

CITY OF RICHMOND  
BYLAW 7108

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300  
AMENDMENT BYLAW 7108 (RZ 98-153805)  
4020, 4300, 4320, 4340, 4440, 4460 AND 4480 MONCTON STREET;  
12422 NO. 1 ROAD; AND  
NO ACCESS PARCELS 23833 (PID # 014-035-740) AND 59856**

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

1. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 291.99 thereof the following:

**“291.99      COMPREHENSIVE DEVELOPMENT DISTRICT (CD/99)”**

The intent of this zoning district is to provide for the shopping, personal service, business, entertainment, industrial, and residential needs of the Steveston area.

**291.99.1      PERMITTED USES**

**RETAIL TRADE & SERVICES**, but excluding **gas station**, and the sales and servicing of automobiles, trailers or motorcycles;  
**OFFICE**;  
**FOOD CATERING ESTABLISHMENT**;  
**ANIMAL HOSPITAL or CLINIC**, including **caretaker residential accommodation** in conjunction therewith;  
**EDUCATIONAL INSTITUTION**;  
**RECREATION FACILITY**;  
**COMMERCIAL ENTERTAINMENT**;  
**HOTEL**;  
**STUDIO** for artist, display, dance, radio, television, or recording;  
**MIXED COMMERCIAL/RESIDENTIAL USE**;  
**AUTOMOBILE PARKING**;  
**TRANSPORTATION**;  
**LIGHT INDUSTRY**;  
**COMMUNITY USE**;  
**ACCESSORY USES, BUILDINGS, & STRUCTURES.**

**291.99.2      PERMITTED DENSITY**

.01      **Maximum Floor Area Ratio:**

- (a)      For Automobile Parking as a principal use: No maximum limit.
- (b)      For all other uses: 1.6 (exclusive of parts of the **building** which are used for off-street parking purposes);

PROVIDED THAT for uses other than the **Residential Use** component of **Mixed Commercial/Residential buildings** the total maximum **floor area ratio** shall be 0.35 and shall be situated within 30 m (98.425 ft.) of a property line abutting No. 1 Road;

AND FURTHER PROVIDED THAT for the purposes of this subsection, **floor area ratio** with reference to the **Residential Use** component of **Mixed Commercial/Residential buildings** shall be deemed to exclude the floor area of unenclosed balconies.

### 291.99.3 MINIMUM SETBACKS

- .01 **Buildings:** 4.3 m (14.107 ft.) from **public roads** and rights-of-ways secured under Public Rights of Passage;

PROVIDED THAT porches and verandas which form part of the principal **building**, are less than 5 m (16.404 ft.) in height, and are open on those sides which face or are visible from a **public road** or trail may be located within the required setback, but shall be no closer to a property line or rights-of-way secured under Public Rights of Passage than 3 m (9.843 ft.);

AND PROVIDED THAT cantilevered roofs and balconies, bay windows, unenclosed fireplaces, and chimneys forming part of the principal **building** may project into the required setback for a distance of not more than 0.5 m (1.640 ft.);

AND FURTHER PROVIDED THAT no setback shall be required where a property line abuts No. 1 Road or a **public road** within 20 m (65.617 ft.) of No. 1 Road, EXCEPT THAT at the intersection of two **public roads** a corner cut shall be provided measuring 7.5 m (24.606 ft.) by 7.5 m (24.606 ft.) shall be provided.

- .02 **Parking and Parking Structures:** 4.3 m (14.107 ft.) from **public roads** and rights-of-ways secured under Public Rights of Passage; EXCEPT THAT where a property line abuts No. 1 Road the required setback shall be 10 m (32.808 ft.);

PROVIDED THAT where parking is contained within a **building** that does not project above the grade of the adjacent **public road** or rights-of-way secured under Public Rights of Passage, no setback shall be required.

### 291.99.4 MAXIMUM HEIGHTS

- .01 **Buildings:** 15 m (49.212 ft.) but containing not more than **4-storeys**; EXCEPT THAT within 20 m (65.617 ft.) of a property line abutting No. 1 Road a **building** shall be a maximum of 12 m (39.370 ft.) but containing not more than 3 storeys.

- .02 **Structures:** 6 m (19.685 ft.).
- .03 For the purposes of this subsection, **building height** shall be deemed to mean the vertical distance between the highest point on the **building** and the crown of the **public road** abutting the property line of the **lot** in question.

