



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8309 (RZ 05-314267)
10911, 10931, 10951, 10971 AND 10991 STEVESTON HIGHWAY**

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 Section 291.194 thereof the following:

"291.194 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/194)

The intent of this zoning district is to accommodate townhouses.

291.194.1 **PERMITTED USES**

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

291.194.2 **PERMITTED DENSITY**

.01 **Maximum Floor Area Ratio: 0.76; PLUS**

- (a) an additional 50 m² (538.2 ft²) per **dwelling unit** (either for the exclusive use of individual units or for the total development) for use as **accessory buildings** and off-street parking;
- (b) an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **Amenity Space**; and
- (c) 10% of the **floor area ratio** for the **lot** in question, which area must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 ft²) per **dwelling unit** which is to be **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

291.194.3 **MAXIMUM LOT COVERAGE: 43%**

291.194.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road Setback:** 5.1 m (16.7 ft.);
- (a) portions of the principal **building** less than 6 m (19.7 ft.) in **building height** and containing no more than one-storey may project into the **public road** setback for a distance of not more than 0.8 m (2.6 ft.);
 - (b) portions of the principal **building** which are less than 5 m (16.4 ft.) in height and are open on those sides which face a **public road** may project into the **public road** setback for a distance of not more than 1.5 m (5.0 ft.);
 - (c) bay windows may project into the required **public road** setback for a distance of not more than 0.6 m (2.0 ft.); and
 - (d) Notwithstanding the limitations imposed above, 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 (6.6 ft.).
- .02 **Side & Rear Yards:** 3 m (9.8 ft.);
- (a) balconies, bay windows, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance of not more than 1.5 m (5.0 ft.) and the **rear yard** for a distance of not more than 0.6 m (2.0 ft.).

291.194.5 **MAXIMUM HEIGHTS**

- .01 **Buildings and Structures:** Three storeys but not to exceed 12 m (39.4 ft.).
- .02 **Accessory Buildings:** 5 m (16.4 ft.).

291.194.6 **MINIMUM LOT SIZE**

- .01 A **building** shall not be constructed on a **lot** having a width of less than 90 m (295.2 ft.) or a depth of less than 34.5 m (113.2 ft.).

291.194.7 **OFF STREET PARKING**

- .01 Off-street parking shall be provided, developed and maintained 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 manoeuvring 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 (CD/194).

P.I.D. 004-910-877

Lot 6 Section 35 Block 4 North Range 6 West New Westminster District Plan 15381

P.I.D. 004-168-917

Lot 4 Section 35 Block 4 North Range 6 West New Westminster District Plan 15175

P.I.D. 010-051-058

Lot 3 Section 35 Block 4 North Range 6 West New Westminster District Plan 15175

P.I.D. 002-839-113

Lot 2 Section 35 Block 4 North Range 6 West New Westminster District Plan 15175

P.I.D. 004-910-770

Lot 1 Section 35 Block 4 North Range 6 West New Westminster District Plan 15175

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8309”**.

