



City of Richmond

Report to Committee

To: Planning Committee
From: Raul Allueva
Director of Development

To Planning - Apr 19, 2005

Date: March 15, 2005

RZ 04-272343

File: 8060-20-7922

Re: **APPLICATION BY TOYU GARDEN CITY DEVELOPMENT LTD. TO REZONE
9440 FERNDAL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT
DISTRICT (CD/168).**

Staff Recommendation

That Bylaw No. 7922, to create a new multiple-family residential zone, "Comprehensive Development District (CD/168)" and to rezone 9440 Ferndale Road, from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/168)", be introduced and given first reading.

Raul Allueva
Director of Development
Att. 7

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Toyu Garden City Development Ltd. has applied to rezone 9440 Ferndale Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/168) in order to permit the development of 24 two and three storey townhouses on the site (**Attachment 1**). Included with this development are frontage improvements along Ferndale Road, dedication of lands and construction of the portion of Hemlock Drive along its south frontage, and the granting and construction of a Public Rights-of-Passage Right-of-Way for a Trail across the entire west side of the property from Hemlock Drive to Ferndale Road.

Proposed Zoning (Comprehensive Development District, CD/168)

The proposal to develop townhouses is generally consistent with the McLennan North Sub-Area Plan. However, the current application, prepared in conjunction with the adjacent application for 9420 Ferndale Road, proposes to jointly grant and construct the Trail, share driveways, and to blend density between the adjoining sub-areas. The subject proposal would benefit from a higher density, with a reduced density for the proposal at 9420 Ferndale .

Proposed Road Changes

This application is presented along with the companion application by Am-Pri Construction Ltd. to rezone 9420 Ferndale Road (RZ 04-270154), for a similar townhouse development. OCP Amendment Bylaw No. 7920, to amend the Area Plan, is presented along with that application, and its adoption is required in order for this application to proceed. OCP Amendment Bylaw No. 7920 proposes a re-designation from "Principal Road" to "Trail" for the portion of the proposed Alder Street between Hemlock Drive and Ferndale Road.

Findings Of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a summary of the proposed development data and the proposed Bylaw requirements.

Surrounding Development

The proposed site is in the McLennan North Sub-Area (**Attachment 3**) south of Ferndale Road, and midway between Katsura Street to the west, and Birch Street to the east. The site is at the western edge of Residential Area 3 of the McLennan North Sub-Area Plan. The existing development surrounding the site is described as follows:

- The area immediately east of the subject site consists of two existing single-family homes and then a site zoned for apartment and townhouse development in Residential Area 3, an area with the same designation as the subject site;
- To the south, a large townhouse development;
- To the west, the site for a similar townhouse development, application (RZ 04-270154); and
- To the north at 9411 Ferndale Road, the site of a recent proposal by Western Ferndale Holdings (RZ 04-274082) for 48 three-storey townhouses.

Related Policies

Official Community Plan

The McLennan North sub-area plan objectives include:

- **Land Use:** Residential, two-family dwelling, 2 & 3-storey townhouses.
- **Density:** Designated for a base density of 0.65 floor area ratio (F.A.R.). To date, approvals in Residential Area 3 (**Attachment 3**) have been for:
 - 0.75 FAR at 9471 Ferndale Road (Palladium) for townhouses, where substantial public benefits in the form of contributions to roads and affordable housing were provided;
 - 0.71 FAR at 6233 Birch Street (Cressey) for townhouses, where substantial public benefits in the form of road dedication and park land were provided; and
 - 0.69 FAR at 6300 Alder Street (Cressey) for townhouses, where substantial public benefits in the form of road dedication and park land were provided.
- **Roads:** The Land Use Plan has indicated that a portion of Alder Street is to be constructed through this development. Staff have re-assessed the need for this portion of Alder Street between Hemlock Drive and Ferndale Road and determined that:
 - There is sufficient capacity in the newly created portions of Katsura Street and Birch Street to serve the neighbourhood;
 - It is not required from a road capacity, vehicle safety or access circulation perspective;
 - However, it is desirable to ensure that a pedestrian and cycling greenway corridor be established to provide a good north-south non-vehicular connection to support the existing and proposed road network;
 - The applicant is to provide a right-of-way for the Trail, which may be combined in cooperation with the adjacent development to the west, and combined with the internal driveway to access the site; and
 - OCP Amendment Bylaw 7920, brought forward concurrent with this application with the application for the adjacent proposal at 9420 Ferndale Road (RZ 04-270154) to replace this portion of Alder Street with a Greenway Trail on the Land Use Plan (**Attachment 4**).
- **Park:** Land has been secured for community and neighbourhood parks. Planning began in 2003, with limited construction having commenced in 2004 and continuing in 2005.
- **Development Permit Guidelines:** To provide a range of grade-oriented housing types for a variety of household and age groups, including high-density multiple-family housing. In the high-density multiple-family residential areas – Consistent setbacks and building heights, regular, small gaps between buildings, and building forms, which strongly orient to adjacent streets and public open spaces.

Staff Comments

The applicant has agreed to legal and development requirements associated with the application (**Attachment 5**). Preliminary Architectural Drawings (Site plan and elevations) are enclosed for reference (**Attachment 6**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement (street frontage improvements) and Building Permit.

Analysis

The proposal is consistent with the objectives of the McLennan North Sub-Area Plan in terms of unit type, scale, and open space. In particular:

- The proposed site layout provides for an attractive pedestrian oriented streetscape of townhouses fronting Ferndale Road and Hemlock Drive, which is consistent with the guidelines for Residential Area 3;
- The proposed density of 0.81 F.A.R., above the 0.65 base F.A.R for this area, is an appropriate density for this location. It is proposed that the densities between this site and the neighbouring site to the west at 9420 Ferndale Road, which will share a common driveway and provide a public greenway through the site, will be blended;
- The proposed density increase, resulting from a blending of densities with the adjacent proposal at 9420 Ferndale Road, is accommodated on the site without compromising the appropriate building height for the area (2 and 3-storey) or site coverage (proposed at less than 40%);
- The size and location of the common open space, within the central portion of the site, is appropriate in serving all the residents of the development;
- The setback from Ferndale Road is consistent with the minimum front yard setback of the neighbouring single-family home to the east at 9460 Ferndale Road;
- The two-storey end unit provides a transition to the neighbouring existing single-family homes;
- Townhouse clusters have been oriented to position end walls adjacent to the existing single-family home to minimize overlook and overshadowing;
- The proposed two and three-storey height of units is appropriate within this sub-area (2 and 3-storey is permitted) to achieve a transition in scale between the permitted four-storey maximum height in Residential Area 2 to the west and to provide an appropriate relationship to the existing single-family homes to the east;
- The proposed townhouse street wall expression, which defines the edge of the public streets, is consistent with the development permit guidelines with respect to massing, which call for a consistent building massing with little or no interruptions;
- The proposed three-storey form provides generous outdoor open space (171 m² common outdoor area and 38.3% site coverage proposed) throughout the site in keeping with the formal park-like setting envisioned in the Area Plan;

