



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8545 (RZ 08-431606)
6451 PRINCESS LANE**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by:
 - i. Under the first permitted use in section 291.115.1 of Comprehensive Development District (CD/115), repealing the clause “but not including apartments”;
 - ii. Inserting into the Permitted Uses provisions in Comprehensive Development District (CD/115) subsection 291.115.1 the following:

“Housing, Apartment”
 - iii. Repealing Section 291.115.2(c) and replacing it with the following:

“For **Multiple-Family Dwellings** over a common underground parking **structure** and Apartments: 0.87 (exclusive of parts of the **building** that are used for off-street parking purposes);”
 - iv. Inserting the following new section directly after section 291.115.4.05

“.06 For Housing, Apartment:

 - a) **Public Road and Lane Setback:** 4 m (13.123 ft.)
 - i. balconies and porches forming part of the **principal building** may project into the **public road** and lane **setback** for a maximum distance of not more than 1.5 m (5 ft.);
 - b) **Side Yard and Rear Yard Setback:** 3 m (9.842 ft.)
 - i. bay windows, hutches, unenclosed fireplaces and chimneys forming part of the principal building may project into the **side yard** for a maximum distance of not more than 0.6 m (2 ft.)
 - ii. a parking **structure** may project into the **side yard setback**. Such encroachments must be landscaped or screened by a combination of tree, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.”

- 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/115)**.

P.I.D. 027-930-459

Lot 11 Section 18 Block 3 North Range 6 West New Westminster District Plan BCP41008

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8545”**.

