

**CITY OF RICHMOND**  
**BYLAW 7017**  
**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300**  
**AMENDMENT BYLAW 7017 (RZ 98-146152)**  
**6680 GRANVILLE AVENUE**

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 291.94 thereof the following:

**"291.94 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/94)"**

The intent of this zoning district is to accommodate townhouses.

**291.94.1 PERMITTED USES**

**RESIDENTIAL**, limited to **One-Family Dwelling** and **Townhouses**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**ACCESSORY USES**, but excluding **secondary suites**.

**291. 94.2 PERMITTED DENSITY**

.01 Maximum **Floor Area Ratio**: 0.62, together with 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.

**291. 94.3 MAXIMUM LOT COVERAGE: 38%**

**291. 94.4 MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **North Yard**: 6 m (19.685 ft.);  
.02 **East Yard**: 2.44 m (8.005 ft.);  
.03 **South Yard**: 6 m (19.685 ft.); and  
.04 **West Yard**: 1.22 m (4.002 ft.).

**291. 94.5 MAXIMUM HEIGHTS**

.01 **Buildings**: 11.95 m (39.206 ft.).  
.02 **Structures**: 20 m (65.617 ft.).

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

**291. 94.6 MINIMUM LOT SIZE**

.01 A **building** shall not be constructed on a **lot** which is less than 1,800 m<sup>2</sup> (19,375 ft<sup>2</sup>) in area."

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/94)**.

P.I.D. 004-259-971

Lot 163 Section 18 Block 4 North Range 6 West New Westminster District Plan 35862

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7017**".

FIRST READING

MAY 2 5 1999

A PUBLIC HEARING WAS HELD ON

JUN 2 1 1999

SECOND READING

JUN 2 1 1999

THIRD READING

JUN 2 1 1999

OTHER REQUIREMENTS SATISFIED

MAY 0 4 2000

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

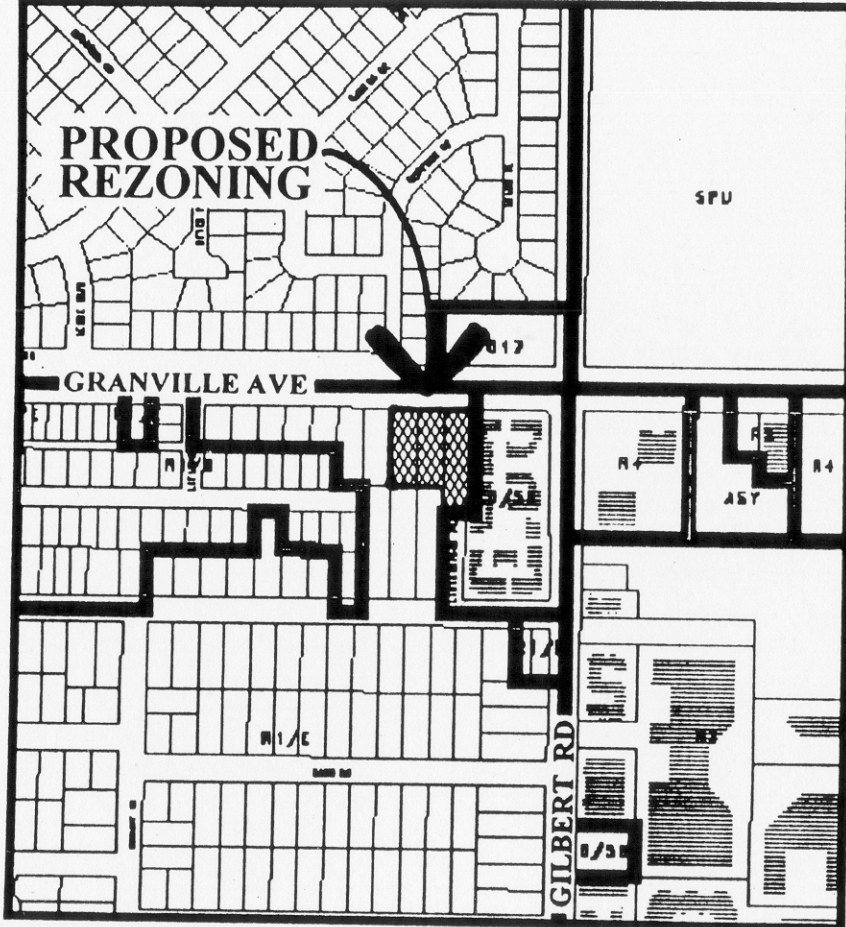
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MAYOR