- A tree survey has been submitted, which has identified several trees within the site for potential retention. At the Development Permit stage, options for tree retention should be explored, where possible. Where retention is not possible, an equivalent compensation value in replacement trees is recommended;
- The dedication and construction of a portion of Hemlock Drive will facilitate implementation of the Transportation Plan for the area;
- A cross access agreement is required to ensure that access and greenway development are shared with the neighbouring development parcel at 9420 Ferndale Road;
- Payment in lieu of providing indoor amenity space is proposed in accordance with OCP policy;
- An aircraft noise exposure covenant will be required as a condition of rezoning approval;
- The proposed project is consistent with Richmond's planning and development objectives and is expected to be an attractive and fitting addition to McLennan North's multiple-family neighbourhood;
- The applicant's contribution of \$0.60 per square foot buildable contribution (e.g., approximately \$19,100) towards the City's Affordable Housing Reserve Fund is appropriate to meet City objectives;
- The proposed new zone, Comprehensive Development District (CD/168), would accommodate this particular townhouse development in McLennan North - Residential Area 3, at the boundary with the higher density Residential Area 2. It is large enough to accommodate the allowable density of 0.81 FAR, while providing well-designed and appropriate open space;
- The proposed CD district also establishes building setbacks, height, site coverage, and parking requirements that are generally consistent with the intent of the Area Plan. The CD District, however, does permit a variable side yard setback. The CD district establishes a minimum side yard setback of 3 m (10 ft.) but allows single-storey building elements to encroach 1.5 m (5 ft.) and two-storey building elements to encroach 1.0 m (3 ft.) into the required side yard setback. These proposed side yard setback encroachments enable an articulated building face to be provided while still maintaining an appropriate side yard setback for this form of development; and
- Overall, the project appears to be well designed and deserving of support.

At the time of Development Permit, details that will need to be addressed include:

- The design of the greenway connecting Hemlock and Ferndale Road (sidewalk on both sides lined with "street" trees) is acceptable. Special paving at the Ferndale entrance should be incorporated to signify the publicly accessible Right of Way.
- Visitor parking spaces should be adjusted to allow better integration of the open space.
- Location of garbage and recycling facilities, site signage etc. is to be considered.


Guidelines for the issuance of Development Permits for multiple-family projects are contained in Schedule 2.10 of Bylaw 7100 (City Centre Area Plan).

Financial Impact

None.

Conclusion

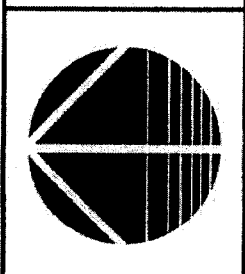
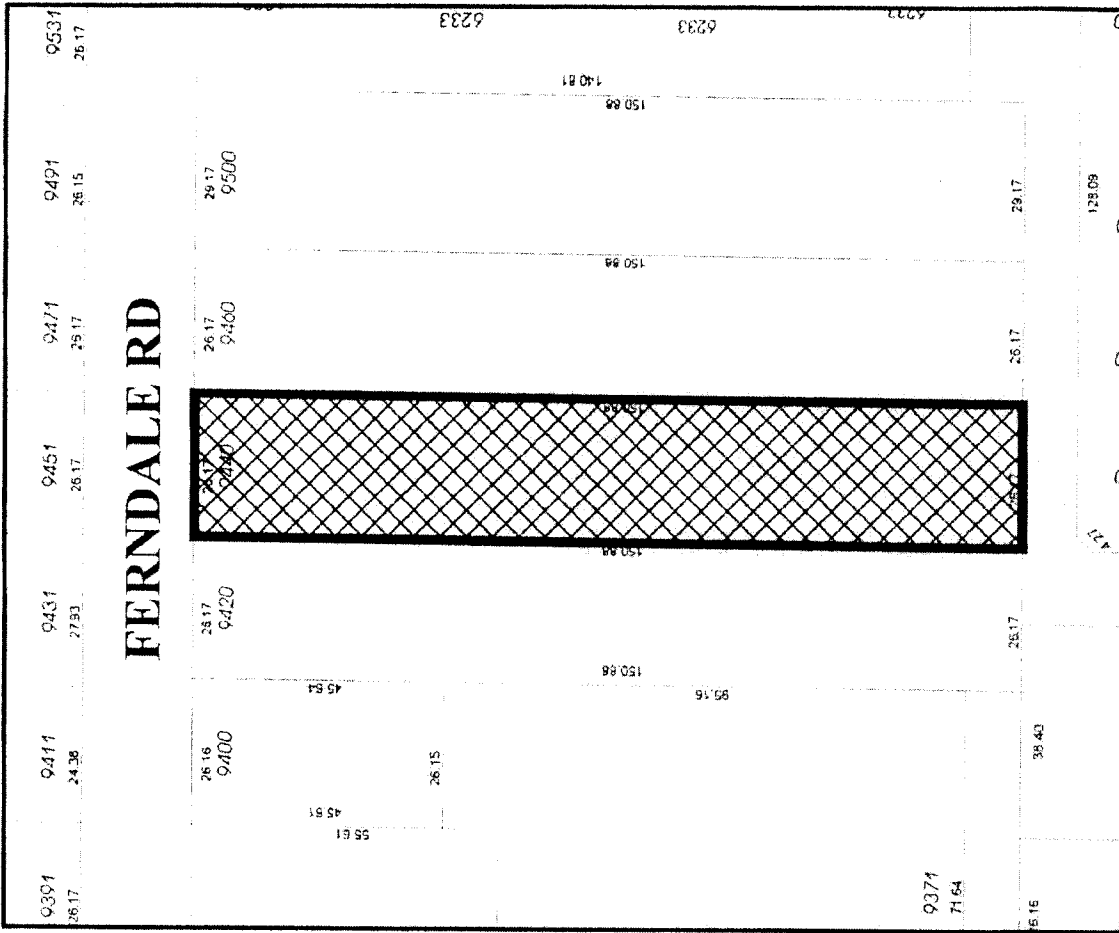
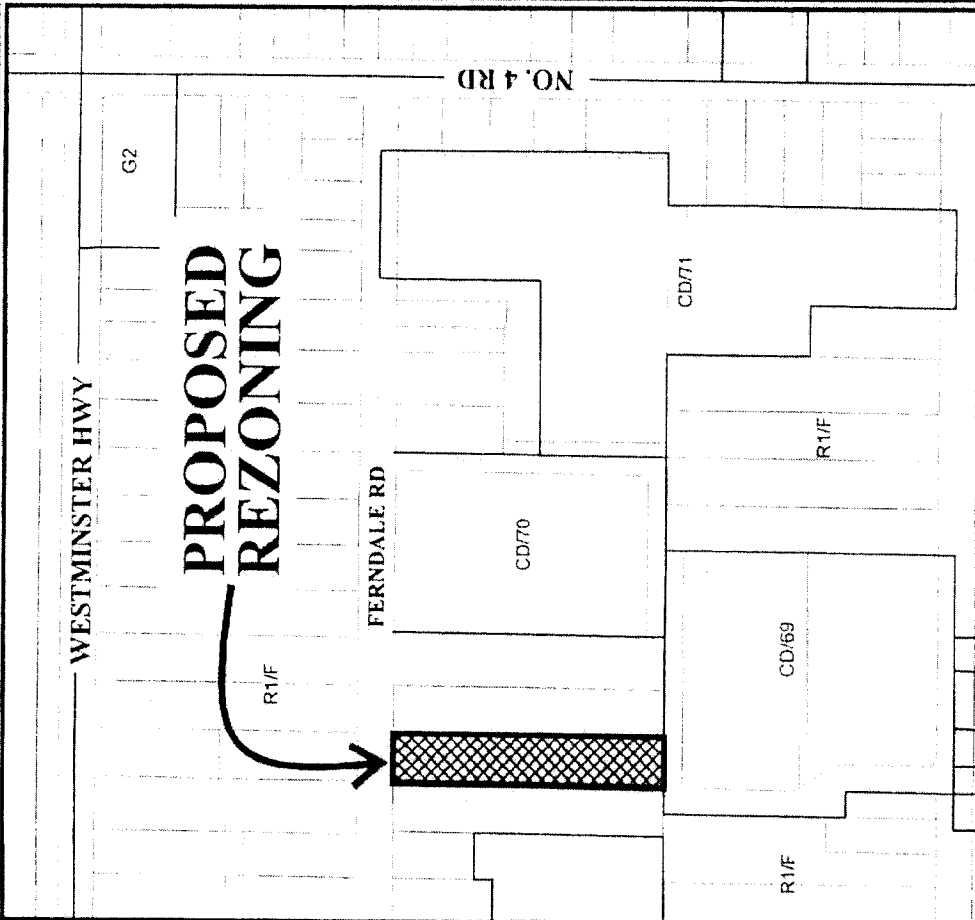
The subject proposal is in conformance with citywide, City Centre, and McLennan North objectives for development and population growth. The proposed use of Comprehensive Development District (CD/168) is consistent with the McLennan North Sub-Area and with previously approved projects in the immediate vicinity. Overall, the project is attractive and a good fit with the neighbourhood. On this basis, staff recommend that the proposed rezoning application be approved.