#### **291.99.5 MINIMUM LOT SIZE**

- .01 A **building** shall not be constructed on a **lot** having a total area of less than 3,000 m<sup>2</sup> (32,292.787 ft<sup>2</sup>).
- .02 Regulations that determine the minimum dimensions and area of a **lot** that may be created by subdivision will be found in Division 600 of this bylaw.

#### **291.99.6 OFF-STREET PARKING**

- .01 Off-street parking shall be provided and maintained in accordance with Division 400 of this bylaw; EXCEPT THAT for commercial (office, retail) uses, three spaces shall be required for each 100 m<sup>2</sup> (1,076.426 ft<sup>2</sup>) of **gross leasable floor area** on the first two floors, and 1.5 spaces for each 100 m<sup>2</sup> (1,076.426 ft<sup>2</sup>) of **gross leasable floor area** for all floors above the first two floors."

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 that area shown outlined with a heavy black line and identified with a letter "B" on "Schedule A attached to and forming part of Bylaw No. 7108" and by designating it **Comprehensive Development District (CD/99)**.
3. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 291.100 thereof the following:

#### **291.100 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/100)**

The intent of this zoning district is to accommodate townhouses and apartments.

#### **291.100.1 PERMITTED USES**

**RESIDENTIAL**, limited to **Townhouses, Multiple-Family Dwellings and Congregate Housing**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**AUTOMOBILE PARKING**;  
**ACCESSORY USES**, but excluding **secondary suites**.

**291.100.2 PERMITTED DENSITY****.01 Maximum Floor Area Ratio:**

- (a) For Automobile Parking as a principle use: No maximum limit.
- (b) For all other uses: 1.5 (exclusive of parts of the **building** that are **used** for off-street parking purposes).
- (c) An additional 0.1 **floor area ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**.
- (d) An additional 0.2 **floor area ratio** is permitted provided that it is entirely **used** to accommodate **Public Amenity Space**.
- (e) For the purpose of this subsection, **floor area ratio** shall be deemed to exclude the floor area of unenclosed balconies.

**291.100.3 MAXIMUM LOT COVERAGE: 40%****291.100.4 MINIMUM SETBACKS**

- .01 Buildings, Parking, and Parking Structures: 4.3 m (14.107 ft.)** from **public roads**, and rights-of-ways secured under Public Rights of Passage; **EXCEPT THAT** where a property line abuts Moncton Street the required setback shall be 6 m (19.685 ft.);

PROVIDED THAT porches and verandas which form part of the principal **building**, are less than 5 m (16.404 ft.) in height, and are open on those sides which face or are visible from a **public road** or trail may be located within the required setback, but shall be no closer to a property line or rights-of-way secured under Public Rights of Passage than 3 m (9.843 ft.);

AND PROVIDED THAT cantilevered roofs and balconies, bay windows, unenclosed fireplaces, and chimneys forming part of the principal **building** may project into the required setback for a distance of not more than 0.5 m (1.640 ft.);

AND FURTHER PROVIDED THAT where parking is contained within a **building** that does not project above the grade of the adjacent **public road**, or rights-of-way secured under Public Rights of Passage, no setback shall be required.

**291.100.5 MAXIMUM HEIGHTS**

- .01 **Buildings:** 15 m (49.212 ft.); EXCEPT THAT within 10 m (32.808 ft.) of a property line abutting Moncton Street a **building** shall be a maximum of 9 m (29.528 ft.).
- .02 **Structures:** 6 m (19.685 ft.).
- .03 For the purposes of this subsection, **building height** shall be deemed to mean the vertical distance between the highest point on the **building** and the concrete floor of the lowest habitable area of the **building**.

**291.100.6 LOT SIZE**

- .01 A **building** shall not be constructed on a **lot** having a total area of less than 3,000 m<sup>2</sup> (32,292.787 ft<sup>2</sup>).
- .02 Regulations that determine the minimum dimensions and area of a **lot** that may be created by subdivision will be found in Division 600 of this bylaw.

**291.100.7 OFF-STREET PARKING**

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

4. 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 that area shown outlined with a heavy black line and identified with a letter “C” on “Schedule A attached to and forming part of Bylaw No. 7108” and by designating it **Comprehensive Development District (CD/100)**.
5. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 291.101 thereof the following:

**“291.101 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/101)”**

The intent of this zoning district is to accommodate townhouses.

