouver (Dist)	1.5	5
North Vancouver (City)	1.5	5
Surrey	1.8	6
Coquitlam	1.8	6

Table 4

Municipality	Impervious Material Coverage
Vancouver	0.6
Delta	0.6
Port Coquitlam	0.65
Burnaby	0.7
North Vancouver (City)	0.7
Richmond	0.7
Surrey	0.7

By Kathryn McCreary,