for 
Eric Fiss
Policy Planner (4193)
EF:cas

LIST OF ATTACHMENTS

- | | |
|--------------|---|
| Attachment 1 | Zoning Site Map |
| Attachment 2 | Development Application Data Sheet |
| Attachment 3 | McLennan North Land Use Map |
| Attachment 4 | OCP Amendment Bylaw 7920 - Proposed McLennan North Land Use Map |
| Attachment 5 | Conditional Rezoning Requirements |
| Attachment 6 | Preliminary Architectural Drawings (Site plan and elevations) |
| Attachment 7 | Proposed Greenway/Trail Plan |

City of Richmond



RZ 04-272343

Original Date: 07/08/04

Revision Date:

Note: Dimensions are in METRES



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Policy Planning Department

RZ 04- 272343

Address: 9440 Ferndale Rd

Applicant: Toyu Garden City Development Ltd.

Planning Area(s): City Centre Area - McLennan North Sub-Area (Schedule 2.10C)

	Existing	Proposed
Owner:	Toyu Garden City Development Ltd.	No Change
Site Size (m²): (by applicant)	3,943.1m ² (42,443 ft ²)	3,681.7 m ² (39,629 ft ²) – Reduced by 261.4 m ² for road dedication
Land Uses	Single-Family Residential	Townhouse Residential
OCP Designation	Residential	No Change
Area Plan Designation	Residential Area 3, 0.65 base F.A.R., Two-family Dwelling, 2 & 3-storey Townhouses	No Change
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/168) • Permits Townhouses at 0.81 F.A.R.
Number of Units	1 Single-family dwelling	24 Townhouse Units
Other Designations	Airport Noise Sensitive Development Area 4	No Change

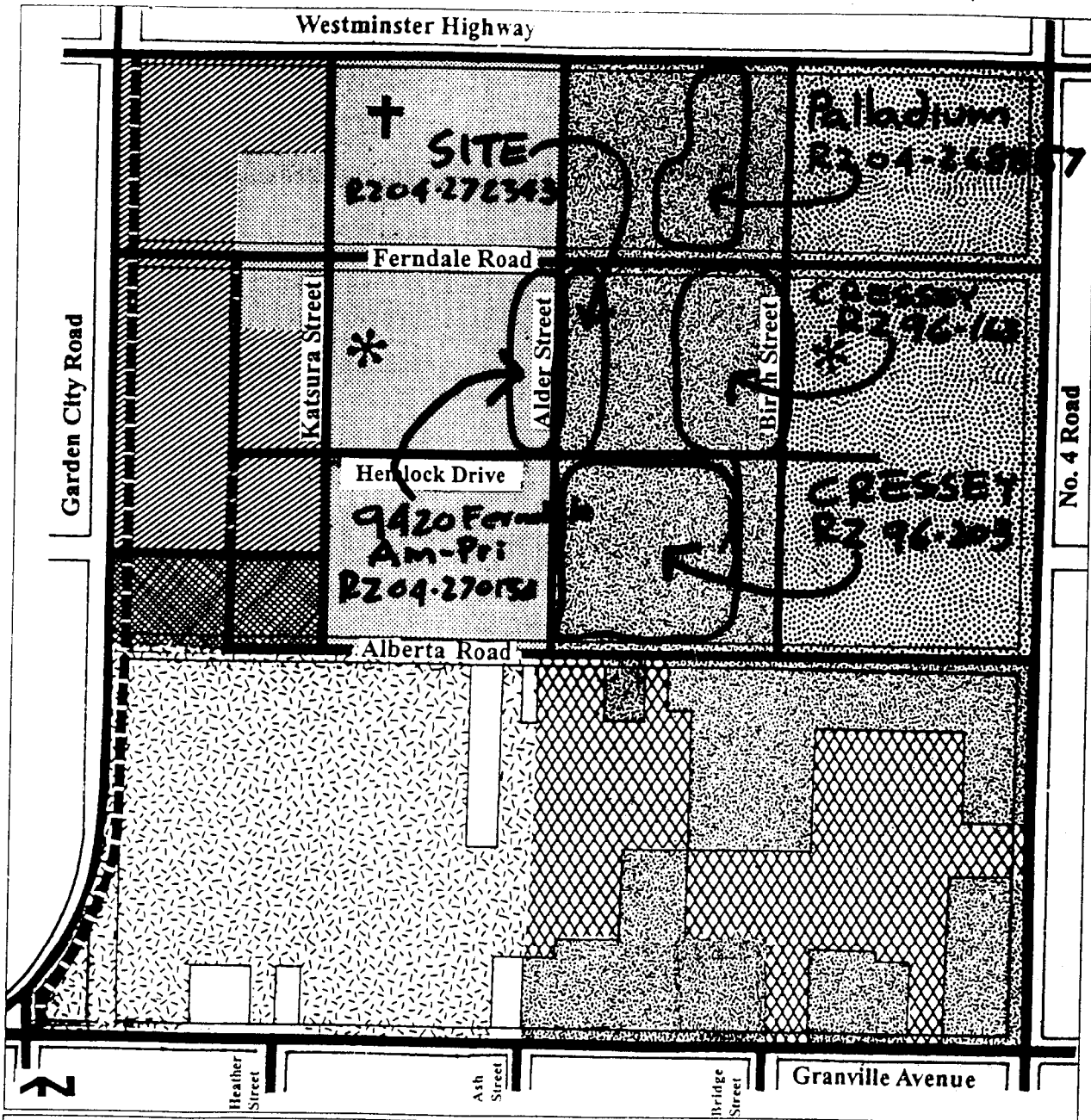
	Bylaw Requirement	Proposed	Variance
Density (units/acre)	N/A	27 upa	none required
Floor Area Ratio:	Max. 0.81 F.A.R.	0.81 F.A.R.	none permitted
Lot Coverage – Building:	Max. 40%	39%	none
Lot Size (min. area)	0.3 ha	0.36 ha	none
Setback (m) – Ferndale Road Hemlock Drive	6.0 m Min. 5.0 m Min.	6.0 m Min. 5.0 m Min.	none
Setback – Side & Rear Yards (m):	Min. 3.0 m for 3-storeys Min. 2.0 m for 2-storeys Min. 1.5 m for 1-storey	Min. 3.0 m for 3-storeys Min. 2.0 m for 2-storeys Min. 1.5 m for 1-storey	none
Height (m):	12 m, no more than 3 storeys	11 m, 3 storeys	none













