



City of Richmond

**ADDITIONAL BYLAW
FOR ADOPTION -
MONDAY, JUNE 11, 2007**

Bylaw 8073

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8073 (RZ 04-275910)
8200 CORVETTE WAY**

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 Section 291.173 thereof the following:

291.173 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/173)

The intent of this zoning district is to accommodate high density multiple-family residential uses, hotel and associated accessory services, offices, and commercial.

291.173.1 PERMITTED USES

- MULTIPLE-FAMILY DWELLING;**
- RETAIL TRADE & SERVICES, but excluding a gas station and the sales and servicing of automobiles, trailers or motorcycles;**
- HOTEL;**
- OFFICE;**
- FOOD CATERING ESTABLISHMENT;**
- COMMERCIAL ENTERTAINMENT;**
- COMMUNITY USE;**
- AUTOMOBILE PARKING;**
- ACCESSORY USES, BUILDINGS & STRUCTURES.**

291.173.2 PERMITTED DENSITY

- .01 The maximum **Floor Area Ratio** shall be 3.2, **PROVIDED THAT** a maximum **Floor Area Ratio** of 2.15 is used for multiple-family dwellings.
- .02 An additional 0.2 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**.
- .03 For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude the following:
 - a) portions of a **building** that are **used** for off-street parking, loading, and bicycle storage;
 - b) unenclosed balconies;
 - c) elevator shafts and common stairwells; and

- d) mechanical and electrical storage rooms. PROVIDED THAT the total floor area of these facilities does not exceed 100 m² (1,076 sq. ft.).

291.173.3 MAXIMUM LOT COVERAGE: 90%

291.173.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 From Front, Rear & Side Property Lines: 6 m (19.7 ft.).

291.173.5 MAXIMUM HEIGHTS

- .01 Buildings:

- a) 45 m (147.6 ft.) for residential buildings; and
- b) 38 m (124.7 ft.) for all other buildings;

- .02 Accessory Buildings & Structures: 12 m (39.4 ft.).

291.173.6 OFF-STREET PARKING

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:

- a) For **Multiple-Family Dwellings** the off-street parking shall be provided at the rate of:

- i. 1.0 spaces per **dwelling unit** having a gross floor area of up to 65 m² (700 sq. ft.);
- ii. 1.2 spaces per **dwelling unit** having a gross floor area of greater than 65m² (700 sq. ft.); and
- iii. 0.2 spaces per **dwelling unit** for visitor parking;

- 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;

- c) For all other uses the off-street parking required may be reduced by 15%; and

- d) The minimum manoeuvring aisle width shall be 6.7 m (22 ft.).

- 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/173)**:

PID 024-818-933

Lot J Section 28 Block 5 North Range 6 West New Westminster District Plan LMP46583

- 3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8073**".

