



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7895 (RZ 04-274082)
9411, 9431 FERNDALE ROAD AND 9420, 9440 WESTMINSTER
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 as Section 291.164 thereof the following:

“291.164 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/164)

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

291.164.1 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 four (4) **secondary suites**.

291.164.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:**

- a) 0.95, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; plus

50 m² (538.2 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;
- b) 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 used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such; and
- c) an additional 0.1 **floor area ratio** will be permitted to be **used** exclusively for **amenity space**.

291.164.3 MAXIMUM LOT COVERAGE: 41%**291.164.4 MINIMUM SETBACKS FROM PROPERTY LINES****.01 Public Road:**

- a) Katsura and Alder Streets: 4.5 m (14.7 ft.);
- b) Other 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.); and
- 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 Property Lines: 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.).

291.164.5 MAXIMUM HEIGHTS

.01 Buildings and structures: 13.2 m (43.3 ft), but containing no more than three **storeys**.

.02 Accessory Buildings: 5 m (16.4 ft).

291.164.6 MINIMUM LOT SIZE

.01 A building shall not be constructed on a **lot** which is less than 0.3 ha (0.741 ac) in size.

291.164.7 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 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 areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/164)**.

P.I.D. 000-649-210

Lot 40 Section 10 Block 4 North Range 6 West New Westminster District Plan 27647

P.I.D. 004-506-341

Lot 41 Section 10 Block 4 North Range 6 West New Westminster District Plan 27647

P.I.D. 008-910-731

Lot 38 Section 10 Block 4 North Range 6 West New Westminster District Plan 27647

P.I.D. 001-969-081

Lot 39 Section 10 Block 4 North Range 6 West New Westminster District Plan 27647

3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7895”**.