FIRST READING

OCT 26 2009

A PUBLIC HEARING WAS HELD ON

NOV 16 2009

SECOND READING

NOV 16 2009

THIRD READING

NOV 16 2009

OTHER REQUIREMENTS SATISFIED

MAR 03 2010

ADOPTED



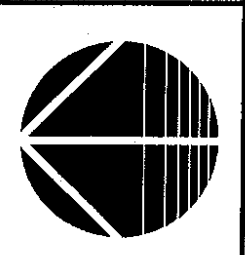
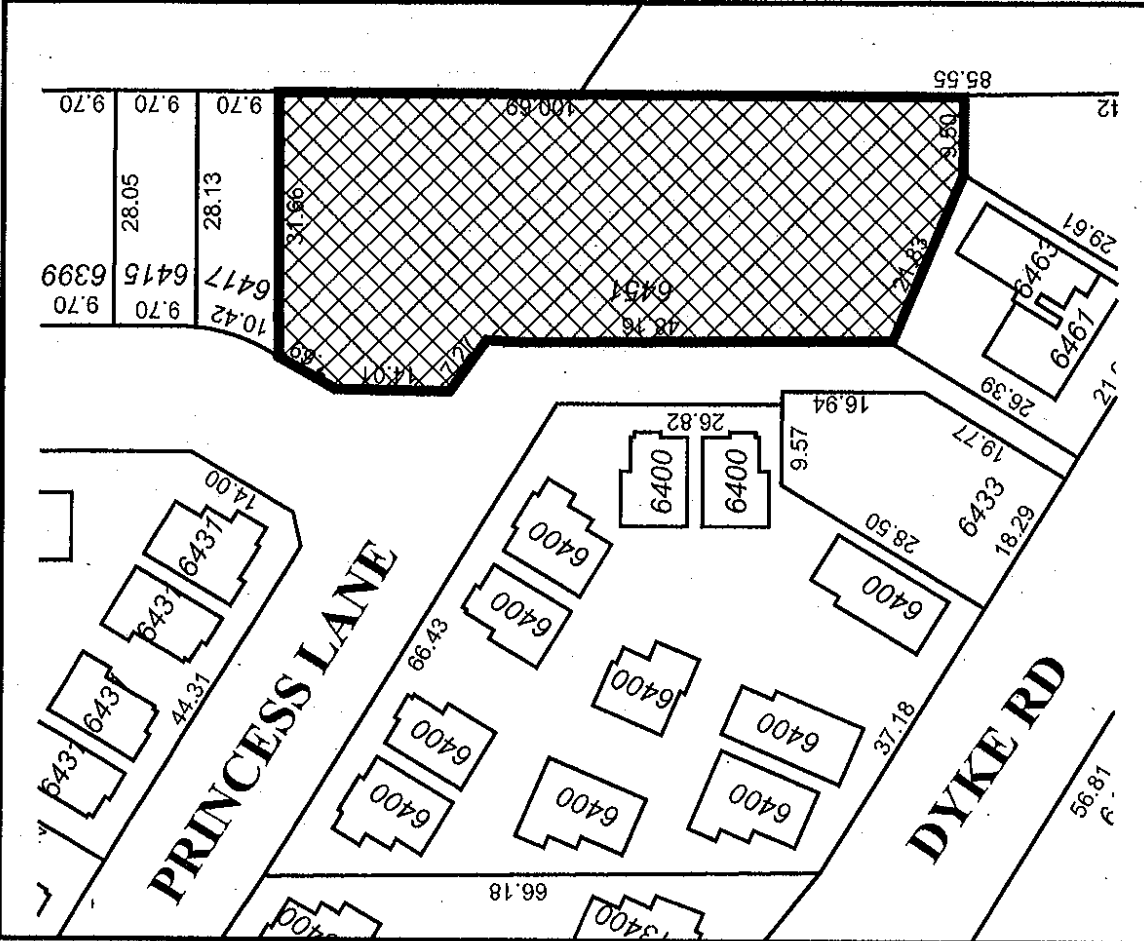
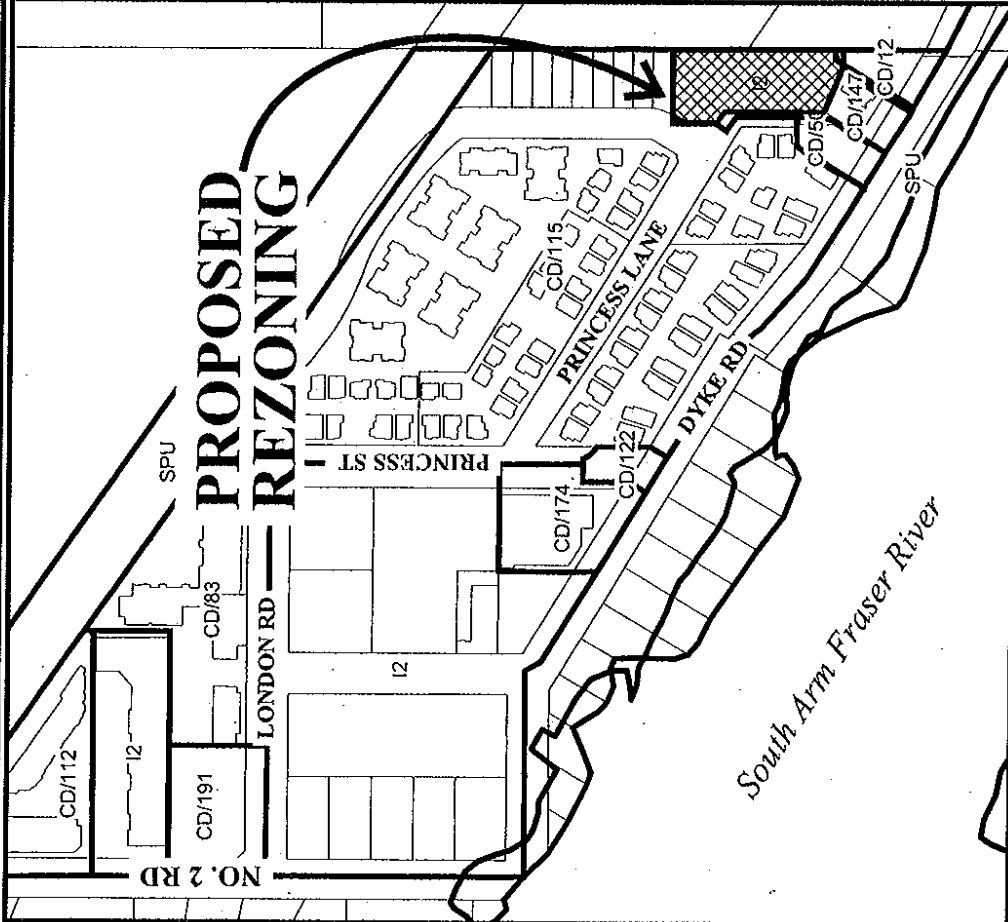
MAYOR

CORPORATE OFFICER



City of Richmond

PROPOSED REZONING



RZ 08-431606

Original Date: 08/06/08

Revision Date: 10/01/09

Note: Dimensions are in METRES