**291.101.1 PERMITTED USES**

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

**291.101.2 PERMITTED DENSITY****.01 Maximum Floor Area Ratio:**

0.7; together with

10% of the total floor area calculated above for the **lot** in question for use as covered areas of the principal **building** which are open on one or more sides; plus

45 m<sup>2</sup> (484.39 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;

AND FURTHER an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **Amenity Space**.

**.02** For the purpose of this subsection, **floor area ratio** shall be deemed to exclude the floor area of unenclosed balconies.**291.101.3 MAXIMUM LOT COVERAGE: 50%****291.101.4 MINIMUM SETBACKS OF BUILDINGS FROM PROPERTY LINES****.01** 4.3 m (14.107 ft.); EXCEPT THAT the required setback shall be 6 m (19.685 ft.) where a property line abuts Moncton Street;

PROVIDED THAT porches and verandas which form part of the principal **building**, are less than 5 m (16.404 ft.) in height, and are open on those sides which face or are visible from a **public road** may be located within the required setback, but shall be no closer to a property line or than 3 m (9.843 ft.);

AND PROVIDED THAT cantilevered roofs and balconies, bay windows, unenclosed fireplaces, and chimneys forming part of a principal **building** may project into the required setback for a distance of not more than 0.5 m (1.640 ft.).

**.02** Notwithstanding the limitations imposed in .01 above, adjacent to a public lane the required setback shall be 1.2 m (3.937 ft.).**291.101.5 MAXIMUM HEIGHTS****.01 Buildings:** 12 m (39.370 ft.); EXCEPT THAT within 10 m (32.808 ft.) of a property line abutting Moncton Street a **building** shall be a maximum of 9 m (29.528 ft.).**.02 Structures:** 6 m (19.685 ft.).**.03 Accessory Buildings:** 5 m (16.404 ft.).

- .04 For the purposes of this subsection, **building height** shall be deemed to mean the vertical distance between the highest point on the **building** and the crown of the **public road** abutting the property line of the **lot** in question.

**291.101.6 MINIMUM TOTAL AREA OF PRIVATE OUTDOOR SPACE**

- .01 37 m<sup>2</sup> (398.278 ft<sup>2</sup>) per **dwelling unit** for the exclusive use of individual units;

PROVIDED THAT the private outdoor space shall incorporate any combination of yards at grade, terraces, balconies, and/or roof decks;

AND FURTHER PROVIDED THAT the minimum size of any individual private outdoor space contributing towards the required minimum total area of 37 m<sup>2</sup> (398.278 ft<sup>2</sup>) shall measure 3 m (9.843 ft.) by 3 m (9.843 ft.).

**291.101.7 LOT SIZE**

- .01 A **building** shall not be constructed on a **lot** having a width of less than 30 m (98.425 ft.) or a depth of less than 26 m (85.302 ft.).
- .02 Regulations that determine the minimum dimensions and area of a lot that may be created by subdivision will be found in Division 600 of this bylaw.

**291.101.8 OFF-STREET PARKING**

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

6. 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 that area shown outlined with a heavy black line and identified with a letter "F" on "Schedule A attached to and forming part of Bylaw No. 7108" and by designating it **Comprehensive Development District (CD/101)**.

7. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 291.102 thereof the following:

**“291.102    COMPREHENSIVE DEVELOPMENT DISTRICT (CD/102)**

The intent of this zoning district is to accommodate single-family housing on small lots.

**291.102.1    PERMITTED USES**

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

**291.102.2    PERMITTED DENSITY**

.01    Maximum Number of Dwellings: One.

.02    Maximum **Floor Area Ratio**:

0.6; together with

10% of the total floor area calculated above for the **lot** in question, which area must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; together with

45 m<sup>2</sup> (484.39 ft<sup>2</sup>) which may be used only for **accessory buildings** and 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> (107.64 ft<sup>2</sup>) **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such;

AND FURTHER PROVIDED THAT **floor area ratio** limitations shall not be deemed applicable to one **accessory building** which does not exceed 10 m<sup>2</sup> (107.64 ft<sup>2</sup>) in area.

**291.102.3    MAXIMUM LOT COVERAGE:** 50% for **buildings** only; 80% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the lot area restricted to landscaping with live plant material.

