

CITY OF RICHMOND

BYLAW 7127

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300  
AMENDMENT BYLAW 7127 (99-172844)  
4771 AND 4791 WILLIAMS ROAD AND  
A PORTION OF 9711 GEAL 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 291.114 thereof the following:

**"291.114 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/114)**

The intent of this zoning district is to accommodate a Provincial Government funded non-profit housing project.

**291.114.1 PERMITTED USES**

**RESIDENTIAL**, limited to **One-Family Dwelling** and **Townhouses**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**ACCESSORY USES**, but excluding **secondary suites**.

**291.114.2 PERMITTED DENSITY**

- .01 **Maximum Floor Area Ratio: 0.58**, together with 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) 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**.

**291.114.3 MAXIMUM LOT COVERAGE: 34%**

**291.114.4 MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Front Yard: 6.096m (20 ft)**
- .02 **Side Yards: 3.048 m (10 ft)**
- .03 **Rear Yards: 6.096 m (20 ft)**

**291.114.5 MAXIMUM HEIGHTS**

- .01 **Buildings: 9.7 m (31.824 ft.)**
- .02 **Structures: 20 m (65.617 ft.)**
- .03 **Accessory Buildings: 5 m (16.404 ft.)**

**291.114.6 MINIMUM LOT SIZE**

- .01 **A building shall not be constructed on a lot which is less than 4,200 m<sup>2</sup> (45,210 ft<sup>2</sup>) in area."**

**291.114.7 OFF-STREET PARKING**

.01 Off-street parking shall be provided and maintained in accordance with Division 400 of this bylaw, EXCEPT that:

The minimum number of parking spaces provided per **dwelling unit** shall be 1.9 spaces for a combination of residents and visitor parking."

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 for the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/114)**:

That area shown cross hatched on "Schedule A" attached to and forming part of Bylaw.

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7127**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