FIRST READING

DEC 19 2007

A PUBLIC HEARING WAS HELD ON

JAN 21 2008

SECOND READING

JAN 21 2008

THIRD READING

JAN 21 2008

OTHER REQUIREMENTS SATISFIED

MAR 03 2010

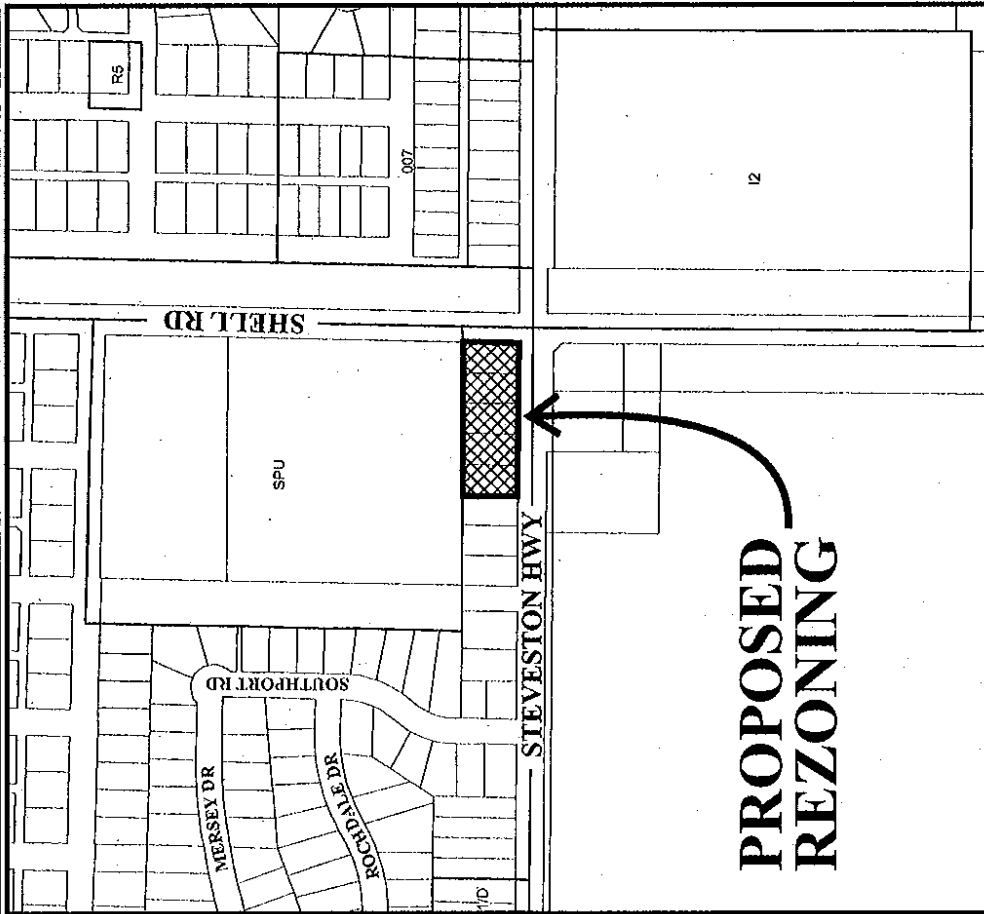
ADOPTED



MAYOR

CORPORATE OFFICER

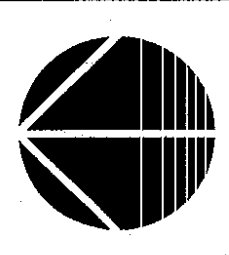
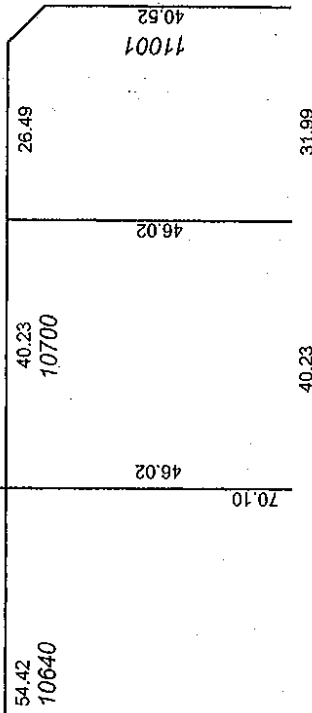
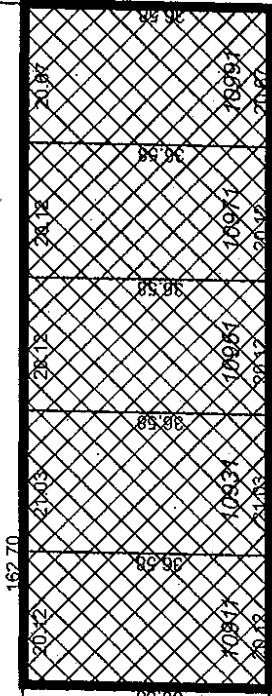
City of Richmond



**PROPOSED
REZONING**

SHELL RD

STEVESTON HWY



RZ 05-314267

Original Date: 10/05/05

Revision Date:

Note: Dimensions are in METRES