**291.102.4    MINIMUM SETBACKS OF BUILDINGS FROM PROPERTY LINES**

.01    **Front Yard:** 4.3 m (14.107 ft.), EXCEPT THAT along Moncton Street the required **front yard setback** shall be 6 m (19.685 ft.);



PROVIDED THAT porches and verandas which form part of the principal **building**, are less than 5 m (16.404 ft.) in height, and are open on those sides which face or are visible from a **public road** or public trail may be located within the **front yard**, but shall be no closer to the **front** property line than 3 m (9.843 ft.);

AND PROVIDED THAT cantilevered roofs and balconies, bay windows, unenclosed fireplaces, and chimneys forming part of the principal **building** may project into the **front yard** for a distance of not more than 0.5 m (1.640 ft.).

- .02 **Side Yard:** 1.2 m (3.937 ft.) for a principal **building** and 0.6 m for (1.968 ft.) for an **accessory building**;

PROVIDED THAT where a **side** property line abuts a **public road** or public walkway, the minimum **side yard** to that property line shall be 3 m (9.843 ft.);

EXCEPT THAT cantilevered roofs and balconies, bay windows, unenclosed fireplaces, and chimneys forming part of the principal **building** may project into the **side yard** for a distance of not more than 0.5 m (1.640 ft.);

AND FURTHER PROVIDED THAT where a Party Wall Agreement is in place, no **side yard** setback shall be required for an **accessory building** from the property line to which the agreement applies.

- .03 **Rear Yard:**

- (a) 10 m (32.808 ft.);

EXCEPT THAT an extension of the principal **building** in the form of a covered walkway that links the principal **building** with off-street parking, is no greater than 2 m (6.562 ft.) in width and 3 m (9.843 ft.) in height, and is open on at least two sides, and **accessory buildings** may be located within the **rear yard**, but shall be no closer than:

- (i) 3 m (9.843 ft.) to a property line which abuts a **public road**;
- (ii) 1.2 m (3.937 ft.) to a property line which abuts a public lane; or
- (iii) 0.6 m (1.968 ft.) to any other property line.

- (b) Notwithstanding the limitations imposed in (a) above, a private outdoor space with a minimum area of 37 m<sup>2</sup> (398.278 ft<sup>2</sup>) and a minimum dimension of 4.5 m (14.763 ft.) shall be provided within the **rear yard** unobstructed by off-street parking or **buildings** (exclusive of the covered walkway described in (a) above); EXCEPT THAT cantilevered roofs and balconies, bay windows, unenclosed fireplaces, and chimneys forming part of the principal **building** may project into the private outdoor space for a distance of not more than 0.5 m (1.640 ft.).

#### 291.102.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 2½ storeys, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**;

EXCEPT THAT uninhabitable roof elements may project through the envelopes to a maximum of 1.0 m (3.281 ft.) measured vertically.

- .02 **Structures:** 6 m (19.685 ft.).
- .03 **Accessory Buildings:** 5 m (16.404 ft.).

#### 291.102.6 LOT SIZE

- .01 A **dwelling** shall not be constructed on a **lot** of less than 270 m<sup>2</sup> (2,906.35 ft<sup>2</sup>) in area, or greater than 14 m (45.932 ft.) in **width**.
- .02 Regulations that determine the minimum dimensions and areas of a **lot** that may be created by subdivision will be found in Division 600 of this bylaw.

#### 291.102.7 OFF-STREET PARKING

- .01 Off-street parking shall be provided and maintained in accordance with Division 400 of this bylaw, EXCEPT THAT off-street parking spaces shall be located within 8 m (26.247 ft.) of a **rear** property line, and shall be no closer than 3 m (9.843 ft.) to a **side property** line abutting a **public road** and 0.6 m (1.968 ft.) to all other property lines."

8. 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 that area shown outlined with a heavy black line and identified with a letter "G" on "Schedule A attached to and forming part of Bylaw No. 7108" and by designating it **Comprehensive Development District (CD/102)**.

9. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 291.103 thereof the following:

**“291.103     COMPREHENSIVE DEVELOPMENT DISTRICT (CD/103)**

The intent of this zoning district is to accommodate townhouses.

**291.103.1     PERMITTED USES**

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

**291.103.2     PERMITTED DENSITY**

.01     **Maximum Floor Area Ratio:**

0.65; together with

10% of the total floor area calculated above for the **lot** in question, which area must be used exclusively for covered areas of the principal **building** which are open on one or more sides; together with

45 m<sup>2</sup> (484.39 ft<sup>2</sup>) per dwelling unit which may be used only for **accessory buildings** and off-street parking;

AND FURTHER an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **Amenity Space**.

