



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8179 (RZ 04-272735)
8400 AND 8440 ANDERSON ROAD**

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 291.170 thereof the following:

"291.170 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/170)

The intent of this zoning district is to accommodate a multiple-family dwelling.

291.170.1 PERMITTED USES

- .01 The following uses are permitted:

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

291.170.2 PERMITTED DENSITY

- .01 Subject to subsection .02, herein, the maximum **Floor Area Ratio** shall be: 1.3 plus

- (a) an additional 0.15 **Floor Area Ratio** provided that it is entirely used to accommodate **dwelling unit(s)** each having an individual gross floor area less than 50 m² (538.196 ft²); and
- (b) an additional 0.05 **Floor Area Ratio** provided that it is entirely used to accommodate **Amenity Space**.

- .02 **Floor Area Ratio** excludes the following:

- (a) **buildings** or portions of a **building** that are used for off-street parking, loading, and bicycle storage;
- (b) common stairwells and elevator shafts above the ground floor level, and
- (c) unenclosed balconies.

291.170.3 MAXIMUM LOT COVERAGE

- .01 Maximum Lot Coverage: 56%

291.170.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 Public Road Setback:

(a) Granville Avenue: 6.0 m (20 ft.);

(b) Cooney Road: 3.0 m (10 ft.);

(c) Anderson Road: 4.5 m (15 ft.); and

(d) Parking **structures** may project into the **public road** setback, but shall be no closer to a property line than 3.0 m (10 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the City.

- .02 Side Yard: 3.0 m (10 ft.) except that the minimum **side yard** setback shall be 6 m (20 ft.) for portions of the **building** exceeding 7.5 m (25 ft.) in **building height**.

291.170.5 MAXIMUM HEIGHTS

- .01 Buildings: 16.5 m (54 ft.).

- .02 Accessory Buildings and Structures: 5 m (16 ft.).

291.170.6 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** of less than 2,500 m² (26,910 ft²).

291.170.7 OFF-STREET PARKING AND LOADING

- .01 Off street parking shall be provided in accordance with Division 400 of the Richmond Zoning and Development Bylaw 5300, except that:

(a) off-street parking shall be provided at the rate of:

(i) For residents: 1.1 spaces per **dwelling unit**; and

(ii) For visitors: 0.15 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; and

(c) the minimum manoeuvring aisle width shall be 6.7 m (21 982 ft.).

291.170.8 SIGNAGE

- 1.01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560 as it applies to development in the "Townhouse District (R2)" Zone."
- 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 areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/170)**.

P.I.D. 004-277-686
Lot 72 Section 9 Block 4 North Range 6 West New Westminster District Plan 18444

P.I.D. 010-374-281
Lot 71 Section 9 Block 4 North Range 6 West New Westminster District Plan 18444

The area shown cross-hatched on "Schedule A" attached to and forming part of Bylaw No. 8179
- 3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8179".

FIRST READING

JAN 22 2007

A PUBLIC HEARING WAS HELD ON

FEB 19 2007

SECOND READING

FEB 19 2007

THIRD READING

FEB 19 2007

OTHER REQUIREMENTS SATISFIED

JUN 19 2007

ADOPTED



MAYOR

CORPORATE OFFICER

