



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8460 (RZ 08-427931)  
9460 and 9480 Westminster Highway**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.202 thereof the following:

**“291.202 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/202)”**

The intent of this zoning district is to accommodate townhouses and secondary suites.

**291.202.1 PERMITTED USES**

**RESIDENTIAL**, limited to **Townhouses**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**ACCESSORY USES**, including a maximum of three (3) **secondary suites**.

**291.202.2 PERMITTED DENSITY**

.01 **Maximum Floor Area Ratio: 0.75; plus**

- a) 10% of the floor area total calculated above for the **lot** in question, which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides;
- b) 50 m<sup>2</sup> (538.2 ft<sup>2</sup>) per **dwelling unit** for use as **accessory buildings** or off-street parking;
- c) an additional 0.1 **Floor Area Ratio** will be permitted to be **used** exclusively for **amenity space**.

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 m<sup>2</sup> (107.6 ft<sup>2</sup>) 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.

**291.202.3 MAXIMUM LOT COVERAGE: 41%****291.202.4 MINIMUM SETBACKS FROM PROPERTY LINES****.01 Public Road Setback:**

- a) Katsura Street and Alder Streets: 4.5 m (14.7 ft.);
- b) Other **Public Roads**: 6 m (19.7 ft.);
- c) Bay windows and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1.2 m (3.9 ft.), and porches, and balconies may project into the **public road** setback for a distance of not more than 2 m (6.5 ft.);
- d) Gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building**, and entry stairs which provide access to an entrance at the first-**storey** level may be located within the **public road** setback, but shall be no closer to a property line than 2 m (6.5 ft.).

**.02 Side & Rear Yards: 3.0 m (9.8 ft.);**

- a) Porches, balconies, bay windows, electrical closets and cantilevered roofs forming part of the principal **building** may project into the **side** and **rear yards** for a distance of not more than 0.6 m (2.0 ft.).

**291.202.5 MAXIMUM HEIGHTS**

- .01 **Buildings and structures**: 13.2 m (43.3 ft), but containing no more than three **storeys**.
- .02 **Accessory Buildings and Structures**: 5 m (16.4 ft).

**291.202.6 OFF-STREET PARKING**

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw.”

- 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 areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/202)**.

P.I.D. 012-106-780

West Half Lot 8 Except: The South 251 feet; Block "A" Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

P.I.D. 012-106-739

Parcel "C" (Explanatory Plan 16827) East half of Lot 8 Block "A" Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

- 3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8460"**.

FIRST READING

NOV 24 2008

A PUBLIC HEARING WAS HELD ON

DEC 15 2008

SECOND READING

DEC 15 2008

THIRD READING

DEC 15 2008

OTHER REQUIREMENTS SATISFIED

JAN 06 2010

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

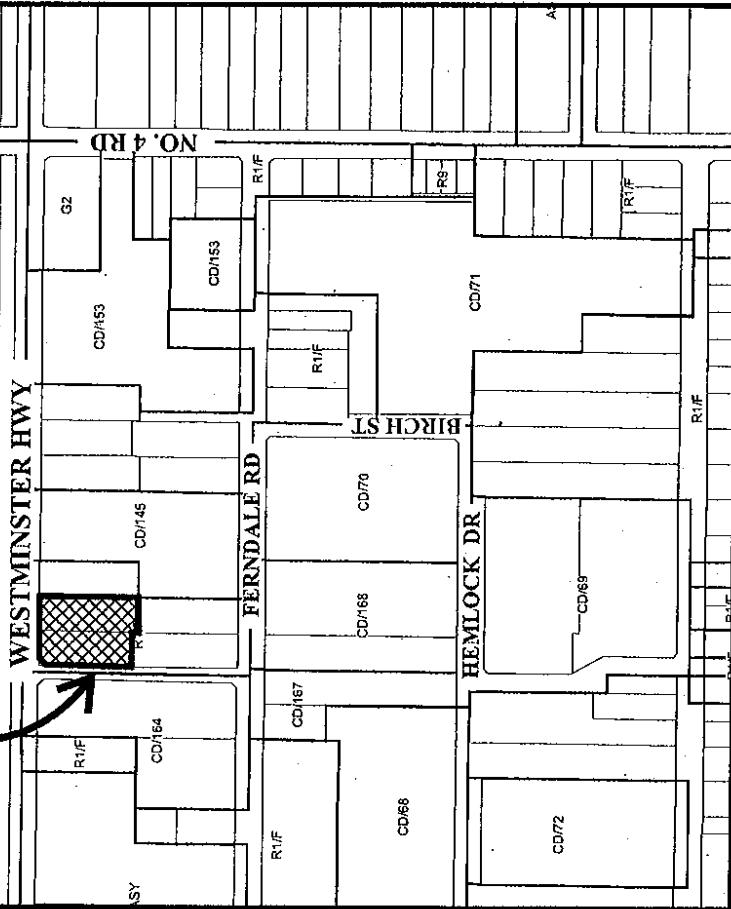
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