APR 2 5 2000

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MAY 1 5 2000

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MAY 1 5 2000

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MAY 1 5 2000

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AUG 2 2 2000

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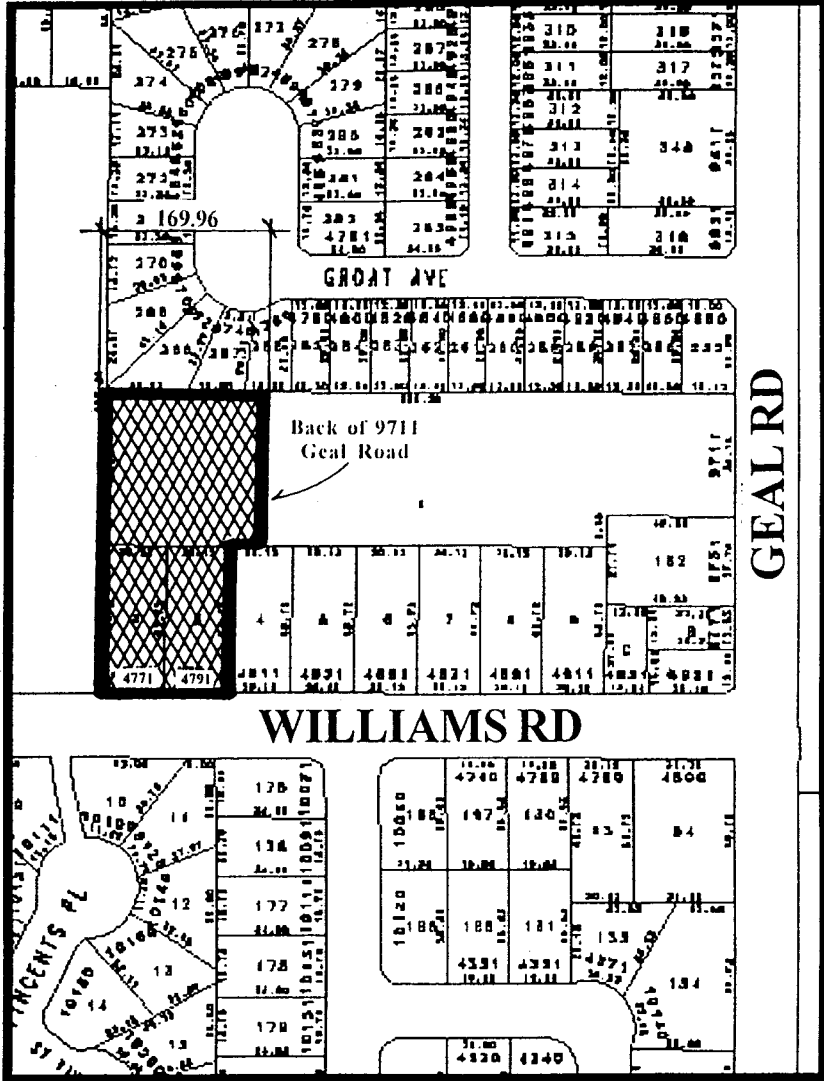
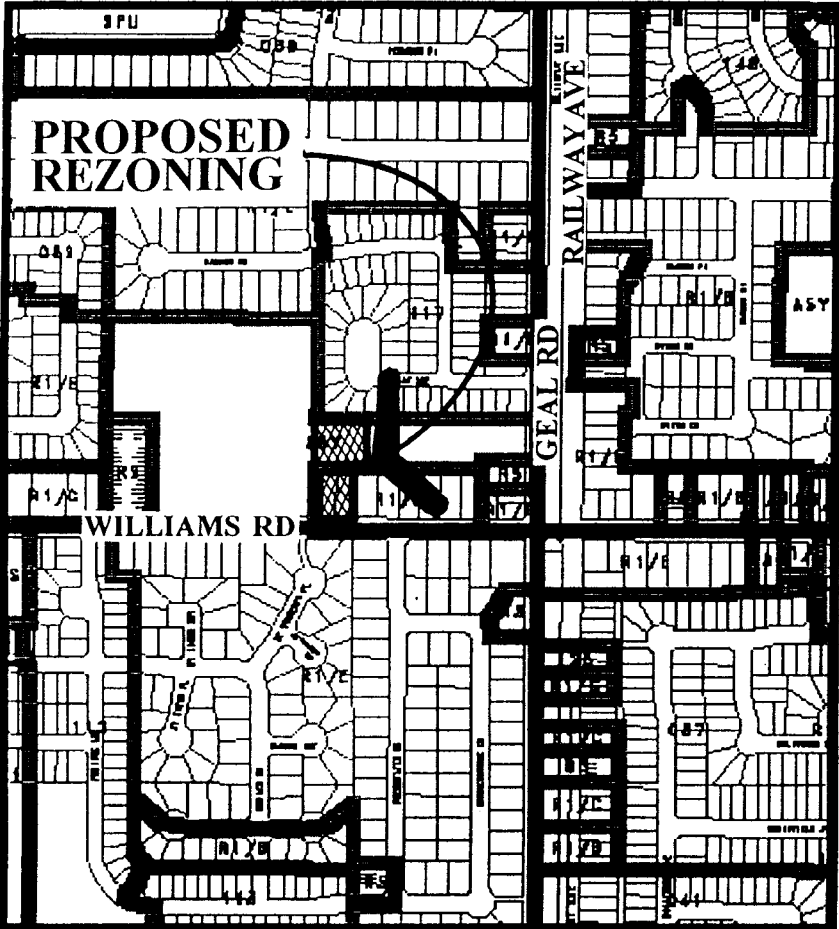


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MAYOR

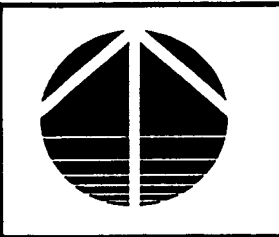
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CITY CLERK



# City of Richmond



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## RZ 99-172844

Original Date: 01/11/00

Revision Date: 04/04/00

Note: Dimensions are in METRES