



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8041 (RZ 06-326438)
5491 NO. 2 ROAD**

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 291.172 thereof the following:

“291.172 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/172)

The intent of this zoning district is to provide for high-density residential uses and congregate housing.

291.172.1 PERMITTED USES

RESIDENTIAL, limited to **Multiple-Family Dwelling and Congregate Housing**;
BOARDING & LODGING, limited to 2 persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, BUILDINGS & STRUCTURES, but excluding **secondary suites**.

291.172.2 PERMITTED DENSITY

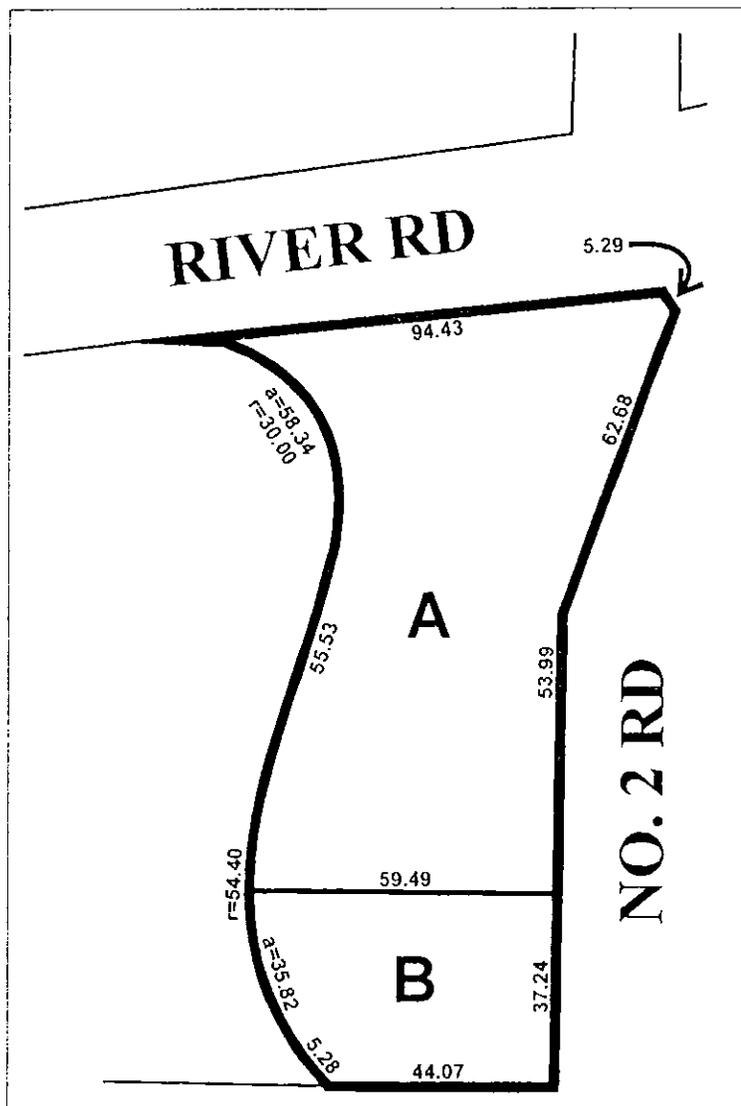
.01 Maximum Floor Area Ratio:

- a) 3.0;
- b) An additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**; and
- c) For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude the following:
 - (i) portions of a **building used** for required off-street vehicle and bicycle parking purposes;
 - (ii) unenclosed balconies; and
 - (iii) elevator shafts and common stairwells.

291.172.3 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a lot that is less than:
 - a) For the area identified as "A" in Diagram 1, Section 291.172.3.02: 6,000 m² (64,585.575 ft²) in area; and
 - b) For the area identified as "B" in Diagram 1, Section 291.172.3.02: 2,000 m² (21,528.525 ft²) in area.

.02 Diagram 1



291.172.4 MAXIMUM LOT COVERAGE:

- .01 For the area identified as "A" in Diagram 1, Section 291.172.3.02: 40% provided that a minimum of 50% of the lot is covered by pervious surfaces, of which 40% must be some combination of plant material demonstrating habitat value to the satisfaction of the City of Richmond.
- .02 For the area identified as "B" in Diagram 1, Section 291.172.3.02: 70%.

