



To: Planning Committee
From: Raul Allueva
Director of Development
Date: August 30, 2004
File: RZ 04-267632
Re: Application by 528450 B.C. Ltd to rezone 6440 Garden City Road, part of 6388 Katsura Street, and 9071, 9111, 9131, 9151, 9171, 9191, 9211 Alberta Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD154)

Staff Recommendation

That Bylaw No. 7822, to amend Richmond Zoning and Development Bylaw 5300 by creating a new mixed-use multiple-family residential and commercial zoning district, "Comprehensive Development District (CD/154)", and for the rezoning of 6440 Garden City Road; a portion of 6388 Katsura Street; and 9071, 9111, 9131, 9151, 9171, 9191 and 9211 Alberta Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/154)", be introduced and given first reading

Raul Allueva
Director of Development

RV:ef
Att. 6

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

528450 B.C. LTD. has applied to the City of Richmond for permission to rezone 6440 Garden City Road; a portion of 6388 Katsura Street; and 9071, 9111, 9131, 9151, 9171, 9191 and 9211 Alberta Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/154) in order to permit the development of two residential towers on top of a two level parking structure, with live/work townhouses fronting Cook Road (e.g. flexible retail or office space with frontage on Cook Road, on the ground floor, level with the sidewalk, and forming an integral part of a townhouse unit), townhouses fronting Garden City Park, and commercial retail space along Garden City Road. Access is proposed from Cook Road (to be constructed as part of this development) and Katsura Street (to be constructed as part of the approved development by Ledingham McAllister Homes at 6180 Garden City Road [RZ 03-254763]).

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a summary of the proposed development data and proposed Bylaw requirements.

Surrounding Development

The proposed development site is in the McLennan North Sub-Area (**Attachment 3**) located between Garden City Road on the west and Katsura Street to the east, and south of the proposed Cook Road extension and north of Alberta Road (to be closed and incorporated with Garden City Park). The site is within the Mixed Residential/Retail/Community Uses area of the McLennan North Sub-Area Plan, which allows for high-density multiple family residential development with a limited amount of retail to serve the emerging neighbourhood. The existing development surrounding the site is described as follows:

- To the north, Residential Area 1, with several multiple-family development currently under construction, approved for development or under review, including the Cressey Katsura Gate, with 4 high-rises and townhouses (2.41 Floor Area Ratio (F.A.R.)), the Ledingham McAllister (RZ 03-254763) mid-rise residential project (1.71 F.A.R.) and the proposed mid-rise residential rezoning (RZ 04-271217) at Garden City Road and Westminster Highway, north of Ferndale (proposed FAR 2.37).
- To the east, existing single-family homes with redevelopment potential for medium density townhouses and low-rise apartments (four-storeys maximum).
- To the south, Garden City Park, currently in the design phase, with construction beginning later this year.

Related Policies & Studies

Staff Comments

The applicant has agreed to legal and development requirements associated with the application (**Attachment 5**). Preliminary Architectural Drawings (Site plan, floor plans and elevations) are enclosed for reference (**Attachment 6**). Separate from the rezoning process, the applicant is

required to submit applications for Development Permit (received DP 04-272603), Servicing Agreement (Garden City, Cook, Katsura, Alberta frontage improvements) and Building Permit.

Analysis

The proposal is consistent with the objectives of the McLennan North Sub-area Plan in terms of unit type, density, scale, and public open space. In particular:

- The project proposes mixed residential and limited commercial uses and complementary amenities at the “gateway” to the community park and provides for both the needs of the residents and community park/school users;
- The two-tower form over a townhouse podium is consistent with the four-tower development north of the site, currently under construction, at Katsura Street and Ferndale Road, which has a similar FAR of 2.41 (Residential, only) and height (45 m);
- The reduced setbacks on Cook Road and Alberta Road of 2 m is consistent with the McLennan North Development Permit Guidelines, which encourage street wall development which helps to define streets and public spaces along Cook Road and adjacent to the “town square” with building setbacks of 2 m (6.6 ft.);
- The reduced setback of 3 m on Garden City Road for the commercial component, only, is consistent with typical City Centre retail setbacks, to encourage a pedestrian oriented streetscape at this node along the Garden City greenway, which is to be furnished with benches and special lighting;
- The live/work townhouses fronting Cook Road include flexible retail or office on the ground floor, fully accessible from the sidewalk, and integral with the townhouse unit, providing flexibility for the residents and animating the streetscape. The townhouses on Cook Road are intended to supplement the purely commercial retail spaces along Garden City Road;
- The live/work units fronting Cook Road are intended to provide for local commercial uses and complimentary community uses at grade. The live/work units are to be multi-storey townhouse units that provide space for business uses (typically at grade with their living levels above) and with parking calculated at the residential rates, to encourage flexibility and choice of use.
- The proposed design is of a high architectural quality and provides a distinctive character complementary to the neighbourhood and park, through its location of uses and streetscape design;
- The "town square" environment is achieved through the provision of public art, to be incorporated at the transition areas adjacent to the park; on-street parking on Cook Road; outdoor public seating areas along the streets in association with restaurants, complete with pedestrian lighting, seating, and furnishings; an arrival plaza at the community park; retail, restaurant, and related uses at grade opening onto and animating the precinct with linkages to the community park, in combination with urban, townhouse-style residential frontages and entries;
- The proposal utilizes a public right-of-way through the middle of the site to provide a direct pedestrian link between Cook Road precinct and the new Garden City park;

- The proposed development of privately-owned/publicly accessible open spaces (POPA) as highly-visible, passive, landscaped areas in the form of pedestrian/cyclist pathways and expanded sidewalk/boulevard areas at the corners of Cook Road and Alberta Road with Garden City Road contribute to the "greening" of the community and provide public amenities and linkages to the park;
- The project achieves the "greening" of private development through provision of significant usable open space on the roofs of parking structures, and grade-level areas adjacent to residential, commercial, and community uses;
- The substantial contributions to the road network, Cook Road and Katsura Street, provides a safe and efficient people-friendly transportation network for pedestrians, cyclists and vehicles; and
- The commercial space proposed at the corners of the Cook Road extension and Alberta Road with Garden City Road will provide streetscape improvements along the Garden City Road greenway and the corner plaza (POPA), including benches, lighting, bollards and related street furnishings.

Financial Impact

Cook Road and Katsura Street Implementation

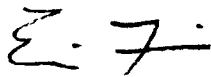
- As a condition of rezoning, the applicant is to contribute an equitable share towards the cost of design and construction of the full road surface of the Cook Road extension from Garden City Road to Katsura Street (approximately 160 m long by almost 20 m wide). The proportional share for this development is 26% of the total cost. (The cost of construction, only, will be credited from the Road Component of the attributable Development Cost Charges).
- The City land between the site and the proposed new Cook Road extension will be sold to the applicant at market value and added to the development site.
- The applicant is required to pay 27% of the land cost, only, of the Katsura Street connection from Hemlock Drive to Alberta Road, for which there will be no Development Cost Charge (DCC) credits. The developer of the sites to the far north (RZ 04-254763) will be paying for the construction of this road. The Katsura Street extension is approximately 150 m x 20 m width. It is expected that 6380 and 6400 Garden City Road would complete the sidewalk and boulevard of the Cook Road extension and help pay for the land costs of this new road.
- Alberta Road is to be ultimately closed and added to Garden City Park. The applicant is to contribute to the park improvements in closing Alberta Road and converting it to a "greenway". The applicant will be responsible for the cost of construction of a 3 m strip along the south edge of the site, with works to include a paved walkway, a double row of trees, and lawn.
- A Servicing Agreement for off-site and traffic improvements will be required on Garden City Road, including a traffic signal at Cook Road.
- The developer will be eligible for Development Cost Charge (DCC) road credits for Garden City Road improvements and Cook Road construction.