	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Residents (R) / Visitor (V):	(R): 1.5 spaces /unit x 24 units = 36 spaces, and (V): 0.2 spaces/unit x 24 units = 5 spaces	(R): 48 spaces, and (V): 5 spaces	none
Off-street Parking Spaces – Total:	41 spaces	53 spaces	none
Tandem Parking Spaces	Where two parking spaces provided per single dwelling unit	42 spaces for 21 units	none
Amenity Space – Indoor:	70 m ² or payment of cash-in-lieu	payment of cash-in-lieu \$29,000	none
Amenity Space – Outdoor:	6 m ² per unit x 24 units = 144 m ²	171 m ²	none

Other: Tree replacement compensation required for loss of existing trees.

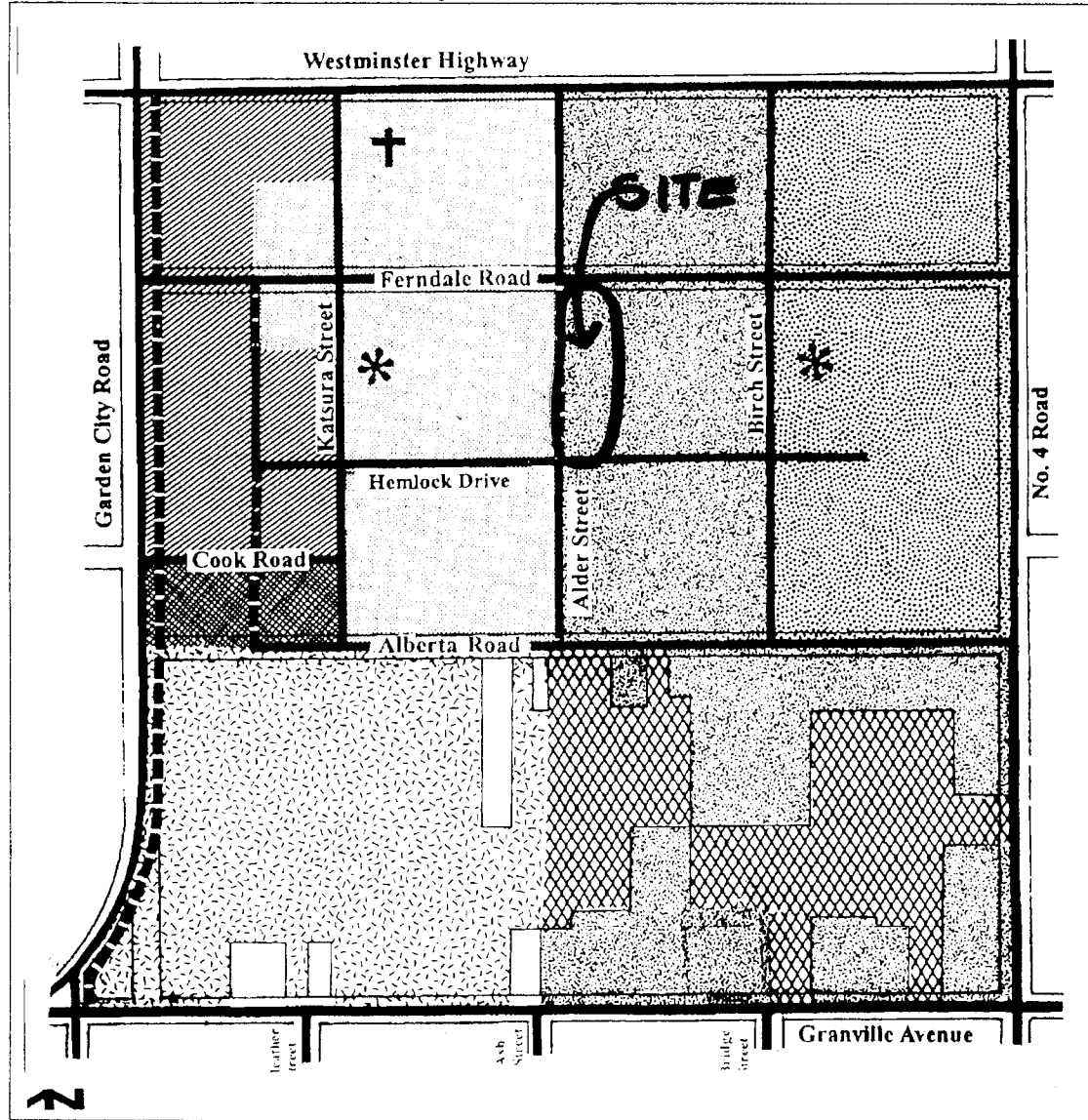
City of Richmond













Land Use Map *Bylaw 7637*
2004/05/25



	Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (up to 8-storeys) / High-rise Apts. (up to 45 m)		Residential Area 4 0.55 base F.A.R. One & Two- Family Dwelling & Three-Dwelling Townhouses (2 1/2-storeys max.)		School
	Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)		Residential Area 5 0.55 base F.A.R. One-Family Dwelling		Neighbourhood Parks
	Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses		Mixed Residential/ Retail/Community Uses		Trail
			Community Park		Principal Roads
					Church