**291.103.3     MAXIMUM LOT COVERAGE: 40%**

**291.103.4     MINIMUM SETBACKS OF BUILDINGS FROM PROPERTY LINES**

.01     4.3 m (14.107 ft.);

PROVIDED THAT porches and verandas which form part of the principal **building**, are less than 5 m (16.404 ft.) in height, and are open on those sides which face or are visible from a **public road** or trail may be located within the required setback, but shall be no closer to a property line or public rights-of-way secured under Public Rights of Passage than 3 m (9.843 ft.);

AND FURTHER PROVIDED THAT cantilevered roofs and balconies, bay windows, unenclosed fireplaces, and chimneys forming part of the principal **building** may project into the required setback for a distance of not more than 0.5 m (1.640 ft.).

- .02 Notwithstanding the limitations imposed in .01 above, adjacent to a public lane the required setback shall be 1.2 m (3.937 ft.).

### 291.103.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 12 m (39.370 ft.);

EXCEPT THAT within 30 m (98.425 ft.) of the boundary line of a zoning district which permits **Townhouse District (R2)** the maximum height of a **building** shall be 9 m (29.528 ft.) and 2½ **storeys**.

- .02 **Structures:** 6 m (19.685 ft.).

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

### 291.103.6 MINIMUM TOTAL AREA OF PRIVATE OUTDOOR SPACE

- .01 37 m<sup>2</sup> (398.278 ft<sup>2</sup>) per **dwelling unit** for the exclusive use of individual units;

PROVIDED THAT the private outdoor space shall incorporate any combination of yards at grade, terraces, balconies, and/or roof decks;

AND FURTHER PROVIDED THAT the minimum size of any individual private outdoor space contributing towards the required minimum total area of 37 m<sup>2</sup> (398.278 ft<sup>2</sup>) shall measure 3 m (9.843 ft.) by 3 m (9.843 ft.).

### 291.103.7 LOT SIZE

- .01 A **building** shall not be constructed on a lot having a total area of less than 4000 m<sup>2</sup> (43,057.050 ft<sup>2</sup>).

- .02 Regulations that determine the minimum dimensions and area of a lot that may be created by subdivision will be found in Division 600 of this bylaw.

### 291.103.8 OFF-STREET PARKING

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

10. 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 that area shown outlined with a heavy black line and identified with a letter "I" on "Schedule A attached to and forming part of Bylaw No. 7108" and by designating it **Comprehensive Development District (CD/103)**.
11. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 291.104 thereof the following:

**"291.104 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/104)**

The intent of this zoning district is to accommodate a mix of maritime and residential uses.

**291.104.1 PERMITTED USES**

**CUSTOM WORKSHOPS, TRADES, & SERVICES**, limited to maritime or commercial fishing-related uses;  
**OFFICE**, limited to maritime or commercial fishing-related uses;  
**AUTOMOBILE PARKING**, limited to maritime or commercial fishing-related uses;  
**MARITIME EDUCATION**;  
**LAUNDRY & DRY CLEANING**;  
**MIXED MARITIME/RESIDENTIAL**, provided that parts of the **building used for Residential** purposes are limited to **Multiple-Family Dwellings** that have no habitable space on the **building's** ground floor;  
**ACCESSORY USES, BUILDINGS, & STRUCTURES.**

**291.104.2 PERMITTED DENSITY**

.01 **Maximum Floor Area Ratio:**

- (a) For Parking as a principal use: No maximum limit.  
 (b) For all other uses: 0.80;

PROVIDED THAT the gross floor area used for **Residential** purposes throughout the zoning district, regardless of subdivision, shall not exceed 40 **dwelling units**, or 5,593 m<sup>2</sup> (60,204 ft<sup>2</sup>);

AND FURTHER PROVIDED THAT parts of the **building used for Residential** purposes shall not exceed 62.5% of the **building** floor area (exclusive of portions of the building used for parking purposes);

- .02 For the purposes of this subsection, gross floor area and floor area shall be deemed to exclude the floor area of off-street parking and unenclosed balconies.

**291.104.3 MAXIMUM LOT COVERAGE: 60%****291.104.4 MINIMUM SETBACKS**

- .01 **Buildings & Structures:** 1.0 m (3.281 ft.) from **public roads**, rights-of-ways secured under Public Rights of Passage, dyke, and City of Richmond parkland.
- .02 **Parking:** 6.0 m (19.685 ft.) from **public roads**, rights-of-ways secured under Public Rights of Passage, dyke, and City of Richmond parkland.
- .03 Notwithstanding the limitations imposed in .01 above, parts of the **building** used for **Residential** purposes shall be setback a minimum of 5.0 m (16.404 ft.) from a property line abutting the dyke.

