



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7822  
(RZ 04-267632)**

**6440 GARDEN CITY ROAD, PART OF 6388 KATSURA STREET, AND  
9071, 9111, 9131, 9151, 9171, AND 9211 ALBERTA 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 291.154 thereof the following:

**“291. 154 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/ 154)**

The intent of this zoning district is to accommodate high density residential uses with limited commercial use.

**291.154.1 PERMITTED USES**

**RESIDENTIAL**, limited to **Townhouses** and **Multiple-Family Dwellings**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**RETAIL TRADE & SERVICES**, PROVIDED THAT it is ancillary to a  
**residential** use and that it is limited to a maximum of 464.5 m<sup>2</sup> (5,000  
ft<sup>2</sup>) of **gross leasable floor area** located on the ground floor;  
**COMMUNITY USE**;  
**ACCESSORY USES**;  
**RADIO & TELEVISION TRANSMISSION FACILITIES**, provided that this  
use does not occur within 20 m (65.617 ft.) of the ground.

**291.154.2 PERMITTED DENSITY**

- .01 For Commercial Use: 0.05.
- .02 For all other uses: 2.45, together with an additional 0.1 **floor area ratio** PROVIDED THAT it is entirely **used** to accommodate **amenity space**.
- .03 For the purposes of this subsection, **floor area ratio** shall be deemed to exclude the floor area **used** for off-street parking or unenclosed balconies.

**291.154.3 MINIMUM LOT SIZE**

- .01 A **building** shall not be constructed on a **lot** of less than 4,040 m<sup>2</sup> (43,487.6 ft<sup>2</sup>) in area.

**291.154.4 MAXIMUM LOT COVERAGE: 80%.**

**291.154.5 MINIMUM SETBACKS FROM PROPERTY LINES**

.01 For Commercial Use:

- (a) 3 m (9.84 ft.) from Garden City Road.
- (b) 2 m (6.56 ft.) from all other property lines.

.02 For all other uses:

- (a) 10 m (32.8 ft.) from Garden City Road.
- (b) 6 m (19.685 ft.) from Katsura Street.
- (c) 2 m (6.56 ft.) from all other property lines.

.03 EXCEPT THAT porches, balconies, bay windows, cantilevered roofs, and entry stairs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 0.45 m (1.5 ft.).

**291.154.6 MAXIMUM HEIGHTS**

.01 **Buildings:** 45 m (147.63 ft.).

.02 **Structures:** 20 m (65.617 ft.).

.03 **Accessory Buildings:** 5 m (16.404 ft.).

**291.154.7 OFF-STREET PARKING**

.01 Off street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw, EXCEPT THAT the minimum number of parking spaces per **dwelling unit** shall be as follows:

- (a) For **dwelling units** having a maximum of one bedroom: 1.0
- (b) For **dwelling units** having two or more bedrooms: 1.2
- (c) Visitor parking for all units: 0.2

.02 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 maneuvering 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/154)**:

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7822."

- 3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7822"**.