Other Contributions

- The developer proposes a contribution of \$0.60/ft² (approximately \$140,000) towards the City's Public Art Reserve Fund, for public art projects to be incorporated on the site through the City's Public Art Commission process.

Conclusion

Staff recommend support for this application. Rezoning of the subject site as proposed conforms to city-wide, City Centre, and McLennan North objectives for residential growth and development. The proposal for the contribution to the establishment of Cook Road between Garden City Road and Katsura Street supports the vision for this "gateway" area. Overall, the project is attractive and appears to be a good addition to the neighbourhood. On this basis, staff recommend that the proposed rezoning application be favourably considered.



Eric Fiss
Policy Planner

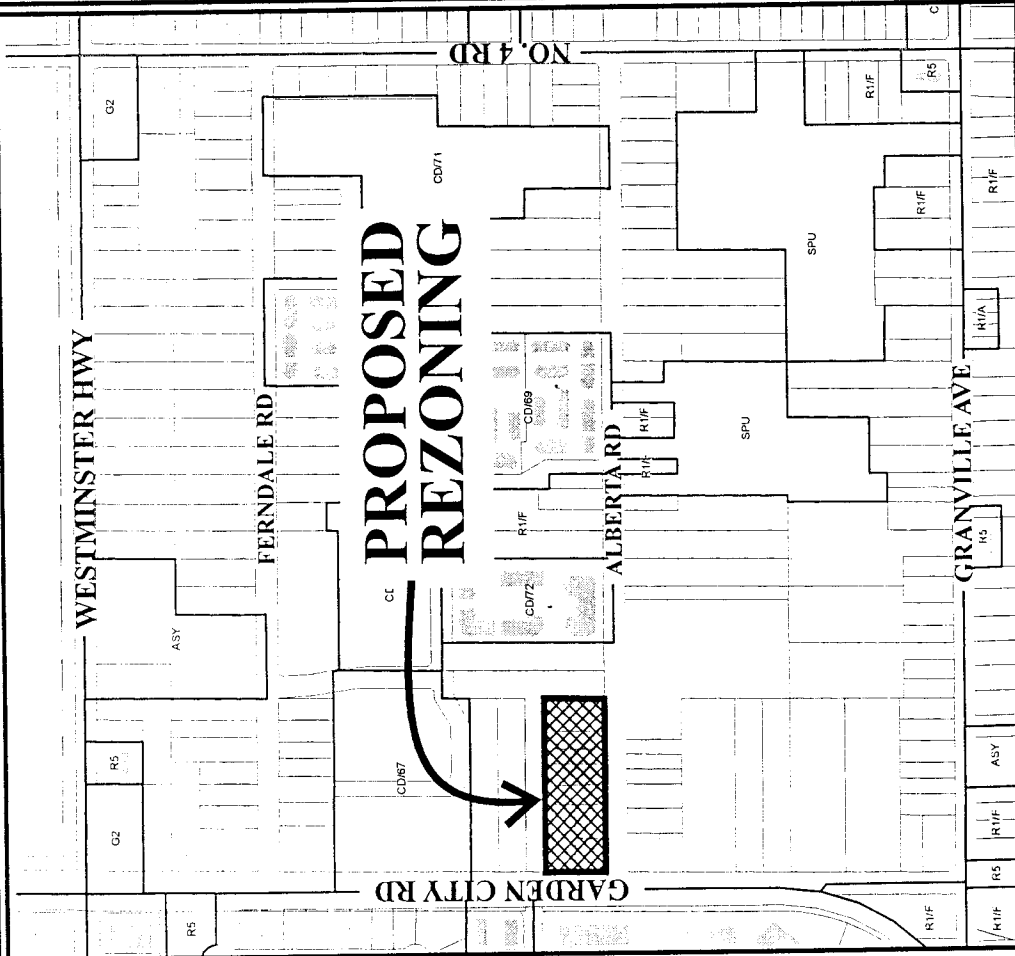
EF:rg

See **Attachment 5** for rezoning requirements to be dealt with prior to final adoption, as agreed by the applicant.

