



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7304 (RZ 01-191442)  
7060, 7140, 7180, 7220, AND 7240 GARDEN CITY ROAD AND 7055,  
7071, 7091, AND 7111 HEATHER STREET**

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 291.128 thereof the following:

**"291.128      COMPREHENSIVE DEVELOPMENT DISTRICT (CD/128)**

The intent of this zoning district is to accommodate townhouses.

**291.128.1      PERMITTED USES**

**RESIDENTIAL**, limited to **Townhouses**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**ACCESSORY USES**.

**291.128.2      PERMITTED DENSITY**

.01      **Maximum Floor Area Ratio:**

- a) 0.8, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; AND FURTHER 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) 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.

- b) Notwithstanding the limitations imposed in (a) above, an additional 0.1 **floor area ratio** will be permitted to accommodate **amenity space**.

**291.128.3 MAXIMUM LOT COVERAGE: 40%**

**291.128.4 MINIMUM SETBACKS FROM PROPERTY LINES**

**.01 Public Road:**

- a) Bennett Road: 4.57 m (14.993 ft.)
- b) Sills Avenue: 4.57 m (14.993 ft.)
- c) All Other Roads: 6 m (19.685 ft.)
- d) Notwithstanding the limitations imposed above:
  - (i) Cantilevered roofs may project into the **public road** setback for a distance of not more than 1 m (3.281 ft.);
  - (ii) With the exception of .01(b) above, porches, balconies, and bay windows forming parts of the principal **building** may project into the **public road** setback for a distance of not more than 1 m (3.281 ft.), and entry stairs may project into the **public road** setback for a distance of not more than 2 m (6.562 ft.); and
  - (iii) Gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building** shall be no closer to a **property line** than 2 m (6.562 ft.).

- .02 Side & Rear Property Lines: 5.5 m (18.045 ft.), EXCEPT THAT** cantilevered roofs may project into the **side and rear yards** for a distance of not more than 1 m (3.281 ft.), and decks and entry stairs forming parts of the principal **building** may project into the **side and rear yard** setback for a distance of not more than 2.5 m (8.202 ft.).

**291.128.5 MAXIMUM HEIGHTS**

- .01 Buildings: 12 m (39.370 ft.), but containing no more than three storeys.**
- .02 Structures: 12 m (39.370 ft.)**
- .03 Accessory Buildings: 5 m (16.404 ft.)**

**291.128.6 MINIMUM LOT SIZE**

- .01 A **building** shall not be constructed on a **lot** which is less than 0.405 ha (1 ac.) in size.

**291.128.7 OFF-STREET PARKING**

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:
- a) Off-street parking shall be provided at the rate of:
    - (i) For residents: 1.5 spaces per **dwelling unit**; and
    - (ii) For visitors: 0.2 spaces per **dwelling unit**.
  - 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.

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/128)**.

P.I.D. 012-031-356

Lot 2 Block "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-313-721

Lot 3 Block "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 001-874-276

Lot 4 Block "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-434-931

North Half of Lot 5 Block "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 002-160-862

South Half of Lot 5 Block A Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-924-521

Lot 96 Section 15 Block 4 North Range 6 West New Westminster District Plan 51863

P.I.D. 003-548-091

Lot 19 Block "A" Except: Part Subdivided by Plan 51863, New Westminster District Plan 1207

P.I.D. 012-031-518

Lot 18 Except: Part Subdivided by Plan 31955, Block "A" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-767-663

Lot 33 Section 15 Block 4 North Range 6 West New Westminster District Plan 31955

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7304"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC 10 2001