FIRST READING

SEP 27 2004

A PUBLIC HEARING WAS HELD ON

OCT 18 2004

SECOND READING

OCT 18 2004

THIRD READING

OCT 18 2004

OTHER CONDITIONS SATISFIED

MAR 09 2005

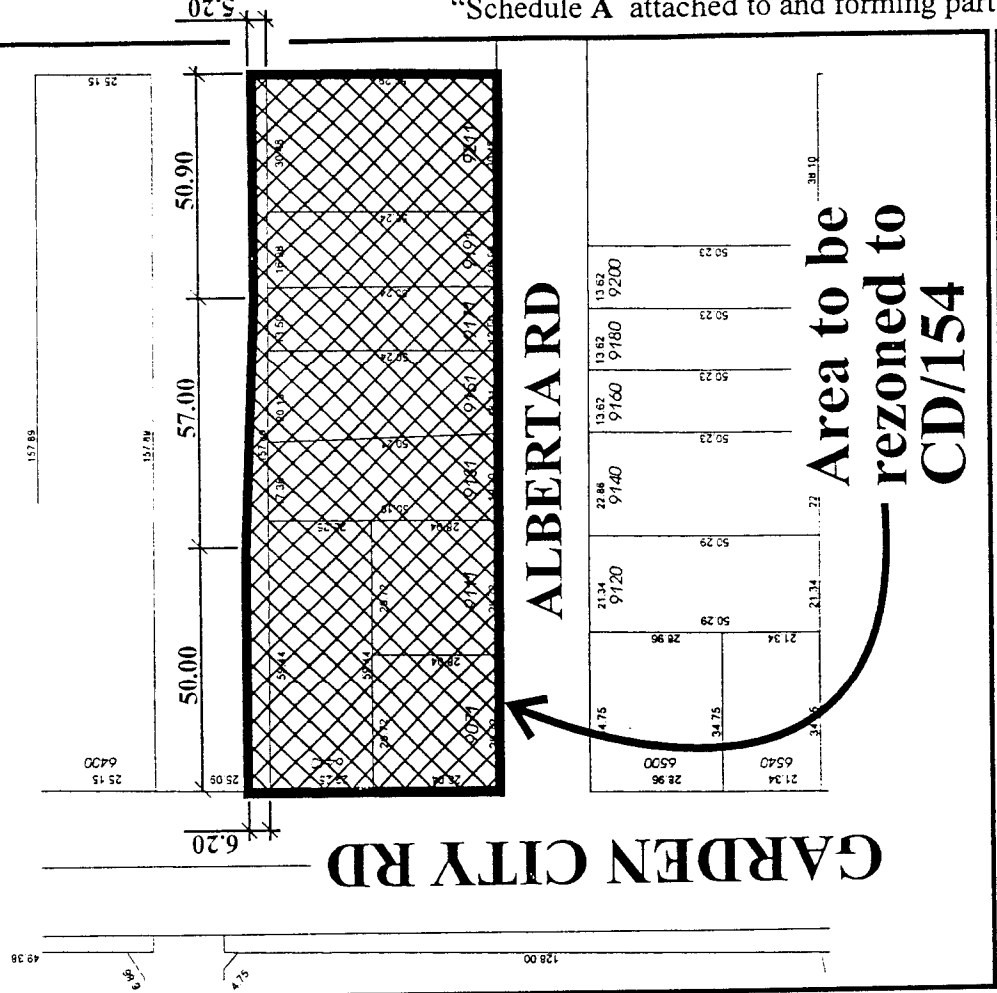
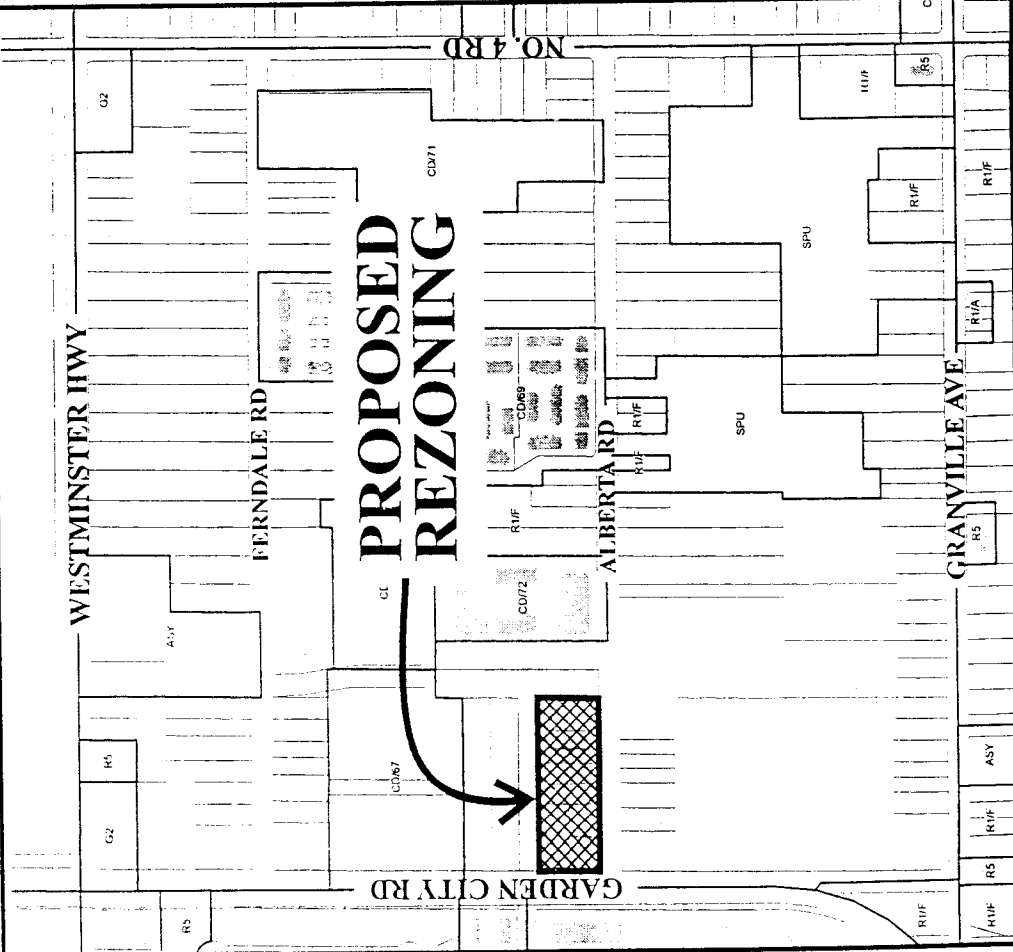
ADOPTED



\_\_\_\_\_  
MAYOR

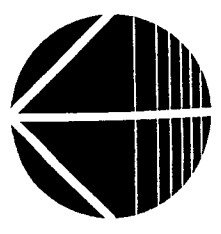
\_\_\_\_\_  
CITY CLERK

# City of Richmond



**Area to be rezoned to CD/154**

**RZ 04-267632**



Original Date: 04/15/04  
 Revision Date: 09/08/04  
 Note: Dimensions are in METRES