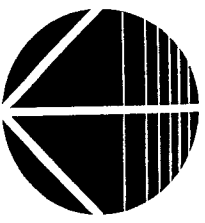
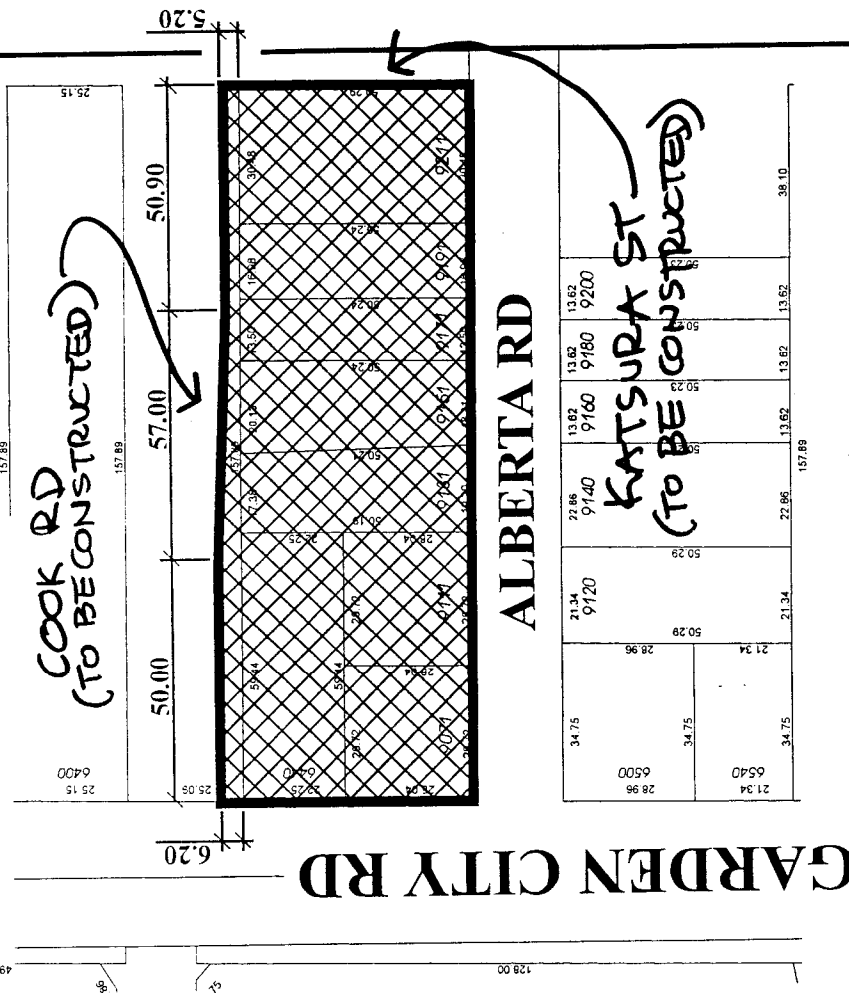
LIST OF ATTACHMENTS

- Attachment 1 Zoning Site Map
- Attachment 2 Development Application Data Sheet
- Attachment 3 McLennan North Land Use Map
- Attachment 4 McLennan North Sub-Area Plan Objectives
- Attachment 5 Conditional Rezoning Requirements
- Attachment 6 Preliminary Architectural Drawings (Site plan, floor plans, elevations, landscape plan)

City of Richmond



PROPOSED REZONING



RZ 04-267632

Original Date: 04/15/04
 Revision Date: 09/08/04
 Note: Dimensions are in METRES



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Policy Planning Department

RZ 04- 267632

Address: 6440 Garden City Road, Portion of 6388 Katsura Street, and 9071,9111, 9131, 9151, 9171, 9191, and 9211 Alberta Road

Applicant: 528450 B.C. Ltd.