JAN 21 2002

JAN 21 2002

JAN 21 2002



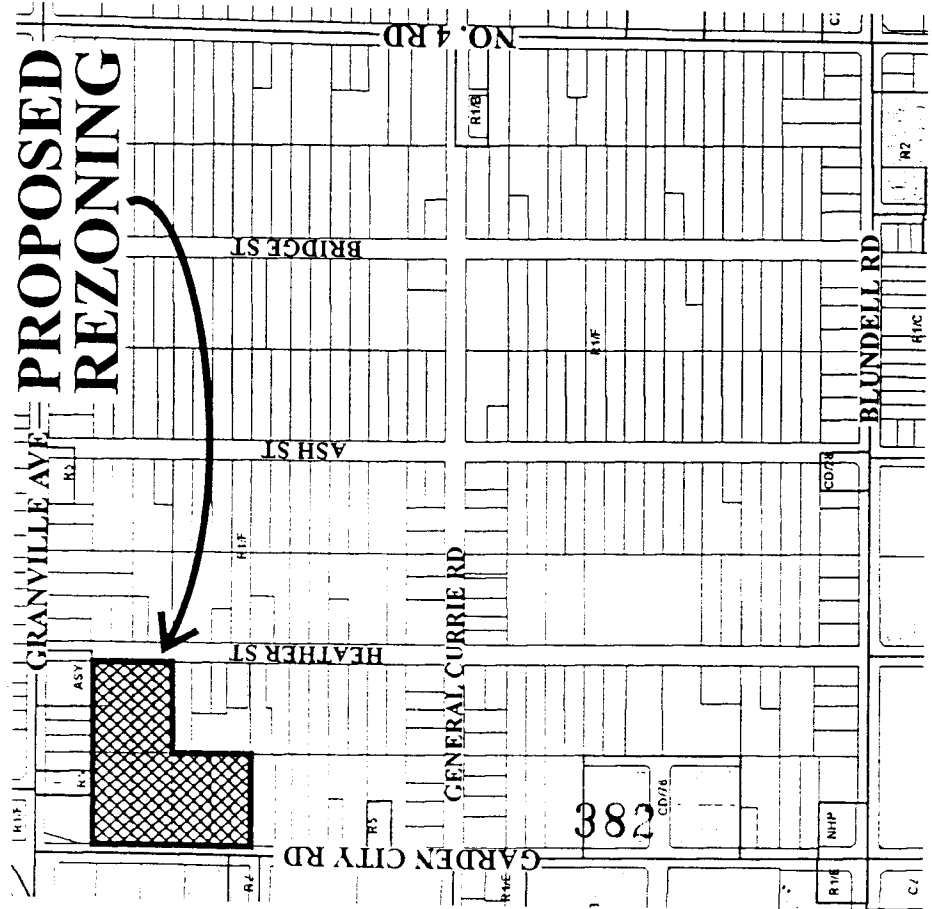
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MAYOR

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CITY CLERK

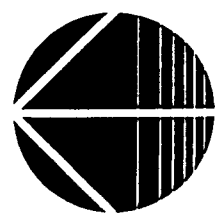
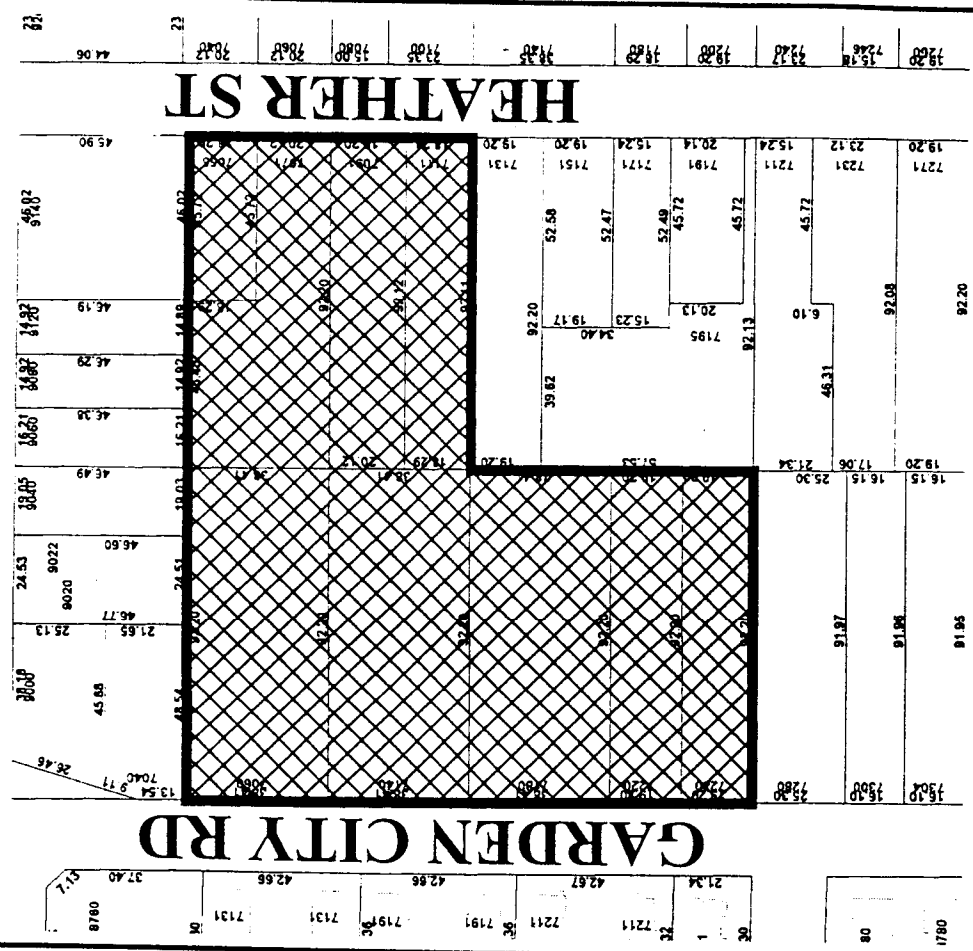


# City of Richmond

## PROPOSED REZONING



## GRANVILLE AVE



RZ 01-191442

Original Date: 09/07/01

Revision Date:

Note: Dimensions are in METRES