291.172.5 LOWEST HABITABLE FLOOR ELEVATION

- .01 For **dwelling units**: 4.0 m (13.123 ft.) geodetic.

291.172.6 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 For the area identified as "A" in Diagram 1, Section 291.172.3.02:
 - a) For off-street parking **structures**:
 - (i) 3 m (9.843 ft.) from the north, west and east **property lines**;
 - (ii) 0 m (0 ft.) from the **south property line**; and
 - (iii) parking **structures** below finished grade may project beyond the required **setback line**;
 - b) For all other **buildings and structures**:
 - (i) 3 m (9.843 ft.) from the south **property line**;
 - (ii) 6 m (19.685 ft.) from the north and east **property lines**; and
 - (iii) 20 m (65.617 ft.) from the west **property line**.
- .02 For the area identified as "B" in Diagram 1, Section 291.172.3.02:
 - a) For off-street parking **structures**:
 - (i) 3 m (9.843 ft.) from the west and east **property lines**;
 - (ii) 0 m (0 ft.) from the north and south **property lines**; and
 - (iii) parking **structures** below finished grade may project beyond the required **setback line**;
 - b) For all other **buildings and structures**:
 - (i) 6 m (19.685 ft.) from the west and east **property lines**;
 - (ii) 3 m (9.843 ft.) from the north and south **property lines**.
- .03 Notwithstanding the limitations imposed in Section 291.172.6.01 and 291.172.6.02 landscape **structures** and canopies at **building** entries may project beyond the required **setback line**.

291.172.7 MAXIMUM HEIGHTS OF BUILDINGS & STRUCTURES

- .01 For the area identified as "A" in Diagram 1, Section 291.172.3.02 the maximum **building and structure height** shall be as follows:
- a) Within 20 m (65.617 ft.) of the west **property line**: 5 m (16.404 ft.);
 - b) Within 102.5 m (336.286 ft.) of the south **property line** of the area identified as "B" in Diagram 1, Section 291.172.3.02: 45 m (147.638 ft.);
 - c) Elsewhere: 18 m (59.055 ft.); and
 - d) Where two maximum heights are identified in Section 291.172.5.01 a), b), and c) for a portion of area "A", the lower height shall apply.
- .02 For the area identified as "B" in Diagram 1, Section 291.172.3.02 the maximum **building and structure height** shall be as follows:
- a) For off-street parking **structures**: 5 m (16.404 ft.);
 - b) For all other **buildings and structures**:
 - (i) within 26 m (85.302 ft.) of the east **property line**: 24 m (78.740 ft.); and
 - (ii) elsewhere: 18 m (59.055 ft.).

291.172.8 OFF-STREET PARKING & LOADING

Off-street parking and loading shall be provided and maintained in accordance with Division 400 of this bylaw, EXCEPT THAT:

- .01 The number of parking spaces required for the following **uses** shall be:
- a) For **Multiple-Family Dwelling**:
 - (i) For residents: 1.28 spaces per **dwelling unit**;
 - (ii) For visitors: 0.17 spaces per **dwelling unit**;
 - (iii) Where two off-street parking spaces are to be used by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement such that one parking space is behind the other and both parking spaces are generally perpendicular to the drive aisle; and
 - b) For **Congregate Housing**: 0.4 parking spaces per **dwelling unit**

.02 Bicycle parking shall be provided according to the following minimum standards:

- a) For **Multiple-Family Dwelling**:
 - (i) For residents: 1.25 secured spaces per dwelling unit;
 - (ii) For visitors: 0.20 unsecured spaces per dwelling unit;
- b) For **Congregate Housing**:
 - (i) For staff: 0.10 secured spaces per dwelling unit;
 - (ii) For visitors: 0.10 unsecured spaces per dwelling unit;
- c) For the purposes of this subsection, a secured space shall mean a bicycle locker or parking space in a lockable bicycle room, and an unsecured space shall mean a parking space at an outdoor bicycle rack."

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/172).

