



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8078 (RZ 04-286813)
13251 Princess Street and 6211 Dyke Road

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

" 291.174 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/174)

The intent of this zoning district is to accommodate **multiple-family dwellings**

291.174.1 PERMITTED USES

RESIDENTIAL, limited to **Multiple-Family Dwellings**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, BUILDINGS & STRUCTURES;
RESIDENTIAL PARKING, ACCESS AND STORAGE within a parking garage

291.174.2 PERMITTED DENSITY

01 **Maximum Floor Area Ratio:** 1.45

(a) an additional **0.1 floor area ratio** provided that it is entirely **used** to accommodate common indoor **amenity space**.

02 For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude the following:

(a) portions of a **building** that are **used** for off-street parking and bicycle storage purposes located in the parkade;

(b) unenclosed balconies;

(c) elevator shafts and common stairwells; and

(d) common mechanical and electrical storage rooms, **PROVIDED THAT** the total floor area of these facilities does not exceed 30 m² (323 ft²).

291.174.3 MINIMUM LOT SIZE

01 A **building** shall not be constructed on a **lot** which is less than 1,900 m² (20,450ft²) in area.

291.174.4 MAXIMUM LOT COVERAGE: 50%

291.174.5 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Public Road Setback

- (a) Dyke Road: 6 m (19.7 ft);
- (b) Princess Street: 3 m (9.8 ft);
- (c) Notwithstanding the limitations imposed above:
 - (i) Porches, balconies, bay windows, entry stairs and cantilevered roofs forming part of the principal **building** may project into the Dyke Road setback for a distance of not more than 2.0 m (6.6 ft) and into the Princess Street setback for a distance of not more than 0.6 m (2.0 ft);
 - (ii) Gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building** may be located within the **public road** setback, but shall be no closer to a **property line** than 2 m (6.6 ft); and
 - (iii) Parking **structure** below finished grade may project into the **public road** setback, but shall be no closer to a **property line** than 3 m (9.8 ft).

02 Side & Rear Yards: 3 m (9.8 ft);

- (a) Notwithstanding the limitations imposed above:
 - (i) Cantilevered roofs forming part of the principal **building** may project into the **side** and **rear yards** for a distance of not more than 1.2 m (3.9 ft); and
 - (ii) Parking **structure** below finished grade may project into the **side** and **rear yards**, but shall be no closer to a **property line** than .45 m (1.5 ft).

291.174.6 MAXIMUM HEIGHTS

.01 Buildings and Structures: 18 m (59 ft).

.02 Accessory Buildings: 5 m (16.4 ft)

291.174.7 OFF-STREET PARKING

.01 Off street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw.

- (a) Where two 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.

- 1. 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/174)**:

P.I.D. 003-566-226

Lot 13 Section 18 Block 3 North Range 6 West New Westminster District Plan 693; and

P.I.D. 015-220-869

Lot B Section 18 Block 3 North Range 6 West New Westminster District Plan 693

- 2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8078**".