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CITY CLERK

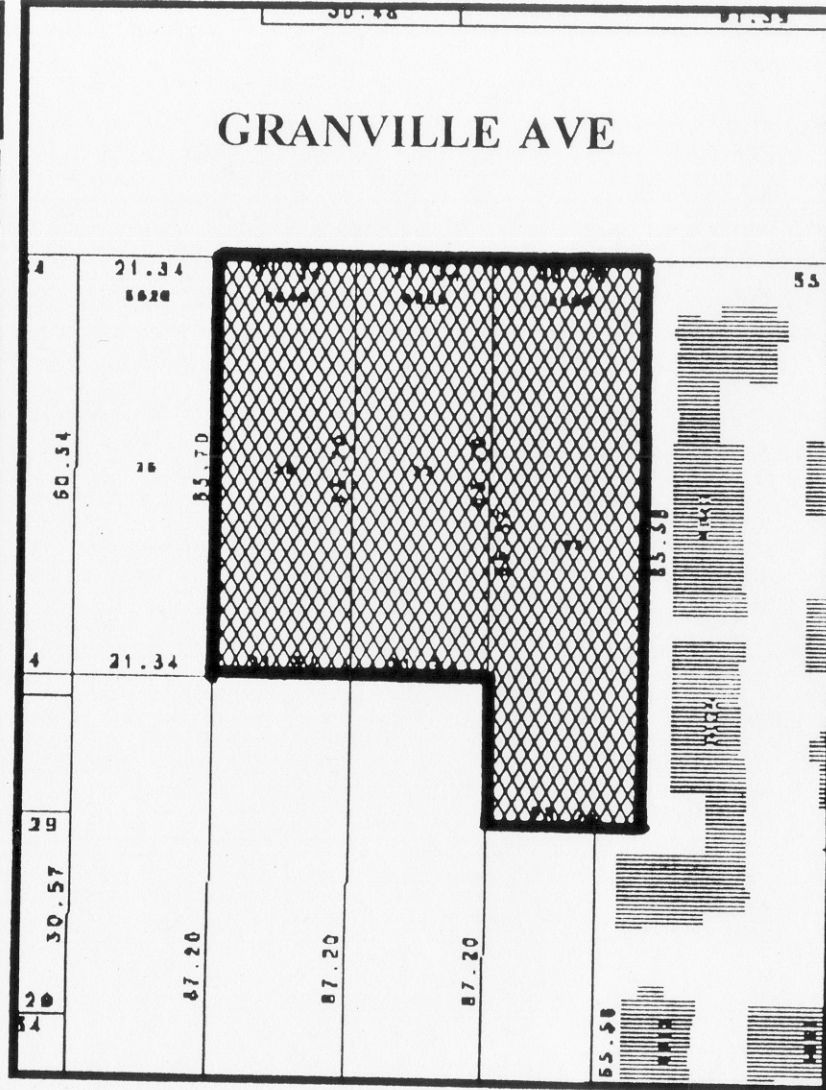


# City of Richmond

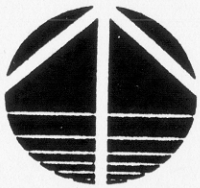
**PROPOSED  
REZONING**



## GRANVILLE AVE



149



## RZ 98-146152

Original Date: 08/18/98

Revision Date: 09/09/98

Note: Dimensions are in METRES