



City of Richmond

Memorandum Planning and Development Division Policy Planning

To: Mayor and Councillors
From: Wayne Craig
Director, Development
Terry Crowe
Manager, Policy Planning
Date: April 21, 2017
File: 08-4057-10/2017-Vol 01
Re: Requested Planning Committee Revisions to OCP Amendment Bylaw No. 9706
and Zoning Amendment Bylaw No. 9712

Purpose:

The purpose of this memorandum is to present Planning Committee's April 19, 2017, requested revisions to proposed OCP Amendment Bylaw No. 9706 and Zoning Amendment Bylaw No. 9712.

Details:

Planning Committee requested that OCP Amendment Bylaw No. 9706 be revised, to provide greater flexibility (e.g., recognizing cultural and inter-generational reasons), when considering rezoning applications, for a home that exceeds the maximum permitted house size (Attachment 1).

Planning Committee requested that Zoning Amendment Bylaw No. 9712 be revised, to establish a maximum house size of:

- 500 m² (5,382 ft²), for lots less than 0.2 ha (0.5 acres); and
- 1,000 m² (10,742 ft²), for lots 0.2 ha (0.5 acres) or greater (Attachment 2).

For convenience, for each attached proposed revised Bylaw, staff have included a version which shows the tracked changes (Attachments 3 and 4).

Related Zoning Bylaw Adjustments:

The staff report considered at the April 19, 2017 Planning Committee meeting indicated that, upon the adoption of a bylaw limiting the maximum house size in the AG1 zone, staff be directed to prepare the necessary Zoning Bylaw amendments, to implement similar density limits in all other zones that permit single family dwellings in the Agricultural Land Reserve (ALR). For convenience, staff have taken the liberty of preparing this Bylaw (Attachment 5). Should Council wish to establish consistent house size limitations for all single detached dwelling units in the ALR, staff recommend that Council grant First reading to Zoning Amendment Bylaw No. 9717, which would place similar maximum house size limitation on ALR lots in the RS1/F and RS1/G zones.

April 21, 2017

- 2 -

Staff will be available to explain these changes at the April 24, 2017 Council meeting.

For clarification, please contact either of the undersigned.



Wayne Craig, Director,
Development, (604-247-4625)



Terry Crowe, Manager,
Policy Planning (604-276-4139)

TTC:rg

Att. 5

pc: Joe Erceg, MCIP, General Manager, Planning and Development

Attachment 1 – Revised OCP Amendment Bylaw No. 9706

Attachment 2 – Revised Zoning Amendment Bylaw No. 9712

Attachment 3 – Tracked Changes to Revised OCP Amendment Bylaw No. 9706

Attachment 4 – Tracked Changes to Revised Zoning Amendment Bylaw No. 9712

Attachment 5 – Zoning Amendment Bylaw No. 9717

ATTACHMENT 1

Revised OCP Amendment Bylaw No. 9706



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR):

“Residential Development

- f) limit the area used for residential development on properties in the Agricultural Land Reserve. The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:
 - the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
 - verification that the site has been or can be used for agricultural production;
 - verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
 - demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
 - submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented;
- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through a rezoning application, on a case-by-case basis, consider applications which propose to exceed the maximum number of dwelling units if:
 - the property is 8 ha (20 acres) in area or greater; and

- if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:
 - full-time farm workers are required to live on the farm; and
 - the secondary farmhouse is subordinate to the principal farm dwelling unit.”

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED
by

APPROVED
by Manager or Solicitor


MAYOR

CORPORATE OFFICER

ATTACHMENT 2

Revised Zoning Amendment Bylaw No. 9712



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9712
(House Size Regulations in Agriculture Zones)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.

- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
 - I. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
 - II. if the **lot area** is:
 - i. less than 0.2 hectares, 500 m²; or
 - ii. 0.2 hectares or greater, 1,000 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9712**”.


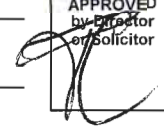
FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER

ATTACHMENT 3

Tracked Changes to Revised OCP Amendment Bylaw No. 9706



Richmond Official Community Plan Bylaw No. 9000 Amendment Bylaw 9706 (Limits on Residential Development in Agricultural Zones)

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 (Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)):

Residential Development

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f) limit the area used for residential development on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the dwelling unit size may be considered if the applicant provides the in the Agricultural Land Reserve. The following to the satisfaction of policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:

- the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
verification that the site has been actively or can be used for agricultural production and;
verification that the site applicant has generated legitimate agricultural income (e.g., government tax records), and this information is supplemented by other government sources (e.g., a government Farm Number, BC Assessment information, City tax or assessment information); been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
demonstration that an increase in the principal farm dwelling unit would benefit farming by accommodating those who have, will and are actually capable of working on the farm fulltime, and why they cannot be accommodated on a non-ALR property;
submission of a detailed report from a Professional Agrologist stating that demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated farm workers on the site, and why they cannot be

~~accommodated elsewhere (e.g., in other existing farm or urban dwelling units); through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;~~

- ~~• submission of a detailed farm plan which justifies acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements; and~~
- ~~• a including providing financial security deposit, to address any issues if the applicant fails to meet their requirements to ensure that the approved farm plan is implemented;~~

~~Council may vary the above rezoning application requirements on a case-by-case basis.~~

g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through a rezoning application, on a case-by-case basis, consider applications which propose to exceed the maximum number of dwelling units ~~may be considered if if:~~

- ~~• the property is 8 ha (20 acres) in area or greater; and~~
- ~~• if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

 - ~~• full-time farm labour is workers are required to live on the farm; and~~
 - ~~• the secondary farmhouse is subordinate to the principal farm dwelling unit.~~~~

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2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706".

FIRST READING

PUBLIC HEARING

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ATTACHMENT 4

Tracked Changes to Revised Zoning Amendment Bylaw No. 9712



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9712
(House Size Regulations in Agriculture Zones)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:
 - a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
 - c) one **accessory building** which is less than 10.0 m².
- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones, and site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:
 - a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.
- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones, and site specific zones** that permit **single detached housing** and **two-unit housing**:
 - a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**^{22, 23}

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

“1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.

b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:

I. ~~_____~~ i. ~~_____~~ the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or

II. ~~_____~~ ii. ~~_____~~ if the **lot area** is:

i. ~~_____~~ less than 0.2 hectares, 500 m²; or

ii. ~~_____~~ 0.2 hectares or greater, 1,000 m².

c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9712**”.

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MAYOR

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ATTACHMENT 5

Zoning Amendment (ALR RS1/F - G Zones) Bylaw No. 9717



Richmond Zoning Bylaw 8500
Amendment Bylaw 9717
(House Size Regulations in Residential Zones in the
Agricultural Land Reserve)

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 8.1.4.2 and replacing it with the following:
2. For single detached housing zoned RS1/A-E, H, J-K, the maximum floor area ratio is 0.55 applied to a maximum of 464.5 m2 of the lot area, together with 0.30 applied to the balance of the lot area in excess of 464.5 m2.
2A. Notwithstanding Section 8.1.4.2 above, for single detached housing zoned RS1/F-G located in the Agricultural Land Reserve, the maximum floor area is the lesser of:
a) the floor area ratio of 0.55 applied to a maximum of 464.5 m2 of the lot area, together with 0.30 applied to the balance of the lot area in excess of 464.5 m2; or
b) if the lot area is:
i) less than 0.2 hectares, 500m2; or
ii) 0.2 hectares or greater, 1,000m2.
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9717".

FIRST READING

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SECOND READING

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ADOPTED

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MAYOR

CORPORATE OFFICER