FIRST READING

JUN 26 2006

A PUBLIC HEARING WAS HELD ON

JUL 17 2006

SECOND READING

JUL 17 2006

THIRD READING

JUL 17 2006

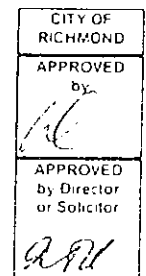
MINISTRY OF TRANSPORTATION
APPROVAL

SEP 28 2006

OTHER REQUIREMENTS SATISFIED

JUN 08 2007

ADOPTED

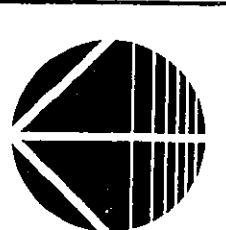
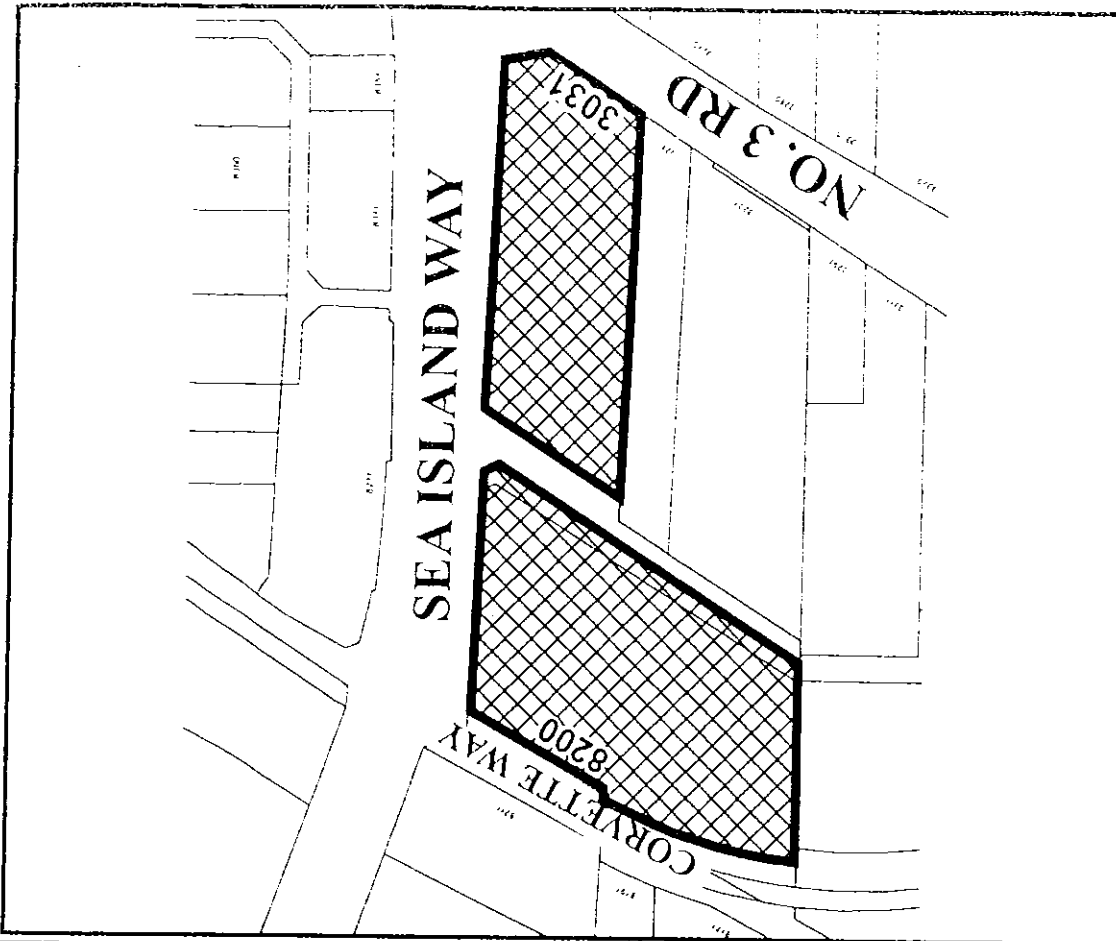
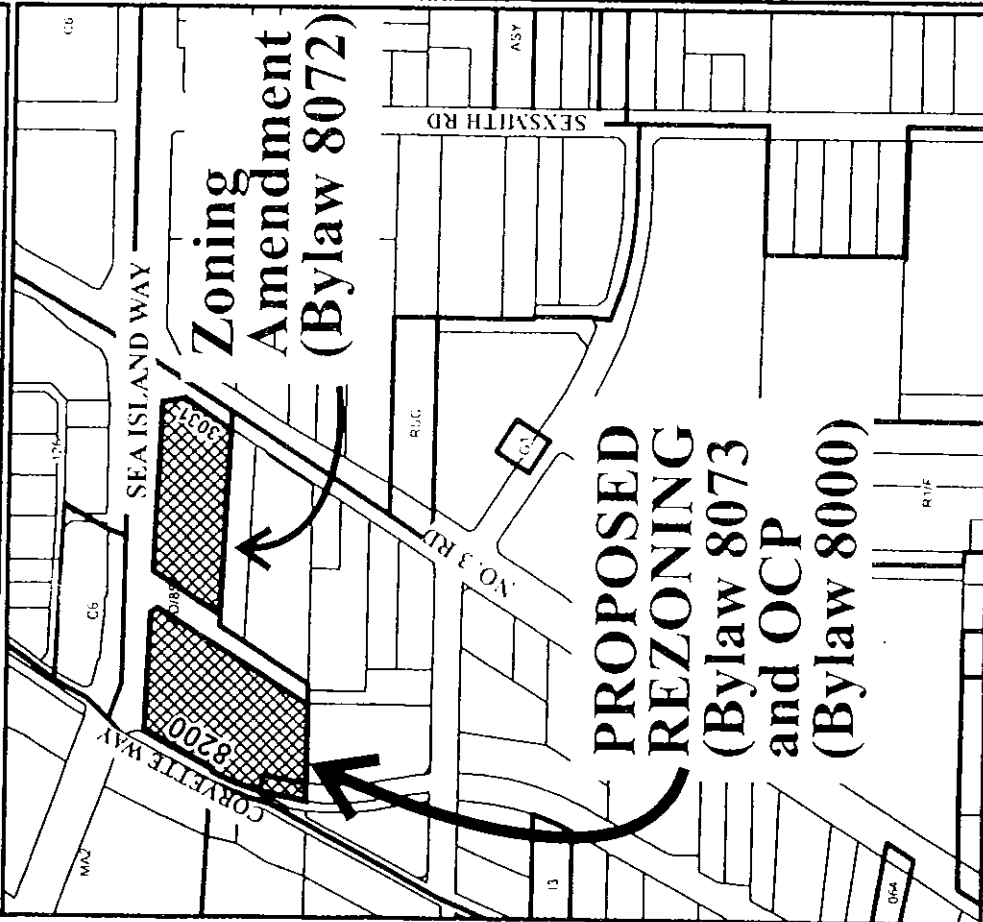


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 04-275910

Original Date: 08/19/04

Revision Date: 05/26/06

Note: Dimensions are in METERS