PROPOSED
McLennan Land Use Map



 <p>Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (up to 8-storeys) / High-rise Apts. (up to 45 m)</p>	 <p>Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)</p>	 School  Neighbourhood Parks
 <p>Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)</p>	 <p>Residential Area 5 0.55 base F.A.R. One-Family Dwelling</p>	 Trail  Principal Roads
 <p>Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses</p>	 Mixed Residential/ Retail/Community Uses  Community Park	 Church

Conditional Rezoning Requirements 9440 Ferndale Road - RZ 04-272343

Prior to final adoption of Zoning Amendment Bylaw 7922, the developer is required to complete the following requirements:

1. Dedication of 10m along the entire south Property Line for Hemlock Drive.
2. Registration of an approximately 4.5 m (3.0 m minimum) Public Rights of Passage Right of Way (PROP ROW) for a greenway for pedestrians and cyclists connecting Hemlock Drive to Ferndale Road. The works are to be included in the forthcoming Servicing Agreement.
3. Registration of a cross access agreement with the developer of 9420 Ferndale Road (RZ 04-270154 – Am-Pri Construction Ltd.) to provide shared access between their sites and jointly provides the greenway/walkway.
4. Registration of an aircraft noise covenant.
5. Contribution of \$0.60 per buildable square foot (e.g. \$19,100) towards the City’s affordable housing fund.
6. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
7. Contribution of \$1,000 per dwelling unit for the first 19 units and \$2,000 per unit for the additional 5 units (e.g. \$29,000) in-lieu of on-site amenity space to go towards development of the McLennan South neighbourhood park.
8. That OCP Amendment Bylaw 7920 has been adopted by Richmond City Council.

Prior to issuance of a Building Permit, enter into a Servicing Agreement* for the design and construction of the greenway and Ferndale Road and Hemlock Drive frontages complete with:

1. The approximately 4.5 m (3.0 m minimum) greenway: Exact details to be determined in consultation with Parks and Policy Planning, and are to include provisions for pedestrians and cyclists (e.g., a portion of the PROP ROW is to be a sidewalk for pedestrians and a portion is to be on the internal driveway through the site to accommodate cyclists). The design and location of the greenway is to be done in conjunction with the proposed adjacent development at 9420 Ferndale Road (RZ 04-270154 – Am-Pri Construction Ltd.).
2. Ferndale Road frontage: Works include road widening, curb and gutter, creation of a 3.91m grass and treed boulevard, with Zed street lighting and BC Hydro and Telus preducting all in the same corridor, with a 1.75m sidewalk at the property line. Ferndale Road is on the DCC program, so credits will apply.
3. Hemlock Drive half-road construction: Works include a 1.75m concrete sidewalk at property line, with a 4.25m grass and treed boulevard, Zed street lighting and a BC Hydro/Telus ducting corridor included, the curb and gutter, and a 3.8m+/- asphalt surface, the easterly portion of which will match up with existing Hemlock Drive. No DCC credits for Hemlock Drive.

* Note: This requires a separate application.

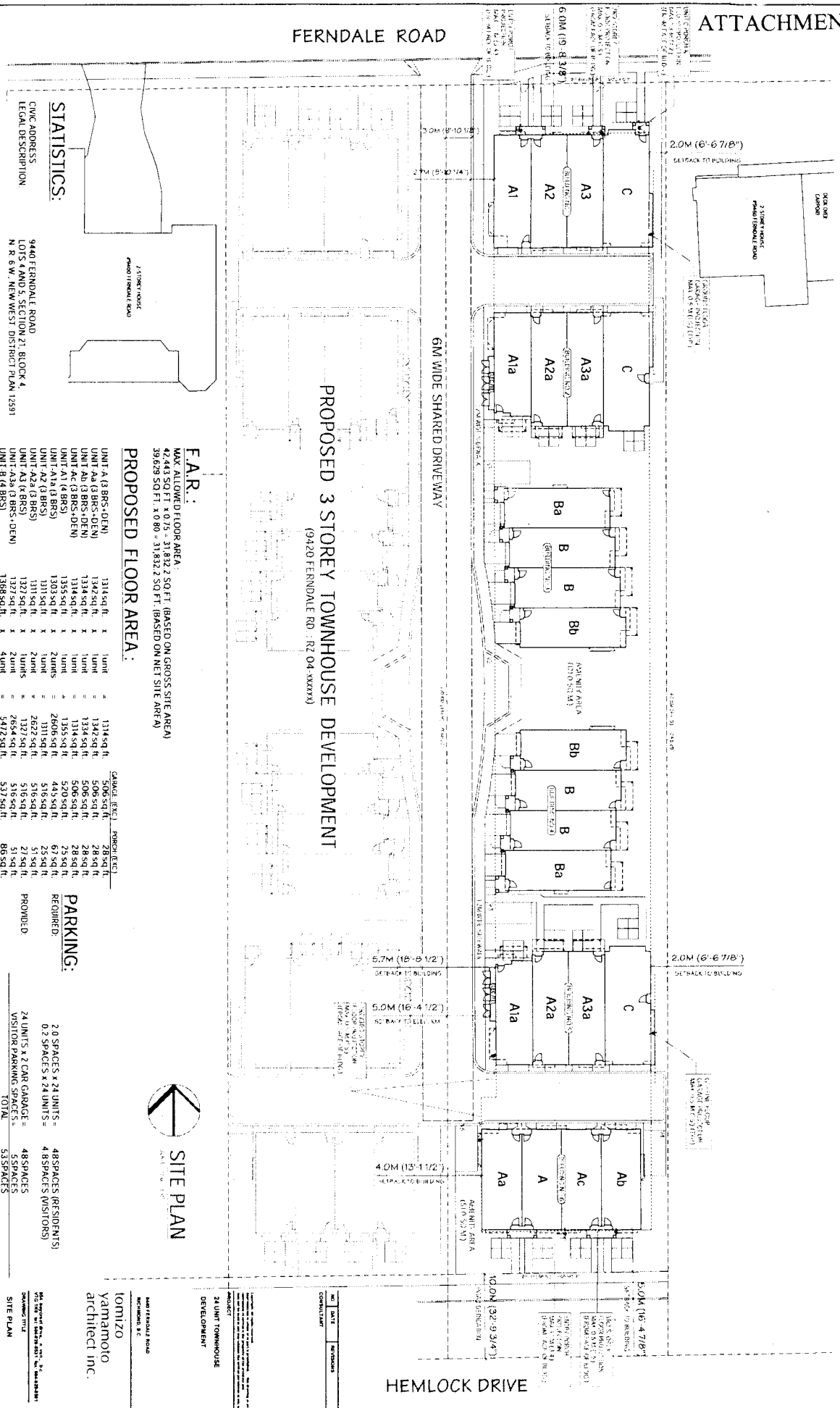
(Signed copy on file)

(March 18, 2005)

Signed

Date

FERNDALE ROAD



PROPOSED 3 STOREY TOWNHOUSE DEVELOPMENT
(9420 FERNDALE RD.: RZ 04-XXXXX)

F.A.R.:
MAX. ALLOWED FLOOR AREA: 42,443 SQ FT * 0.75 = 31,832.2 SQ FT. (BASED ON GROSS SITE AREA)
39,629 SQ FT. * 0.80 = 31,832.2 SQ FT. (BASED ON NET SITE AREA)

