

CITY OF RICHMOND

BYLAW 7018

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7018 (RZ 98-146152)
6640 AND 6660 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 291.95 thereof the following:

"291.95 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/95)

The intent of this zoning district is to accommodate townhouses.

291.95.1 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. 95.2 PERMITTED DENSITY

.01 Maximum **Floor Area Ratio**: 0.65, together with an additional 50 m² (538.21 ft²) 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. 95.3 MAXIMUM LOT COVERAGE: 41.5%

291. 95.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **North Yard**: 6 m (19.685 ft.);
- .02 **East Yard**: 2.27 m (7.448 ft.);
- .03 **South Yard**: 4.5 m (14.764 ft.); and
- .04 **West Yard**: 2.0 m (6.562 ft.).

291. 95.5 MAXIMUM HEIGHTS

- .01 **Buildings**: 9.4 m (30.840 ft.).
- .02 **Structures**: 20 m (65.617 ft.).

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

291. 95.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** which is less than 2,800 m² (30,140 ft²) 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/95)**.

P.I.D. 009-748-652

Lot 26 Section 18 Block 4 North Range 6 West New Westminster District Plan 12891

P.I.D. 004-899-725

Lot 27 Section 18 Block 4 North Range 6 West New Westminster District Plan 12891

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7018**".

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

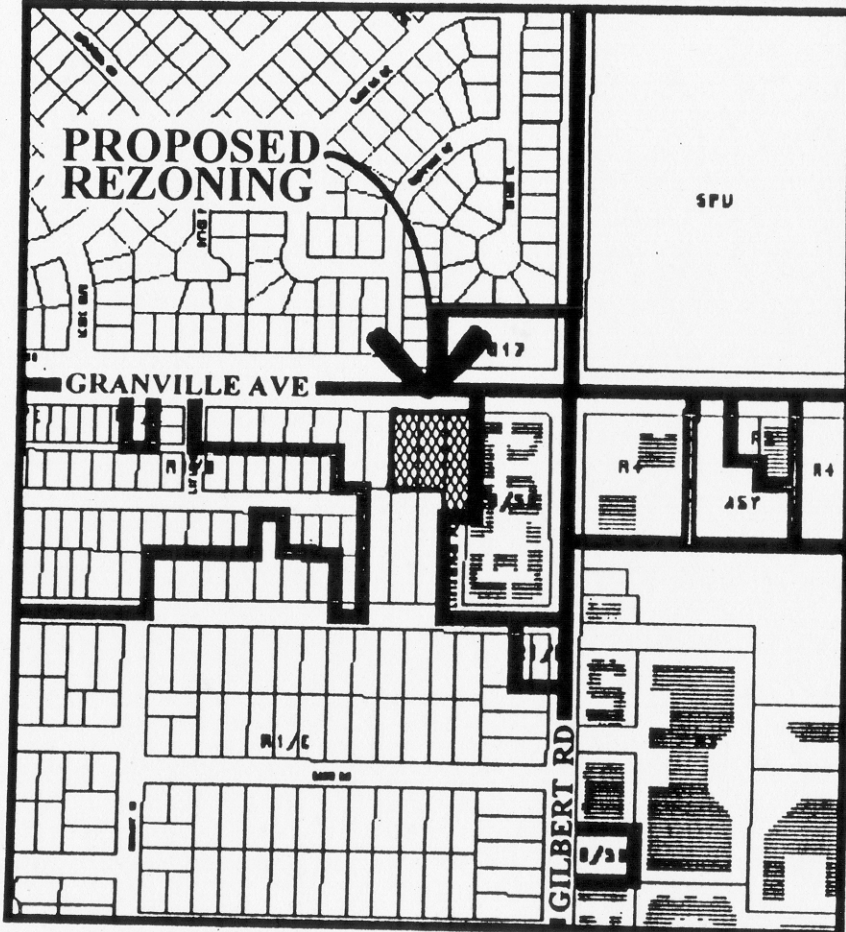
MAYOR

CITY CLERK

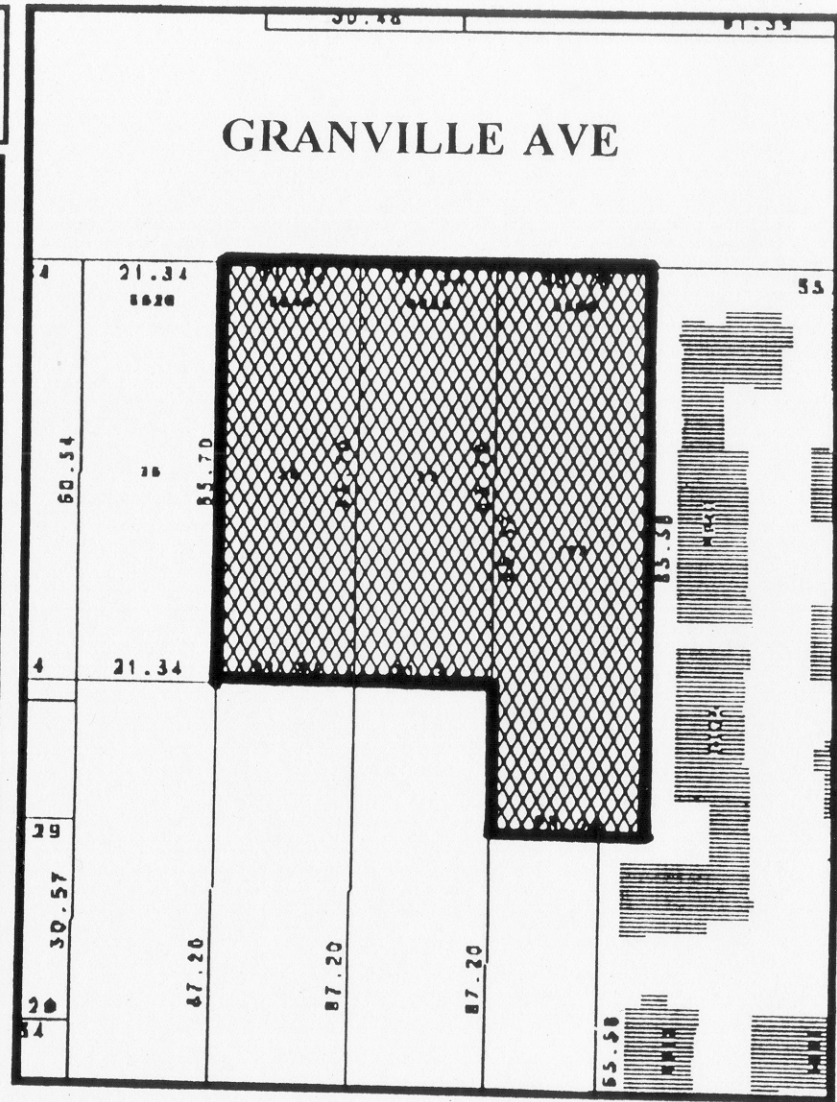


City of Richmond

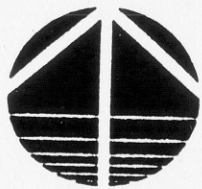
PROPOSED REZONING



GRANVILLE AVE



152



RZ 98-146152

Original Date: 08/18/98

Revision Date: 09/09/98

Note: Dimensions are in METERS