



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7860 (RZ 03-243383)  
Portion of 8080 Francis Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting Section 291.159 thereof the following:

**"291.159 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/159)"**

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

**291.159.1 PERMITTED USES**

**RESIDENTIAL**, limited to **townhouses**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**ACCESSORY USES**.

**291.159.2 PERMITTED DENSITY**

**.01 Maximum Floor Area Ratio:**

- (a) 0.70;
- (b) An additional 50 m<sup>2</sup> (538.21 ft<sup>2</sup>) per **dwelling unit** (either for the exclusive use of individual units or for the total development) for use as **accessory buildings** and off-street parking; and
- (c) An additional 0.1 **floor area ratio** shall be permitted provided that it is entirely **used** to accommodate **amenity space**.

**291.159.3 MINIMUM LOT SIZE**

- .01 Townhouses** shall not be constructed on a **lot** which is less than 4,500 m<sup>2</sup> (48,440 ft<sup>2</sup>) in area.

**291.159.4 MAXIMUM LOT COVERAGE: 40%.**



<b>Yard Setback</b>	<b>Minimum Setback Required</b>
<b>Public Road Setback</b> (north)	Francis Road: 4.5 m to Building 1 and 2 6.0 m to Building 3
(east)	Rideau Gate: 6 m to Building 1 and 7
<b>Side Yard</b> (south)	12.1 m to Building 5 8.0 m to Building 6 8.8 m to Building 7
<b>Rear Yard</b> (west)	3.7 m to Building 3 5.1 m to Building 4 7 m to Building 5

#### 291.159.6 MAXIMUM HEIGHTS

- .01 Principal **buildings**: Three-storeys but not exceeding 11 m (36 ft.).
- .02 Accessory **buildings**: 5 m (16 ft.).

#### 291.159.7 OFF-STREET PARKING

- .01 Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw EXCEPT THAT:
  - (a) Off-street parking shall be provided at the rate of:
    - i. For residents: 2.0 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 area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/159)**.

That area shown cross-hatched on “Schedule A attached to and forming part of Bylaw No. 7860.”

3. This Bylaw is cited as **"Richmond Zoning And Development Bylaw 5300 Amendment Bylaw 7860"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

NOV 22 2004  
DEC 20 2004  
DEC 20 2004  
DEC 20 2004  
JAN 16 2006



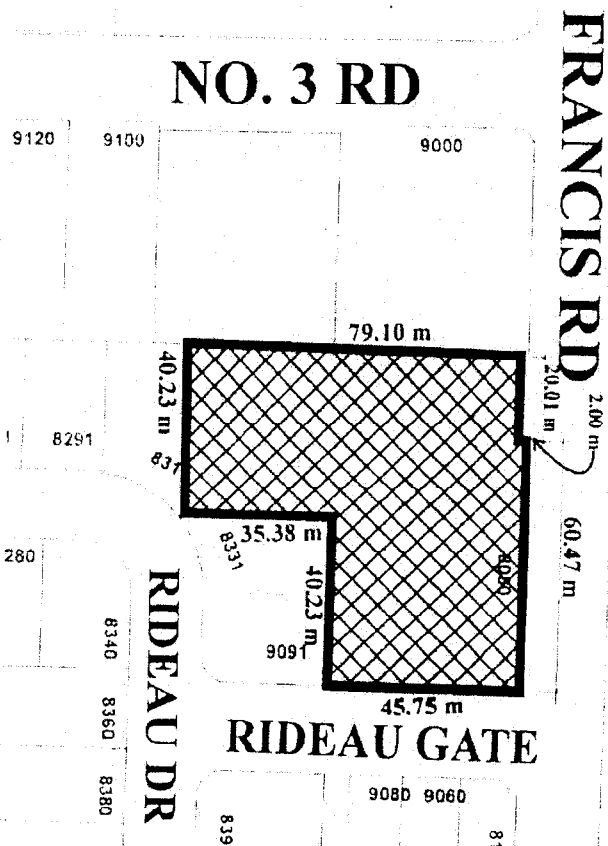
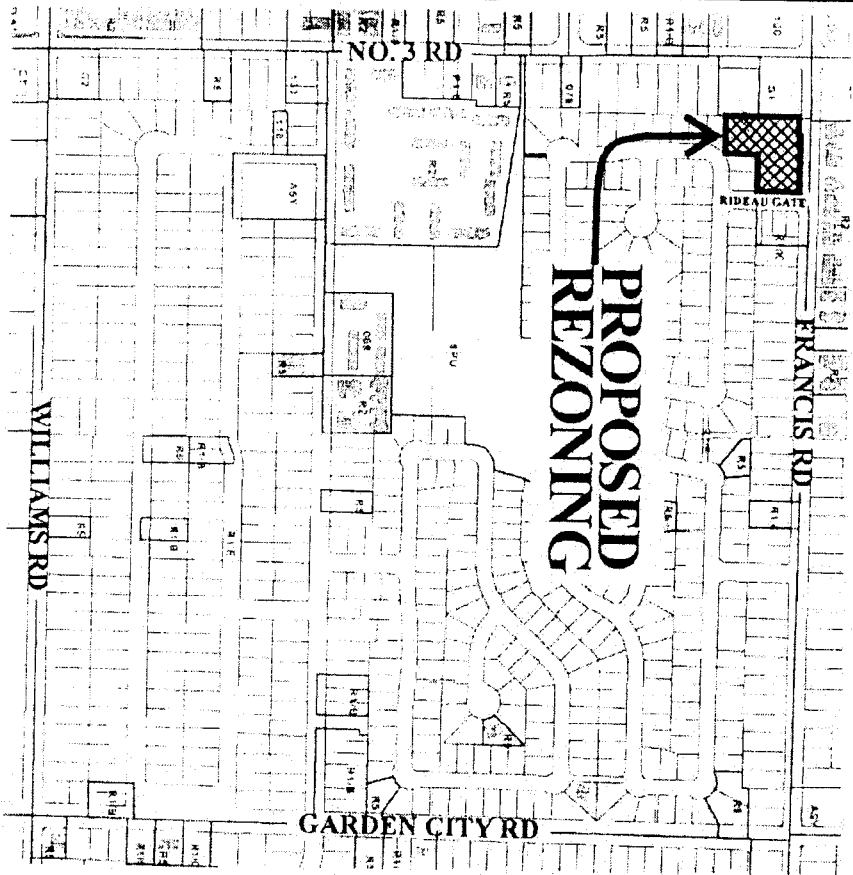
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MAYOR

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CITY CLERK

# "Schedule A"



City of Richmond



RZ 03-243383

Original Date: 08/13/03

Revision Date:

Note: Dimensions are in METRES