FIRST READING

FEB 14 2005

A PUBLIC HEARING WAS HELD ON

MAR 21 2005

SECOND READING

MAR 21 2005

THIRD READING

MAR 21 2005

OTHER CONDITIONS SATISFIED

JAN 04 2005

ADOPTED

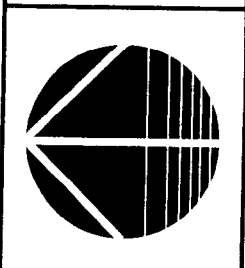
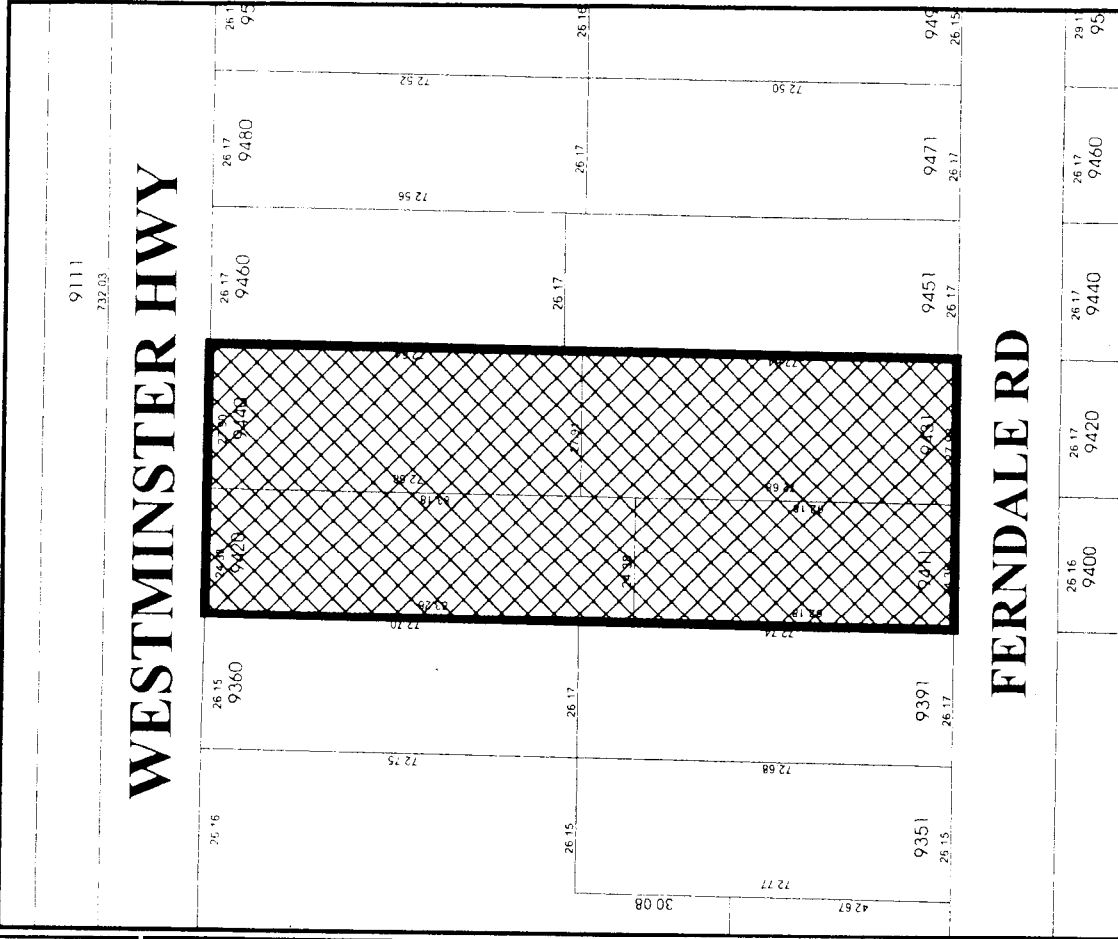
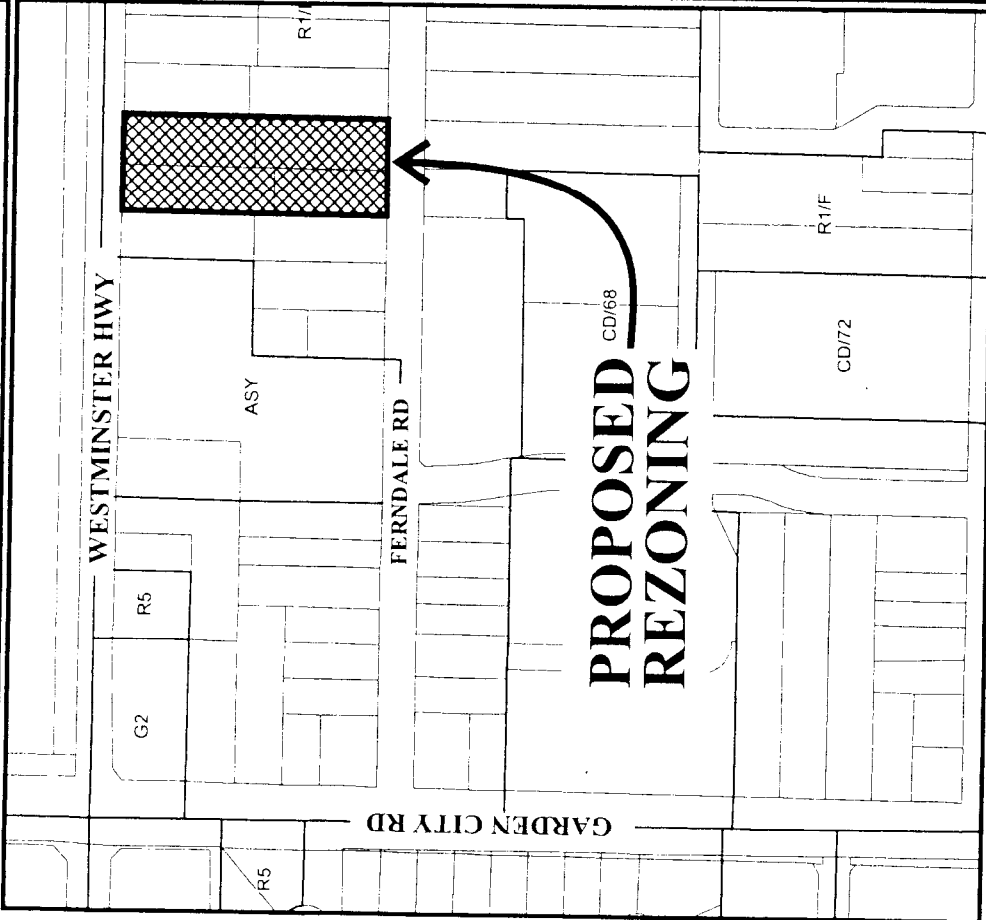


MAYOR

CITY CLERK



City of Richmond



RZ 04-274082

Original Date: 07/27/04

Revision Date:

Note: Dimensions are in METRES