**291.104.5 MAXIMUM HEIGHTS**

- .01 **Buildings:** 12 m (39.370 ft.) but containing not more than three-storeys.
- .02 **Structures:** 20 m (65.617 ft.).
- .03 For the purposes of this subsection, **building height** shall be deemed to mean the vertical distance between the highest point on the **building** and the crown of the public road abutting the property line of the **lot** in question.

**291.104.6 OFF-STREET PARKING**

- .01 Off-street parking shall be provided and maintained in accordance with Division 400 of this bylaw; EXCEPT THAT the minimum required number of parking spaces for the following uses shall be:
  - (a) For Office, three for each 100 m<sup>2</sup> (1,076.426 ft<sup>2</sup>) of **gross leasable floor area** on the first two floors, and 1.5 for each 100 m<sup>2</sup> (1,076.426 ft<sup>2</sup>) of **gross leasable floor area** on all floors above the first two floors.
  - (b) For **Residential**, 1.5 for each **dwelling unit** for the use of residents and 0.2 for each **dwelling unit** for the use of visitors."

12. 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 that area shown outlined with a heavy black line and identified with a letter "A" on "Schedule A attached to and forming part of Bylaw No. 7108" and by designating it **Comprehensive Development District (CD/104)**.

13. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 291.105 thereof the following:

**“291.105 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/105)**

The intent of this zoning district is to support the maritime economy with an emphasis on the commercial fishing industry.

**291.105.1 PERMITTED USES**

**LIGHT INDUSTRY**, limited to maritime or commercial fishing-related uses;  
**CUSTOM WORKSHOPS, TRADES, & SERVICES**, limited to maritime or commercial fishing-related uses;  
**OFFICE**, limited to maritime or commercial fishing-related uses;  
**AUTOMOBILE PARKING**, limited to maritime or commercial fishing-related uses;  
**SERVICE & REPAIR OF BOATS & MARINE EQUIPMENT**;  
**FISH OFF-LOADING**;  
**FISH AUCTION**;  
**MARINA**;  
**MARITIME EDUCATION**;  
**ACCESSORY USES, BUILDINGS, & STRUCTURES.**

**291.105.2 PERMITTED DENSITY**

.01 **Maximum Floor Area Ratio:**

- (a) For Parking as a principal use: No maximum limit.
- (b) For all other uses: 0.80 (exclusive of parts of the **building**, which are used for off-street parking purposes).

**291.105.3 MAXIMUM LOT COVERAGE: 60%**

**291.105.4 MINIMUM SETBACKS FROM PROPERTY LINES & RIGHTS-OF-WAYS**

.01 1.0 m (3.281 ft.);

.02 Notwithstanding the limitations imposed in .01 above, where a **structure** does not project above the grade of the adjacent **public road**, rights-of-way secured under Public Rights of Passage, dyke, or City of Richmond parkland, no setback shall be required.

**291.105.5 MAXIMUM HEIGHTS**

.01 **Buildings:** 12 m (39.370 ft.) but not containing more than three-storeys.

- .02 **Structures:** 20 m (65.617 ft.).
- .03 For the purposes of this subsection, **building height** shall be deemed to mean the vertical distance between the highest point on the **building** and the crown of the **public road** or dyke abutting the property line of the **lot** in question.

**291.105.6 OFF-STREET PARKING**

- .01 Off-street parking shall be provided and maintained in accordance with Division 400 of this bylaw;

EXCEPT THAT the minimum required number of parking spaces for Office and Retail uses shall be three for each 100 m<sup>2</sup> (1,076.426 ft<sup>2</sup>) of **gross leasable floor area** on the first two floors, and 1.5 for each 100 m<sup>2</sup> (1,076.426 ft<sup>2</sup>) of **gross leasable floor area** on all floors above the first two floors.”

- 14. 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 that area shown outlined with a heavy black line and identified with a letter “L” on “Schedule A attached to and forming part of Bylaw No. 7108” and by designating it **Comprehensive Development District (CD/105)**.
- 15. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 291.106 thereof the following:

**“291.106 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/106)**

The intent of this zoning district is to accommodate townhouses and apartments.

**291.106.1 PERMITTED USES**

**RESIDENTIAL**, limited to **Townhouses, Multiple-Family Dwellings and Congregate Housing**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**AUTOMOBILE PARKING**;  
**ACCESSORY USES**, but excluding **secondary suites**.