PROPOSED FLOOR AREA:

UNIT TYPE	NO. OF UNITS	UNIT AREA (SQ FT)	TOTAL UNIT AREA (SQ FT)	GARAGE (SQ FT)	PORCH/DECK (SQ FT)
UNIT A (3 BRRS, DEN)	1	1314	1314	506	28
UNIT Aa (3 BRRS, DEN)	1	1342	1342	506	28
UNIT Ab (3 BRRS, DEN)	1	1334	1334	506	28
UNIT Ac (3 BRRS, DEN)	1	1314	1314	506	28
UNIT A1 (4 BRRS)	1	1355	1355	520	28
UNIT A1a (4 BRRS)	1	1355	1355	520	28
UNIT A1b (4 BRRS)	1	1311	1311	516	25
UNIT A1c (4 BRRS)	1	1311	1311	516	25
UNIT A2 (3 BRRS)	2	2622	5244	1032	57
UNIT A2a (3 BRRS)	2	2622	5244	1032	57
UNIT A2b (3 BRRS)	2	2622	5244	1032	57
UNIT A2c (3 BRRS)	2	2622	5244	1032	57
UNIT B (4 BRRS)	4	5472	21888	2188	86
UNIT Ba (4 BRRS)	4	5472	21888	2188	86
UNIT Bb (4 BRRS)	4	5472	21888	2188	86
UNIT Bc (4 BRRS)	4	5472	21888	2188	86
UNIT C (0 BRRS)	3	3674	11022	374	28
UNIT Ca (0 BRRS)	3	3674	11022	374	28
UNIT Cb (0 BRRS)	3	3674	11022	374	28
UNIT Cc (0 BRRS)	3	3674	11022	374	28
ELEC ROOMS (EXCLUDED)		48	96		
TOTAL	24	31827	127337	7037	639

PARKING:

REQUIRED: 2.0 SPACES * 24 UNITS = 48 SPACES (RESIDENTS)
 PROVIDED: 24 UNITS * 2 CAR GARAGE = 48 SPACES
 VISITOR PARKING SPACES = 5 SPACES
TOTAL 53 SPACES

NOTE: 21 UNITS HAVE 2 PARKING SPACES IN LANDSCAPE

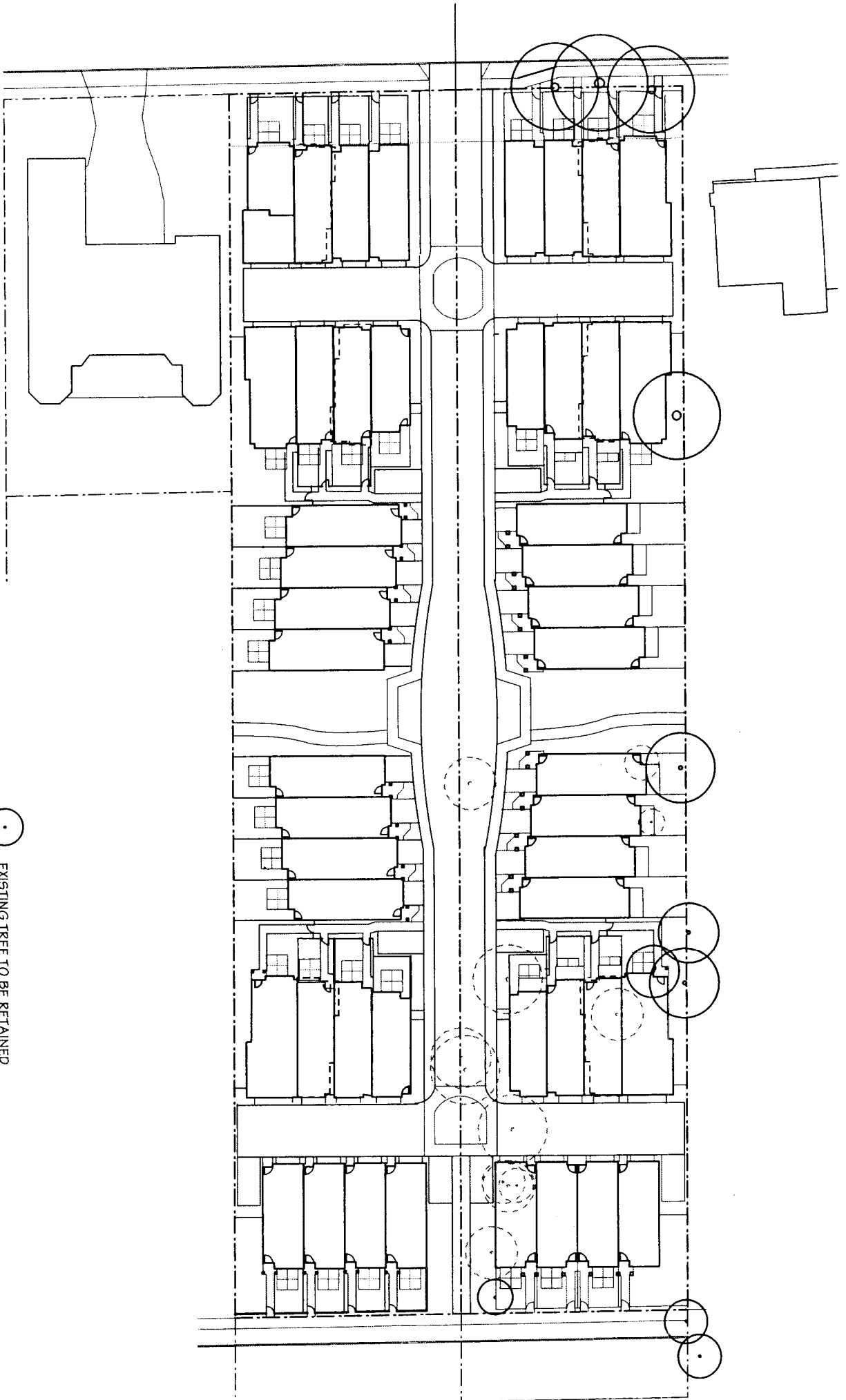
AMENITY AREA:
 REQUIRED: 24 UNITS * 64.584 SQ FT (6 SQ M.) = 1550 SQ FT.
 PROVIDED: 2390 SQ FT.