Planning Area(s): City Centre Area - McLennan North Sub-Area Plan Schedule - 2.10C

	Existing	Proposed
Owners:	6388 Katsura Street – City of Richmond 6440 Garden City Rd - A & J Ratnarajah 9071 Alberta Rd - A & J Ratnarajah 9111 Alberta Rd – R Wong 9131 Alberta Rd – B Randel 9151 Alberta Rd – C Simpson 9171 Alberta Rd – H Cheng & S Chan 9191 Alberta Rd – J Davies 9211 Alberta Rd – J Davies	528450 B.C. Ltd
Site Size (m²):	7926.9 m ² (original site) 899.5 m ² (added after Cook Rd realignment) 8826.4 m ² (Total site)	8826.4 m ²
Land Uses	Single-family homes	Mixed use commercial/residential building
OCP Designation	Residential	Mixed Use
Area Plan Designation	Mixed Residential/Retail/Community Uses	Mixed Residential/Retail
702 Policy Designation	N/A	
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	CD/154
Number of Units	9 Single-Family Homes	211 Multiple-Family Dwelling Units

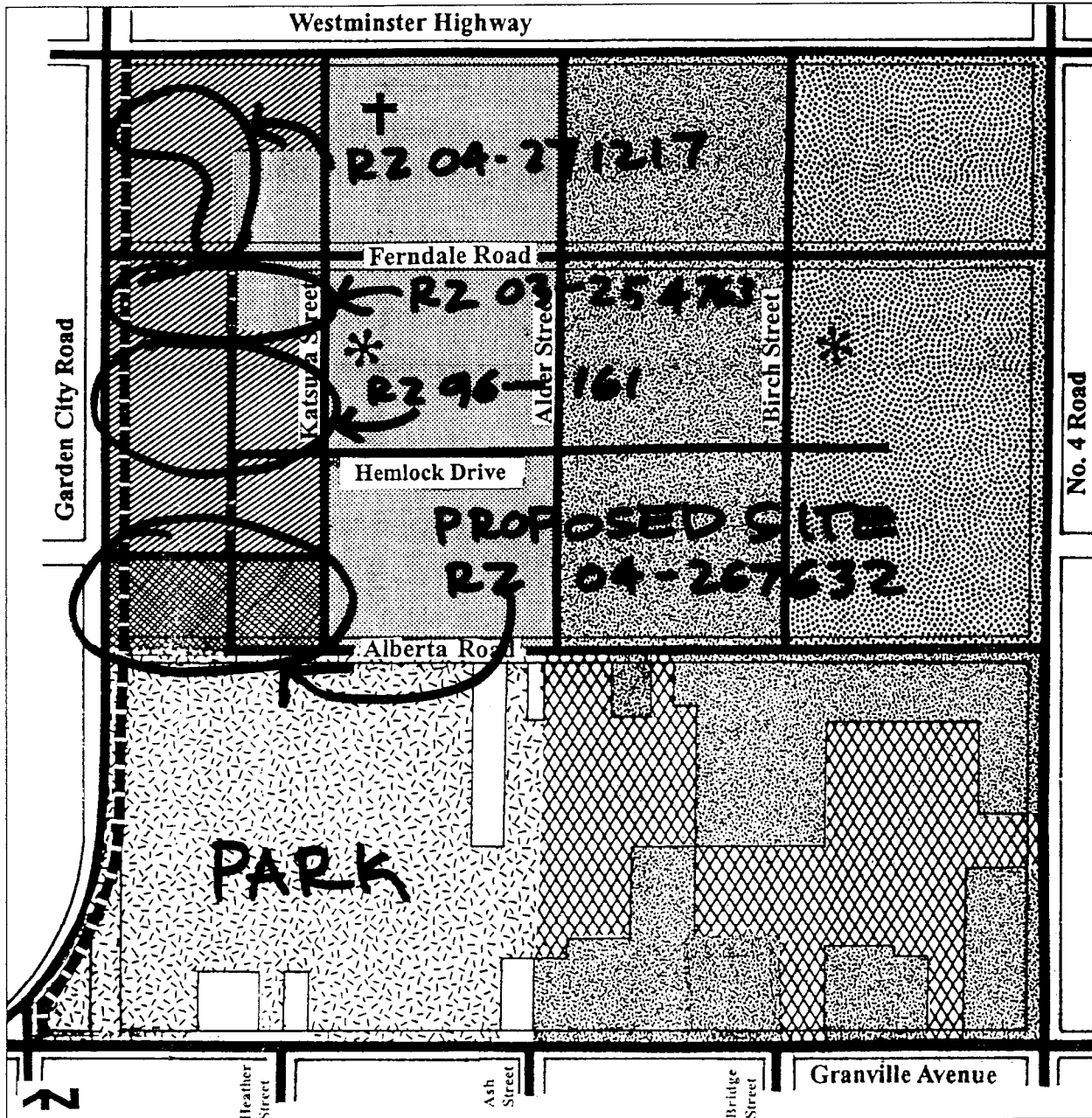
	Bylaw Requirement	Proposed	Variance
Density	N/A	239 units/hectare (591units/acre)	none permitted
Floor Area Ratio:	Commercial: max. 0.05 FAR Other (Residential and Live/Work): 2.41 FAR Total: Max. 2.46 FAR	Commercial: 0.04 FAR Other (Residential and Live/Work): 2.41 FAR Total: 2.45 FAR	none permitted
Lot Coverage – Building:	Max. 80%	73%	none
Lot Size (min. area)	0.404 ha (1.0 acres)	0.882 ha (2.18 acres)	none