**291.106.2 PERMITTED DENSITY**

- .01 **Maximum Floor Area Ratio:**
  - (a) For Automobile Parking as a principle use: No maximum limit.



- (b) For all other uses: 1.4 (exclusive of parts of the **building** that are **used** for off-street parking purposes).
- (c) An additional 0.1 **floor area ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**.
- (d) An additional 0.2 **floor area ratio** is permitted provided that it is entirely **used** to accommodate **Public Amenity Space**.
- (e) For the purpose of this subsection, **floor area ratio** shall be deemed to exclude the floor area of unenclosed balconies.

**291.106.3 MAXIMUM LOT COVERAGE: 40%**

**291.106.4 MINIMUM SETBACKS**

- .01 Inclusive of all projections, **buildings**, parking, and parking structures shall be setback from a property line a minimum of:
  - (a) 6 m (19.685 ft.) adjacent to Westwater Drive;
  - (b) 9 m (29.528 ft.) adjacent to a public park or dyke.

**291.106.5 MAXIMUM HEIGHTS**

- .01 **Buildings:** 15 m (49.212 ft.).
- .02 **Structures:** 6 m (19.685 ft.).
- .03 For the purposes of this subsection, **building height** shall be deemed to mean the vertical distance between the highest point on the **building** and the concrete floor of the lowest habitable area of the **building**.

**291.106.6 LOT SIZE**

- .01 A **building** shall not be constructed on a **lot** having a total area of less than 3,000 m<sup>2</sup> (32,292.787 ft<sup>2</sup>).
- .02 Regulations that determine the minimum dimensions and area of a **lot** that may be created by subdivision will be found in Division 600 of this bylaw.

**291.106.7 OFF-STREET PARKING**

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

16. 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 that area shown outlined with a heavy black line and identified with a letter "J" on "Schedule A attached to and forming part of Bylaw No. 7108" and by designating it **Comprehensive Development District (CD/106)**.
17. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 291.107 thereof the following:

**"291.107 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/107)**

The intent of this zoning district is to support the commercial fishing industry and accommodate the retention and reuse of an existing structure.

**291.107.1 PERMITTED USES**

**LIGHT INDUSTRY**, limited to maritime or commercial fishing-related uses;  
**CUSTOM WORKSHOPS, TRADES, & SERVICES**, limited to maritime or commercial fishing-related uses;  
**OFFICE**, limited to maritime or commercial fishing-related uses;  
**SERVICE & REPAIR OF BOATS & MARINE EQUIPMENT**;  
**MARINA**;  
**MARITIME EDUCATION**;  
**AUTOMOBILE PARKING**;  
**PARK AND PUBLIC OPEN SPACE**;  
**ACCESSORY USES, BUILDINGS, & STRUCTURES.**

**291.107.2 MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **Buildings, Structures, Parking, and Outdoor Storage:**

- (a) Park Setback: 3.0 m (9.843 ft.).
- (b) Road Setback: 6.0 m (19.685 ft.)."

18. 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 that area shown outlined with a heavy black line and identified with a letter "K" on "Schedule A attached to and forming part of Bylaw No. 7108" and by designating it **Comprehensive Development District (CD/107)**.

- 19. 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 **SCHOOL AND PUBLIC USE DISTRICT (SPU)**.

That area shown outlined with a heavy black line and identified with a letter "D" on "Schedule A attached to and forming part of Bylaw No. 7108".

- 20. Richmond Zoning and Development Bylaw 5300, is amended by repealing Section 604.17 "Areas Zoned CD/61" and substituting the following:

**"604.17 AREAS ZONED CD/61 or CD/102**

New parcels that may be created in CD/61 or CD/102 shall conform to the following dimensions:

- Minimum Frontage: 8 m (26.247 ft.)
- Minimum Width: 9 m (29.527 ft.)\*
- Maximum Width: 14 m (45.932 ft.)
- Minimum Depth: 29 m (95.144 ft.)
- Minimum Area: 270 m<sup>2</sup> (2,906.35 ft<sup>2</sup>)

\* For **corner lots**, add 2 m (6.562 ft.) to minimum width."