SCALE	DATE	REVISION
1" = 10'	JAN 11, 2006	A01
DRAWN	SKM	OF 7
CHECKED		



24 UNIT TOWNHOUSE DEVELOPMENT
 ARCHITECTURAL FIRM
 ARCHITECT: tomizo yamamoto architect inc.
 ADDRESS: 1000 WEST 12TH AVE, VANCOUVER, BC

HEMLOCK DRIVE



N **TREE RETENTION PLAN**

SCALE: 1" = 50'-0"

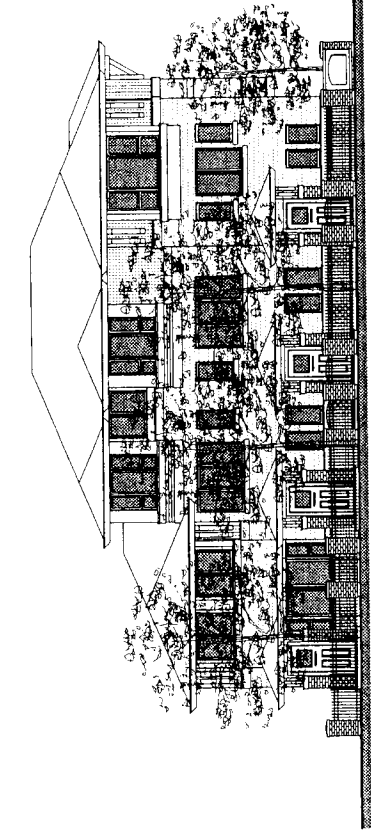
-  EXISTING TREE TO BE RETAINED
-  EXISTING TREE TO BE REMOVED

#0420

TOWNHOUSE DEVELOPMENT
 9440 FERNDALE ROAD, RICHMOND

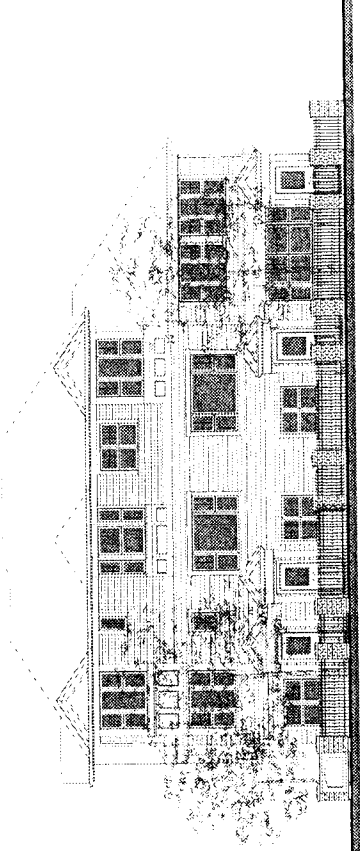
NOV. 2, 2004

tomizo yamamoto architect inc.
 954 Baycrest Drive, North Vancouver
 B.C. V7G 1N8 Tel: 929-8531 Fax: 929-8591
 E-mail: tyarch@shaw.ca

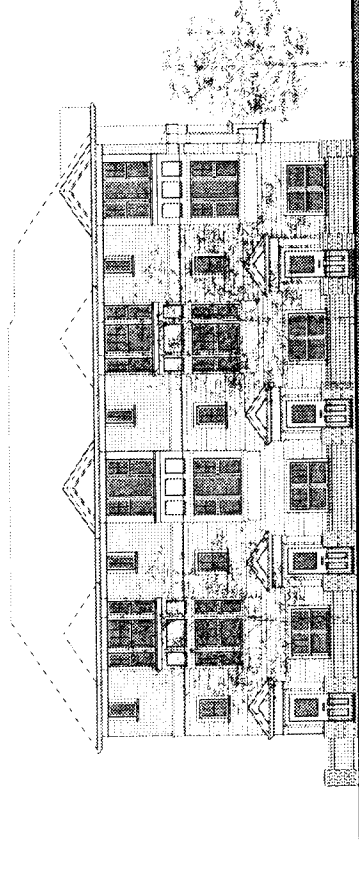


9440 FERNDALE

FERNDALE ROAD ELEVATION

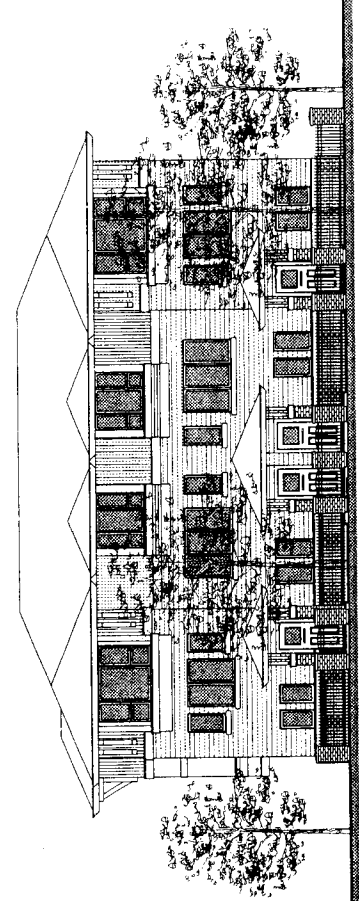


9420 FERNDALE



9420 FERNDALE

HEMLOCK DRIVE ELEVATION



9440 FERNDALE

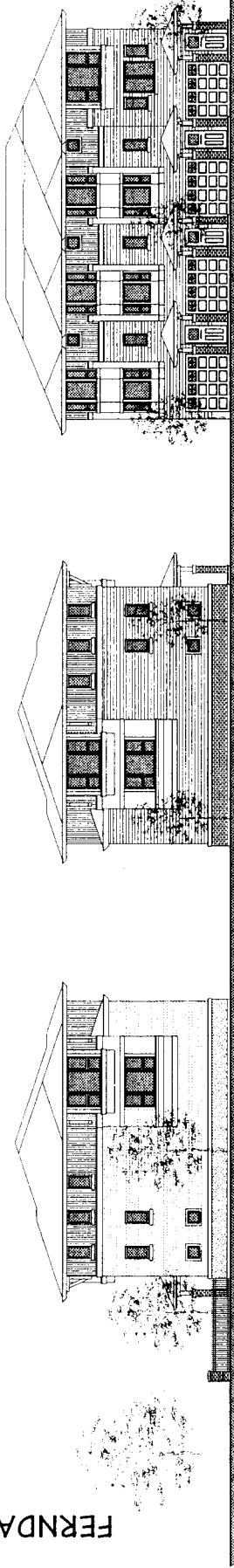
#0420

TOWNHOUSE DEVELOPMENT
9440 FERNDALE ROAD, RICHMOND

NOV. 3, 2004

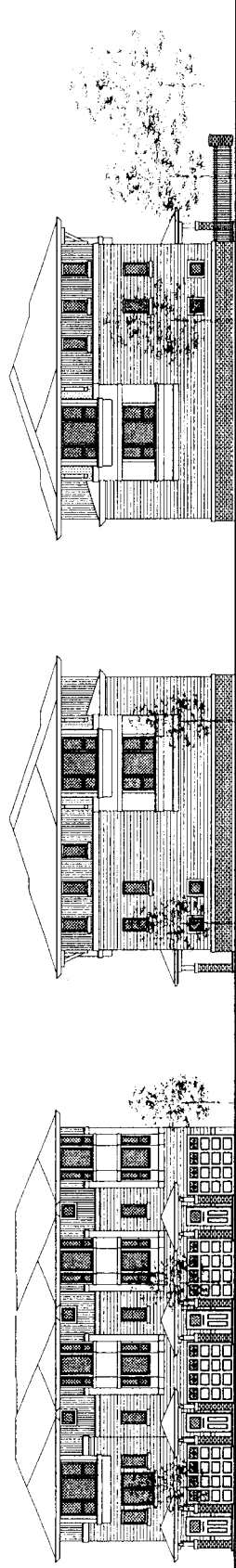
tomizo yamamoto architect inc.
954 Baycrest Drive, North Vancouver
B.C. V7G 1N8 Tel. 929-8531 Fax. 929-8591
E-mail : tyarch@shaw.ca