FIRST READING

JUN 12 2006

A PUBLIC HEARING WAS HELD ON

JUL 17 2006 SEP 06 2006

SECOND READING

SEP 06 2006

THIRD READING

SEP 06 2006

DEVELOPMENT REQUIREMENTS SATISFIED

APR 12 2007

ADOPTED

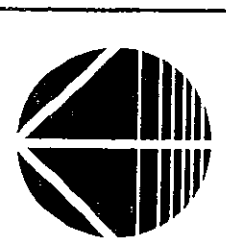
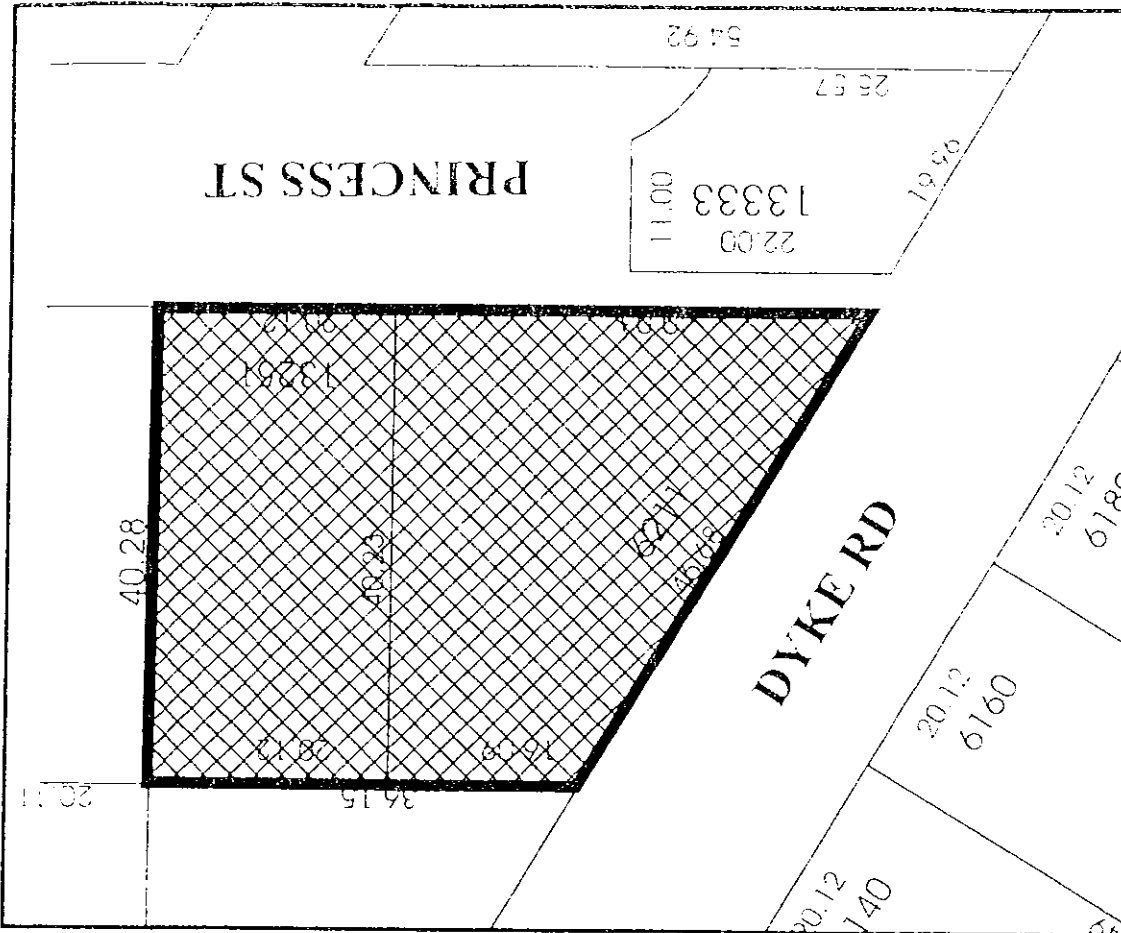
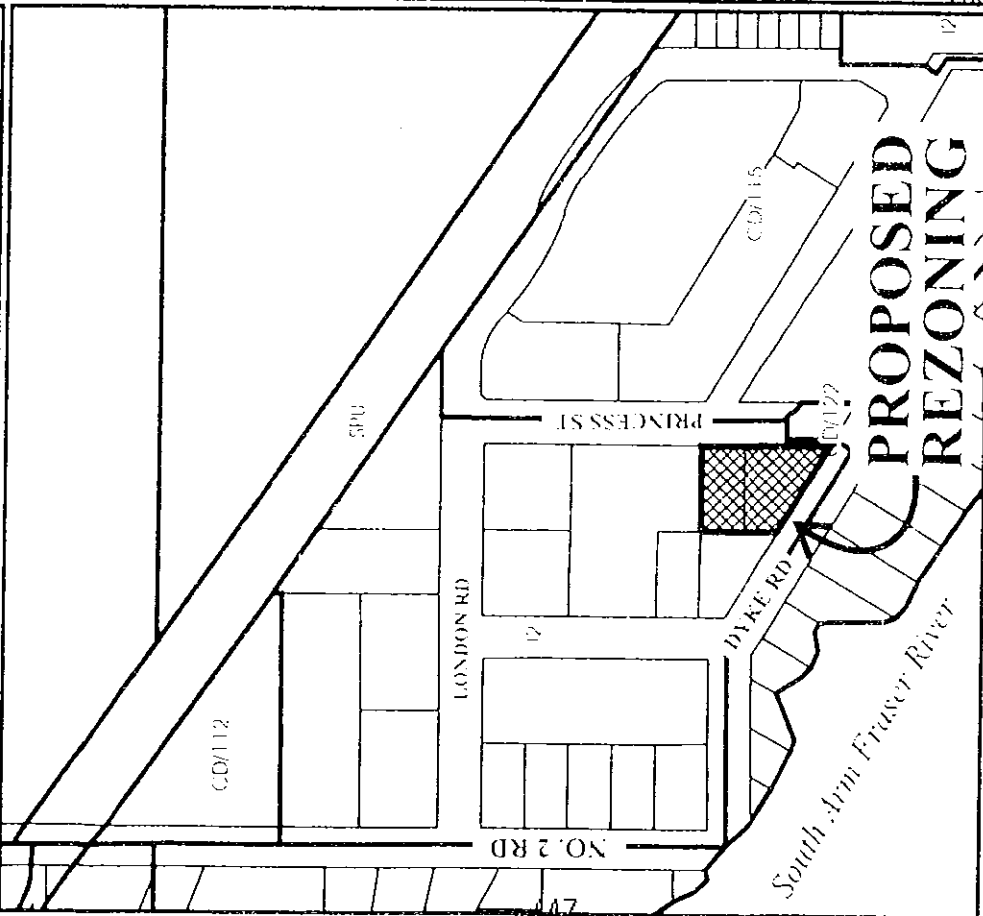


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 04-286813

Original Date: 12/09/04

Revision Date: 07/18/06

Note: Dimensions are in METERS