P.I.D. 018-594-433

Lot D Section 1 Block 4 North Range 7 West, New Westminster District Plan LMP13619

3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8041".

FIRST READING

MAR 13 2006

PUBLIC HEARING

APR 18 2006

SECOND READING

APR 18 2006

THIRD READING

APR 18 2006

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

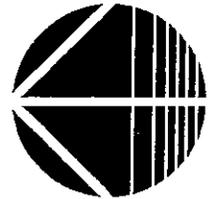
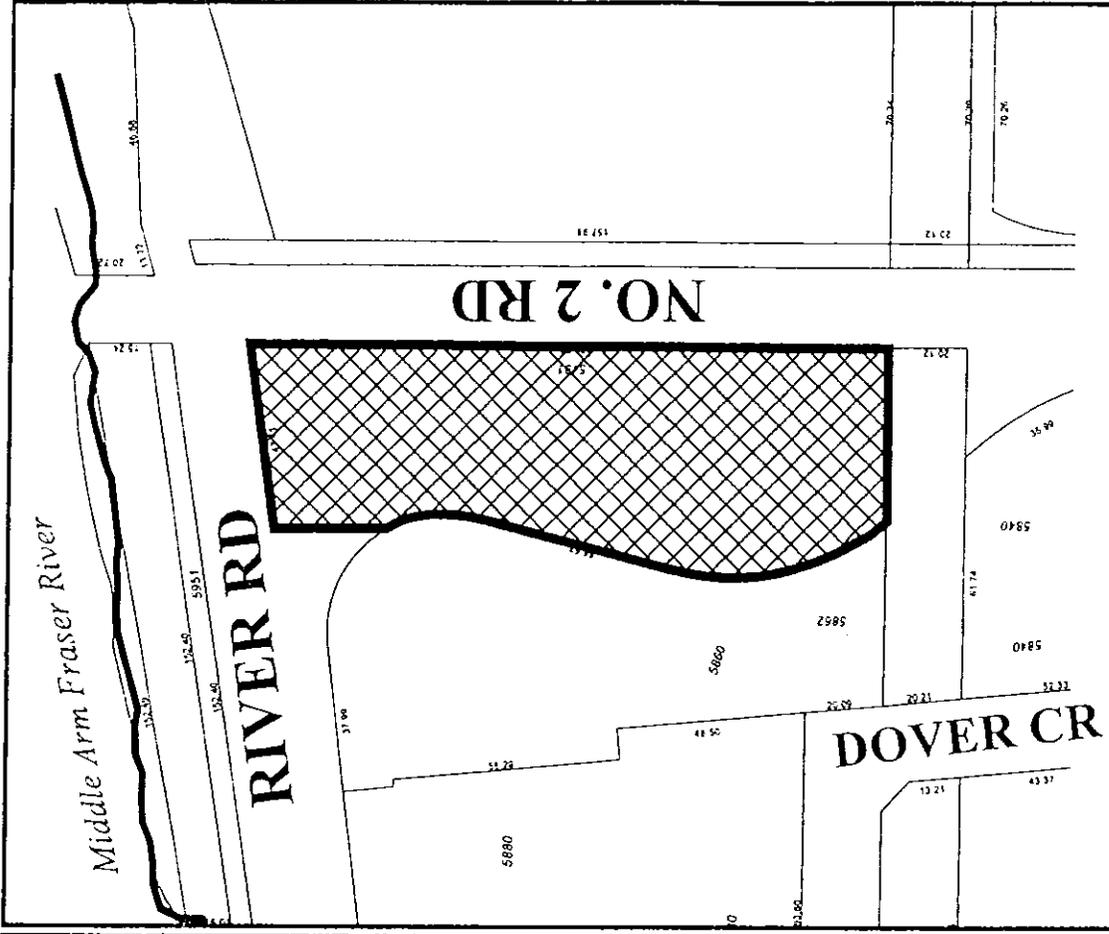
CORPORATE OFFICER



City of Richmond

PROPOSED REZONING

Middle Arm Fraser River



RZ 06-326438

Original Date: 02/03/06

Revision Date:

Note: Dimensions are in METERS