



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8433 (RZ 07-384741)
11900 NO. 1 ROAD & 4091, 4111 CHATHAM 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 291.199 thereof the following:

“291.199 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/199)”

The intent of this zoning district is to accommodate for congregate housing

291.199.1 PERMITTED USES

**CONGREGATE HOUSING;
ACCESSORY USES, BUILDINGS & STRUCTURES.**

The following uses are permitted as an **accessory use** to the **Congregate Housing** provided that the combined **gross leasable floor area** does not exceed 1,200 m² (12,920 ft²):

**FOOD CATERING ESTABLISHMENT;
COMMERCIAL ENTERTAINMENT.**

291.199.2 PERMITTED DENSITY

- .01 Subject to subsection .02 herein, the maximum **Floor Area Ratio** shall be: 1.75
- .02 For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude the following:
 - a) portions of a **building** that are **used** for off-street parking and loading purposes; unenclosed balconies; covered walkways; bicycle storage areas or garbage & recycling facilities;
 - b) elevator shafts and common stairwells above ground floor level;
 - c) mechanical and electrical rooms, provided that the total floor area of these facilities does not exceed 200 m² (2,152 ft²) per lot.

291.199.3 MAXIMUM LOT COVERAGE: 60%**291.199.4 MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **Public Road** Setback: 0.80 (2.62 ft.).

.02 **Side Yard**: 3.0 m (10 ft.).

.03 **Rear Yard**: 3.0 m (10 ft.).

291.199.5 MAXIMUM HEIGHTS

.01 **Buildings**: 21 m (69 ft.).

.02 **Accessory Buildings and Structures**: 5 m (16 ft.).

291.199.6 OFF-STREET PARKING

.01 Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this bylaw, except that:

(a) For **congregate housing**: 0.4 parking spaces for each sleeping unit;

(b) For **food catering establishment and commercial entertainment**: 8.5 spaces per 100 m² (1,076 ft²) of **gross leasable floor area of building**.

291.199.7 SIGNAGE

.01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Steveston Commercial (Three-Storey) District (C5)."

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/199)**.

P.I.D. 008-979-499

Lot 36 Section 2 Block 3 North Range 7 West New Westminster District Plan 27312

P.I.D. 009-341-421

Lot 3 Section 2 Block 3 North Range 7 West New Westminster District Plan 10518

P.I.D. 001-878-409

Lot 4 Section 2 Block 3 North Range 7 West New Westminster District Plan 10518

3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8433".

FIRST READING

SEP 22 2008

A PUBLIC HEARING WAS HELD ON

OCT 20 2008

SECOND READING

OCT 20 2008

THIRD READING

OCT 20 2008

OTHER REQUIREMENTS SATISFIED

MAY 20 2010

ADOPTED



MAYOR

CORPORATE OFFICER

