



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7629 (RZ 03-243983)
7540, 7560 Garden City Road and 7491, 7511, 7531, 7551, 7571
Heather Street**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.141 thereof the following:

“291.141 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/141)”

The intent of this zoning district is to accommodate townhouses.

291.141.1 PERMITTED USES

RESIDENTIAL, limited to **Townhouses**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES.

291.141.2 PERMITTED DENSITY

- .01 In the area identified as “A” on Diagram 1, Section 291.141.2.03, the maximum **Floor Area Ratio** shall be:

- a) 0.61, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; AND FURTHER an additional 50 m² (538.213 ft²) per **dwelling unit** (either for the exclusive use of individual units or for the total development) which must be **used** as off-street parking;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m² (107.643 ft²) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

- b) Notwithstanding the limitations imposed in (a) above, an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space**;

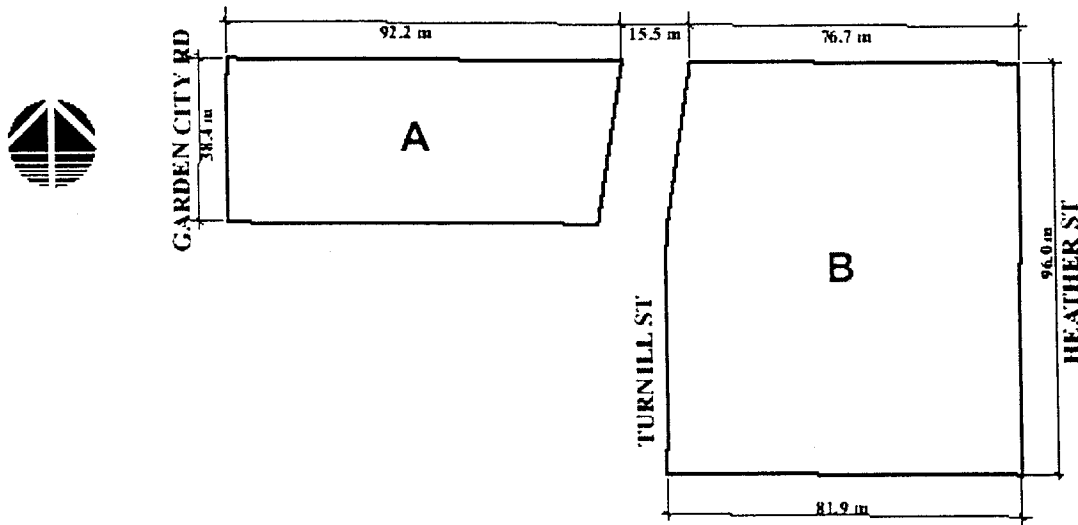
.02 In the area identified as “B” on Diagram 1, Section 291.141.2.03, the maximum **Floor Area Ratio** shall be:

- a) 0.78, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; AND FURTHER an additional 50 m² (538.213 ft²) per **dwelling unit** (either for the exclusive use of individual units or for the total development) which must be **used** as off-street parking;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m² (107.643 ft²) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

- b) Notwithstanding the limitations imposed in (a) above, an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space**;

.03 Diagram 1



.04 The maximum **Floor Area Ratio** for Parcels “A” and “B” shall be 0.73.

291.141.3 **MAXIMUM LOT COVERAGE:** 34%

291.141.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **Public Road:** 6 m (19.685 ft.);

- a) Cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1 m (3.281 ft.);

- b) With the exception of 0.1(a) above, porches, balconies, bay windows, entry stairs, and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1 m (3.281 ft.), and entry stairs may project into the **public road** setback for a distance of not more than 2 m (6.562 ft.),
- c) Gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building** may be located within the **public road** setback, but shall be no closer to a **property line** than 2 m (6.562 ft.).

.02 **Side & Rear Property Lines:** 3 m (9.843 ft.), EXCEPT THAT bay windows, entry stairs, and cantilevered roofs forming part of the principal **building** may project into the **side and rear yards** for a distance of not more than 1.2 m (3.937 ft.).

291.141.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 12 m (39.370 ft.), but containing no more than 3 **storeys**.
- .02 **Structures:** 12 m (39.370 ft.)
- .03 **Accessory Buildings:** 5 m (16.404 ft.)

291.141.6 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** which is less than 0.405 ha (1.0 ac.) in size.

291.141.7 OFF-STREET PARKING

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:
 - a) Off-street parking shall be provided at the rate of:
 - (i) For residents: 1.5 spaces per **dwelling unit**; and
 - (ii) For visitors: 0.2 spaces per **dwelling unit**.
 - b) Where two parking spaces are intended to be **used** by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent maneuvering aisle.

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT 141 (CD/141)**.

P.I.D. 003-681-980

The Northerly Portion of Lot 2 Block "H" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-880-974

South Half Lot 2 Block "H" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-969-819

North Half Lot 19 Block "H" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-124-031

South Half Lot 19 Block "H" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 005-816-459

Lot 64 Section 15 Block 4 North Range 6 West New Westminster District Plan 41389

P.I.D. 004-871-910

Lot 63 Section 15 Block 4 North Range 6 West New Westminster District Plan 41389

P.I.D. 003-344-436

North Half Lot 17 Block "H" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7629**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

NOV 24 2003

DEC 15 2003

DEC 15 2003

DEC 15 2003

APR 16 2004



MAYOR

CITY CLERK