



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7752 (RZ 04-268857)
9491, 9531 & 9551 Ferndale Road and 9520 & 9540 Westminster
Highway**

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 291.145 thereof the following:

“291.145 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/145)

The intent of this zoning district is to accommodate townhouses.

291.145.1 PERMITTED USES

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

291.145.2 PERMITTED DENSITY

.01 Maximum **Floor Area Ratio**: 0.75; together with an additional 50 m² (538.21 ft²) per **dwelling unit** 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**.

291.145.3 MAXIMUM LOT COVERAGE: 40%

291.145.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 **Public Road:**

- a) Katsura, Alder and Birch Streets: 4.5 m (14.763 ft.);
- b) Other Roads: 6 m (19.685 ft.);
- c) Notwithstanding the limitations imposed above:

- (i) Bay windows and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1.2 m (3.937 ft.), and porches, balconies and entry stairs may project into the **public road** setback for a distance of not more than 2 m (6.562 ft.); and
 - (ii) Gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building** may be located within the **public road** setback, but shall be no closer to a **property line** than 2 m (6.562 ft.).
- .02 **Side & Rear Property Lines:** 4.5 m (14.764 ft.), EXCEPT THAT porches, balconies, bay windows, and cantilevered roofs forming part of the principal **building** may project into the **side and rear yards** for a distance of not more than 1.2 m (3.937 ft.).

291. 145.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 12 m (39.37 ft.) but containing not more than three **storeys**.
- .02 **Structures:** 20 m (65.617 ft.).
- .03 **Accessory Buildings:** 5 m (16.404 ft.).

291. 145.6 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 maneuvering 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 145 (CD/145).

P.I.D. 003-442-721
Lot "A" Section 10 Block 4 North Range 6 West New Westminster District Plan 8553

P.I.D. 003-502-872
South Half of the East Half of Lot 9 Block "A" Section 10 Block 4 North Range 6 West
New Westminster District Plan 1305

P.I.D. 001-235-478
The Southerly Half of the Westerly Half of Lot 10 Block "A" Section 10 Block 4 North
Range 6 West New Westminster District Plan 1305

P.I.D. 003-723-615
The North Half of the East Half of Lot 9 Block "A" Section 10 Block 4 North Range 6
West New Westminster District Plan 1305

P.I.D. 012-106-836
North Half West Half Lot 10 Block "A" Section 10 Block 4 North Range 6 West New
Westminster District Plan 1305

- 3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7752**".

FIRST READING

JUN 29 2004

A PUBLIC HEARING WAS HELD ON

JUL 19 2004

SECOND READING

JUL 19 2004

THIRD READING

JUL 19 2004

OTHER REQUIREMENTS SATISFIED

JUL 06 2005

ADOPTED



MAYOR

CITY CLERK