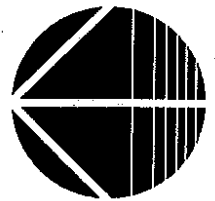
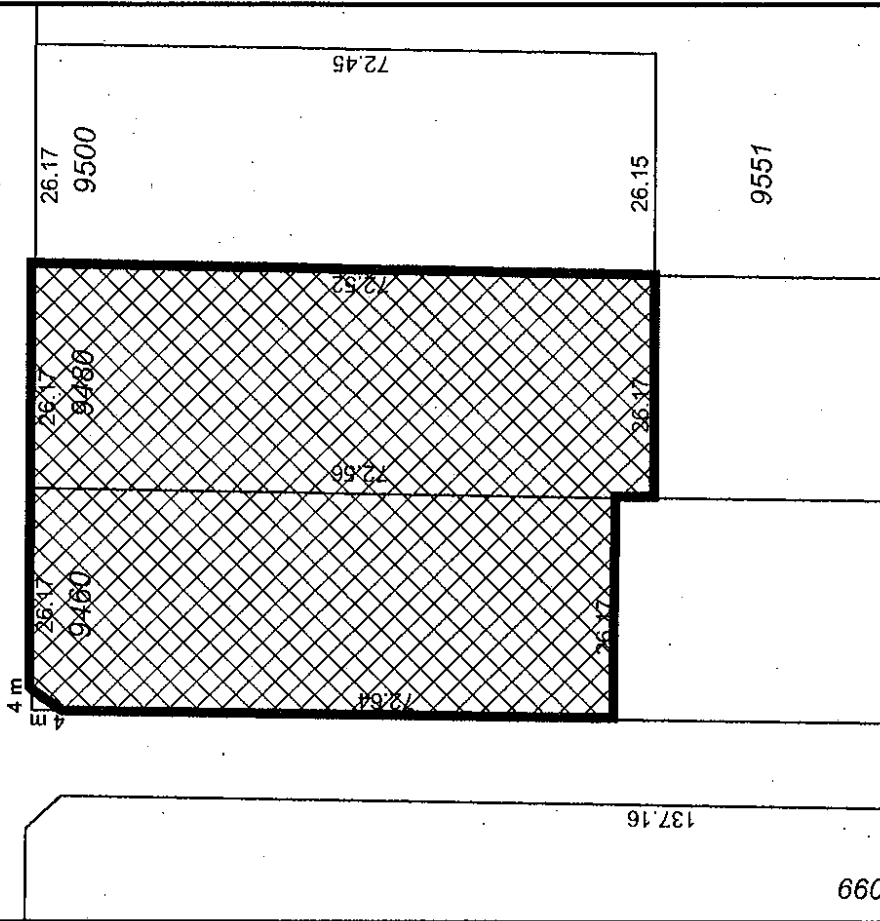
# City of Richmond

## PROPOSED REZONING



9111  
732.03

## WESTMINSTER HWY



# RZ 08-427931

Original Date: 07/24/08

Revision Date: 11/05/08

Note: Dimensions are in METRES