- 21. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7108"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 12 1999  
OCT 26 1999  
OCT 26 1999  
OCT 26 1999  
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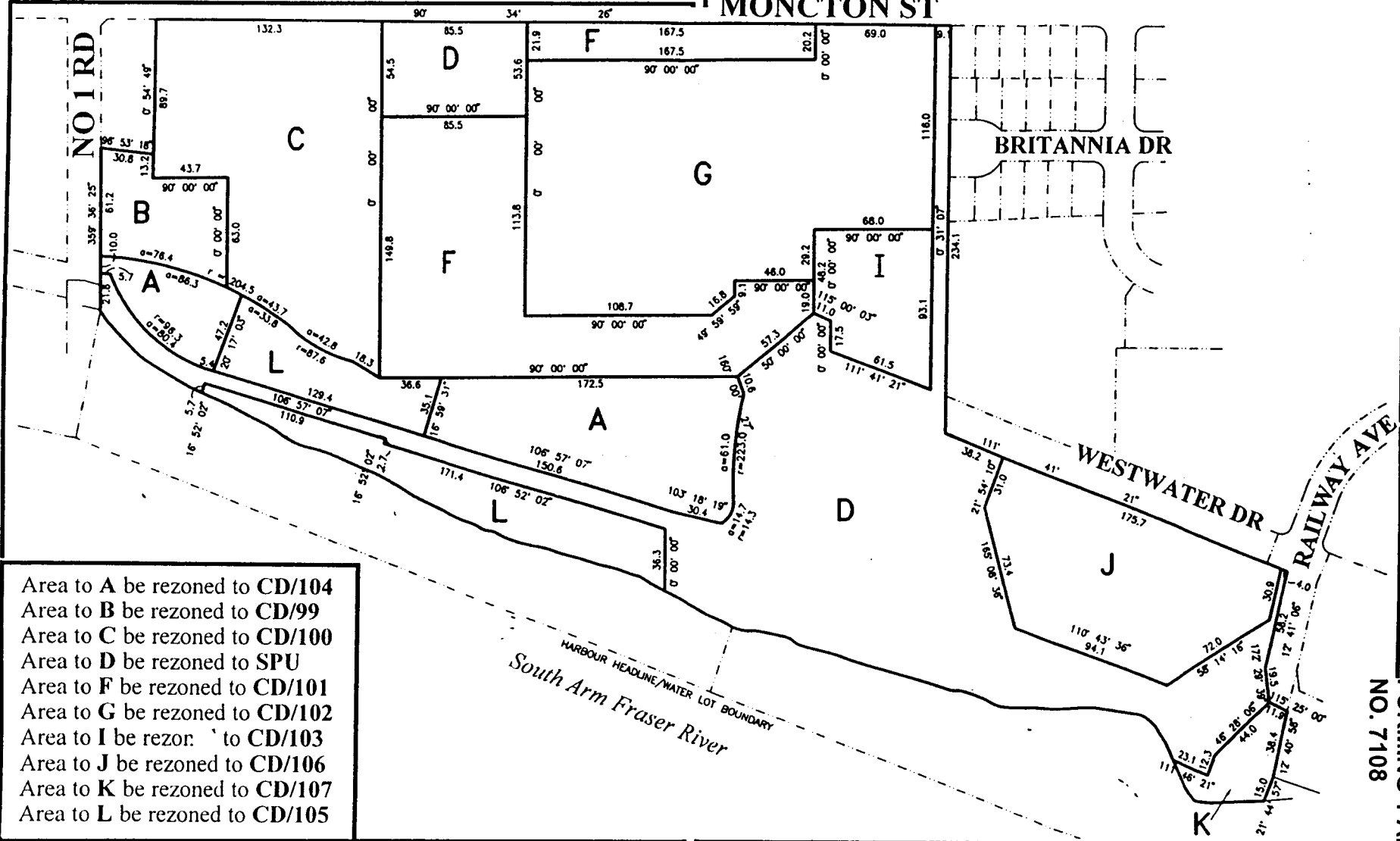
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MAYOR

\_\_\_\_\_  
CITY CLERK



# City of Richmond

MONCTON ST



- Area to A be rezoned to CD/104
- Area to B be rezoned to CD/99
- Area to C be rezoned to CD/100
- Area to D be rezoned to SPU
- Area to F be rezoned to CD/101
- Area to G be rezoned to CD/102
- Area to I be rezoned to CD/103
- Area to J be rezoned to CD/106
- Area to K be rezoned to CD/107
- Area to L be rezoned to CD/105

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## RZ 98-153805

Original Date: 06/08/99

Revision Date:

Note: Dimensions are in METRES

SCHEDULE A TO AND FORMING PART OF BYLAW NO. 7108