FERNDALE ROAD



DRIVEWAY ELEVATION

HEMLOCK DRIVE



DRIVEWAY ELEVATION

#0420

NOV. 3, 2004

TOWNHOUSE DEVELOPMENT
9440 FERNDALE ROAD, RICHMOND

tomizo yamamoto architect inc.
954 Baycrest Drive, North Vancouver
B.C. V7G 1N8 Tel. 929-8531 Fax. 929-8591
E-mail : tyarch@shaw.ca

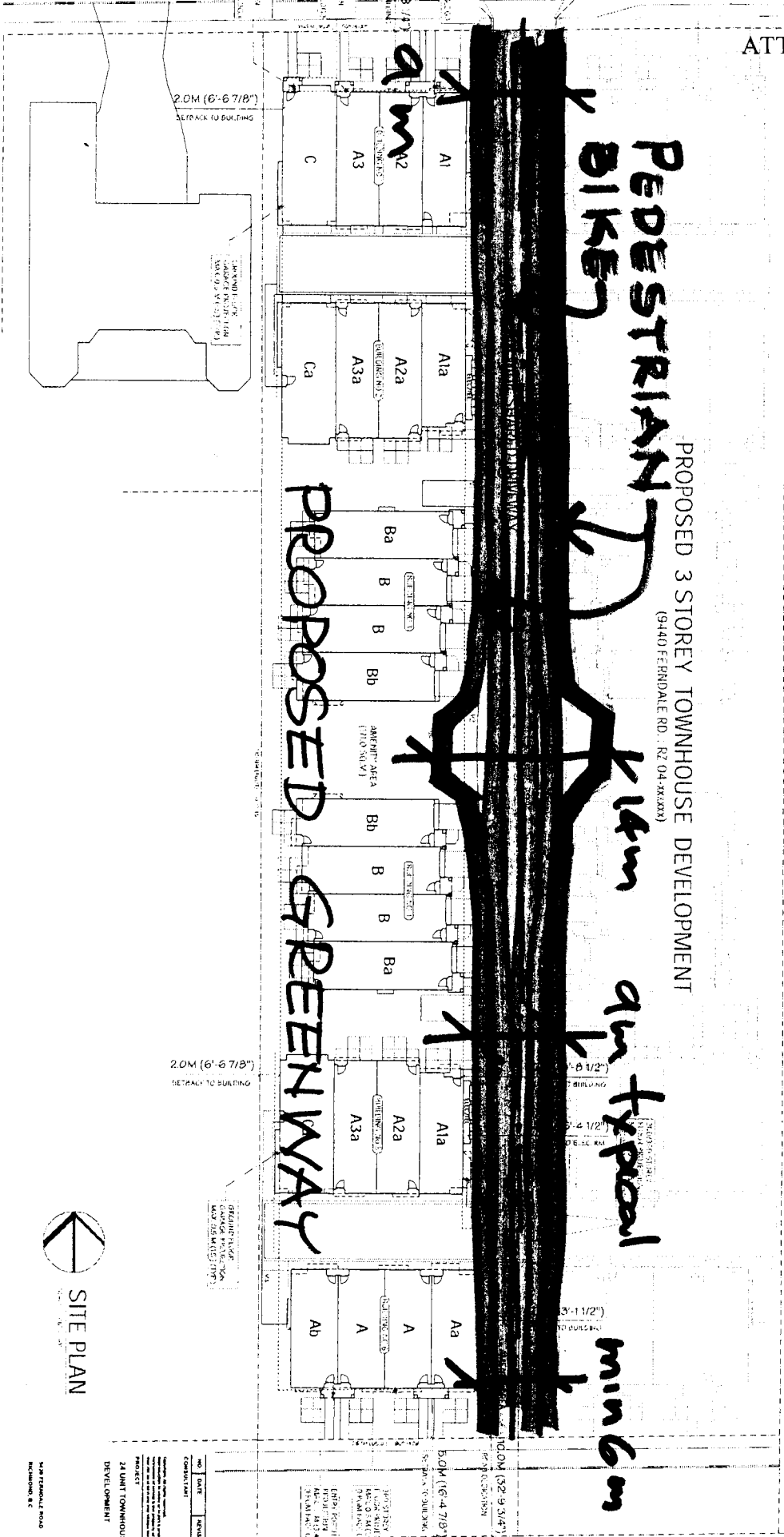
PEDESTRIAN BIKEWAY

PROPOSED 3 STOREY TOWNHOUSE DEVELOPMENT
(9440 FERNDALE RD., RZ 04-X(XXX))

Plan

min 6m

PROPOSED GREENWAY



SITE PLAN

NO.	DATE	REVISIONS
1		CONCEPT PLAN

PREPARED BY: ARCHITECT
 CHECKED BY: ARCHITECT
 DATE: 10/10/2018
 PROJECT NO: 18-001
 SHEET NO: 1 OF 1
 22 UNIT TOWNHOUSE DEVELOPMENT

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7922 (RZ 04-272343)
9440 FERNDALE 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 291.168 thereof the following:

“291.168 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/168)”

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

291.168.1 PERMITTED USES

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

291.168.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:**

- a) 0.81, 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**.

291.168.3 MAXIMUM LOT COVERAGE: 40%

291.168.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Road Setback:**
- a) Hemlock Drive: 5 m (14.7 ft.);
 - b) Ferndale Road: 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 unenclosed 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 Yards:** 3.0 m (9.8 ft.) EXCEPT THAT:
- a) portions of the principal **building** less than 6 m (19.7 ft.) in **building height** and containing no more than one-**storey** may project into the **side yards** for a distance of not more than 1.5 m (4.9 ft.);
 - b) portions of the principal **building** less than 9 m (29.5 ft.) in **building height** and containing no more than two-**storeys** may project into the **side yards** for a distance of not more than 1.0 m (3.2 ft.); and
 - c) porches, balconies, bay windows, electrical closets and cantilevered roofs forming part of the principal building may project into the **side and rear yards** for an additional distance of not more than 0.6 m (2.0 ft.).

291.168.5 MAXIMUM HEIGHTS

- .01 **Buildings and structures:** 12 m (39.4 ft.), but containing no more than three-**storeys**.
- .02 **Accessory Buildings:** 5 m (16.4 ft.).

291.168.6 MINIMUM LOT SIZE

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

291.168.7 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/168)**.

P.I.D. 004-024-052

West Half Lot 8 Block "B" Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7922**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CITY CLERK