

CITY OF RICHMOND  
BYLAW 7228  
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300  
AMENDMENT BYLAW 7228 (RZ 01-115799)  
7160 ST ALBANS 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 291.120 thereof the following:

**"291.120 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**

The intent of this zoning district is to accommodate detached dwellings, townhouses, and small-scale multiple-family dwellings on small lots.

**291.120.1 PERMITTED USES**

**RESIDENTIAL**, limited to **One-Family Dwellings, Townhouses, and Multiple-Family Dwellings**;  
**BOARDING AND LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**ACCESSORY USES.**

**291.120.2 PERMITTED DENSITY**

.01 Maximum Number of **dwelling units**: 62 units/ha (25 units/ac.)

.02 Maximum **Floor Area Ratio**:

- a) 0.70, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides;

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 0.05 shall be permitted, provided that it is entirely **used** to accommodate **Amenity Space** and the lot in question contains four or more **dwelling units**.

- c) For the purposes of (a) and (b) above, **floor area ratio** shall be deemed to exclude the floor area of those parts of the **building used** for off-street parking purposes.

**291.120.3 MAXIMUM LOT COVERAGE**

45% of **buildings** only; 70% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the lot area restricted to landscaping with live plant material.

**291.120.4 MINIMUM LOT SIZE**

A **dwelling unit** shall not be constructed on a lot of less than 800 m<sup>2</sup> (8,611.410 ft<sup>2</sup>) in area.

**291.120.5 MAXIMUM LOT SIZE**

1,560 m<sup>2</sup> (16,792.249 ft<sup>2</sup>)

**291.120.6 MINIMUM SETBACKS FROM PROPERTY LINES**

.01 Road Setbacks: 4.5 m (14.764 ft)

EXCEPT THAT bay windows may project into the required road setback for a distance of up to 0.5 m (1.640 ft), and unenclosed porches and unenclosed stairs may project into the required road setback for a distance of up to 1.5 m (4.921 ft).

.02 Side & Rear Yards: 1.2 m (3.937 ft)

**291.120.7 MAXIMUM HEIGHTS**

.01 Buildings & Structures: 12 m (39.370 ft)

.02 Accessory Buildings: 5 m (16.404 ft)

**291.120.8 MINIMUM SEPARATION BETWEEN BUILDINGS**

.01 1.2 m (3.937 ft) space between **buildings** shall be unoccupied and unobstructed by **buildings**;

EXCEPT THAT cantilevered roofs, balconies, and chimneys may project into the separation space for a combined total distance of 1 m (3.281 ft) or one-half the width of the required separation space, whichever is the lesser.

**291.120.9 OFF-STREET PARKING**

- .01 Off- street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:
  - a) Off-street parking for the use of residents shall be provided at the rate of 1.5 spaces per **dwelling unit**; and
  - b) On lots containing four or more **dwelling units**, visitor parking shall be provided at the rate of 0.2 spaces per **dwelling unit**.

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/120)**.

P.I.D. 003-669-611

South 70 Feet Lot 20 Block "B" Section 16 Block 4 North Range 6 West New Westminster District Plan 1262

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7228**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

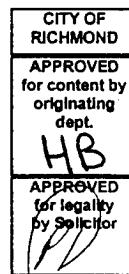
MAY 14 2001

JUN 18 2001

JUN 18 2001

JUN 18 2001

AUG 16 2001



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MAYOR

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CITY CLERK

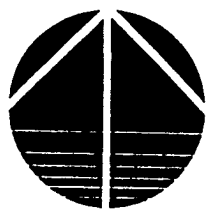
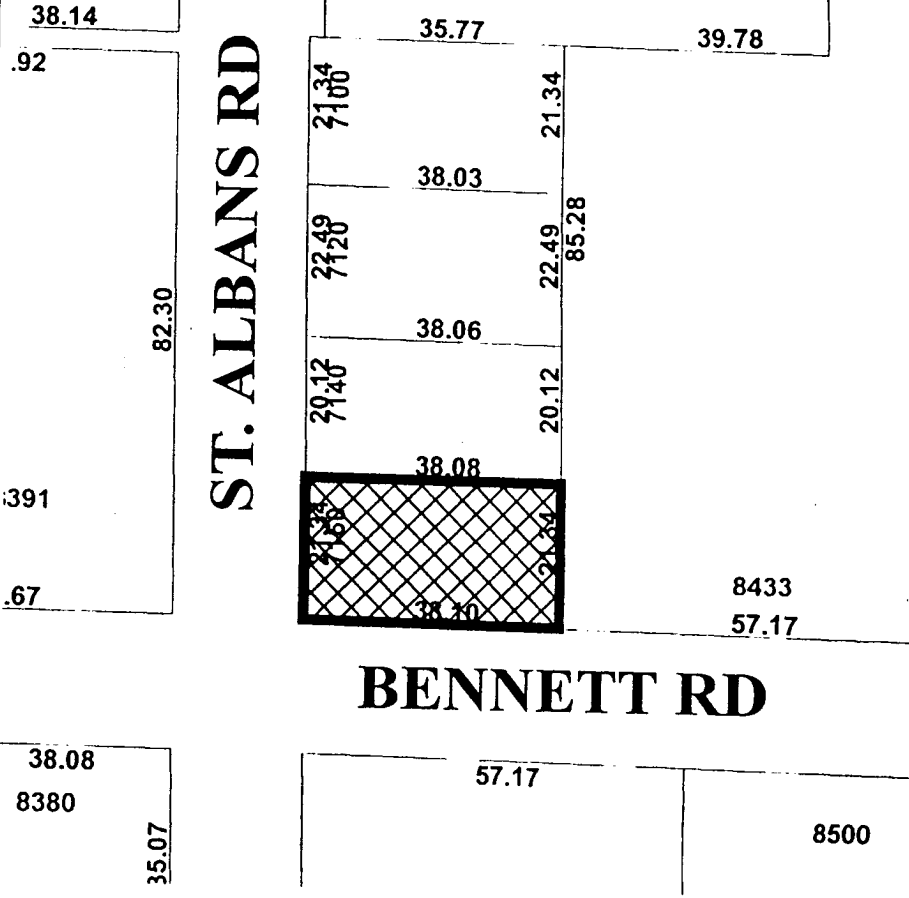


# City of Richmond

## PROPOSED REZONING



FUC



### RZ 01-115799

REZONING

Original Date: 04/05/01  
 Revision Date:  
 Note: Dimensions are in METRES

ATTACHMENT 1