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**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7600 (RZ 03-239406)  
7833 HEATHER STREET  
PROPOSED AT 7740, 7760 & 7780 HEATHER STREET  
AS PER RZ 02-239406**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by replacing Section 291.129.2 with the following:

**“291.129.2 PERMITTED DENSITY**

**.01 Maximum Floor Area Ratio:**

0.78, 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 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) which must be **used** as off-street parking;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m<sup>2</sup> (107.643 ft<sup>2</sup>) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

AND FURTHER PROVIDED THAT where a **lot** abuts a public right-of-way secured for **use** for vehicle access and related transportation purposes, an additional 0.03 floor area ratio shall be permitted which must be **used** exclusively for the conversion of indoor **building** area from off-street parking (excess to that required under Section 291.129.7) to habitable space.”

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/129)**.

P.I.D. 003-802-108  
South Half Lot 8 Block "G" Section 15 Block 4 North Range 6 West New Westminster  
District Plan 1207

P.I.D. 012-032-191  
North Half Lot 9 Block "G" Section 15 Block 4 North Range 6 West New Westminster  
District Plan 1207

P.I.D. 003-458-857  
South Half Lot 9 Block "G" Section 15 Block 4 North Range 6 West New Westminster  
District Plan 1207

- 3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7600".

FIRST READING

A PUBLIC HEARING WAS HELD ON

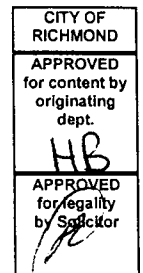
SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

OCT 27 2003  
NOV 17 2003  
NOV 17 2003  
NOV 17 2003  
APR 21 2004



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MAYOR

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CITY CLERK