Setback – Garden City Road (W)	Min. 10 m to Residential Min. 3 m to Commercial (with one-storey maximum height)	Min. 10 m to Residential Min. 3 m to Commercial (with one-storey maximum height)	none
Setback – Cook Road (N)	Min. 2 m	Min. 2 m	none
Setback – Katsura Street (E)	Min. 4 m	Min. 6 m	none
Setback – Alberta Street/Garden City Park (S)	Min. 2 m	Min. 2 m	none
Height (m):	45 m	45 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	26 units x 1.0/1-bdr = 26(R) 185 units x 1.2/2-bdr+ = 222(R) and 211 units x 0.2/ unit = 43(V)	250(R) and 43(V)	none
Off-street Parking Spaces – Total:	291	293	none
Tandem Parking Spaces	80 maximum	80	none
Amenity Space – Indoor:	100 m ²	260 m ²	none
Amenity Space – Outdoor:	1,266 m ²	2,880 m ²	none

Other: Tree replacement compensation required for loss of significant trees in good health.

City of Richmond

Land Use Map *Bylaw 7637
2004/05/25*



 Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (up to 8-storeys) / High-rise Apts. (up to 45 m)	 Residential Area 4 0.55 base F.A.R. One & Two- Family Dwelling & Three-Dwelling Townhouses (2 1/2-storeys max.)	 School
 Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)	 Residential Area 5 0.55 base F.A.R. One-Family Dwelling	 Neighbourhood Parks
 Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	 Mixed Residential/ Retail/Community Uses	 Trail
	 Community Park	 Principal Roads
		 Church

McLennan North Sub-Area Plan Objectives

The McLennan North sub-area plan includes a number of objectives relating to the site, including:

General Objectives

- Encourage mixed residential and limited commercial uses and complementary amenities at the “gateway” to the community park.
- Ensure that the development of the mixed use area provides for both the needs of the residents and community park/school users.
- Promote a high quality of development and a distinctive character in the mixed use area complementary to the neighbourhood and park
- Orient noisy uses away from sensitive adjacent residential development.

Town Square

- Promote the development of a "town square" environment throughout McLennan North's mixed-use area which provides the symbolic "gateway" to the community park, and opportunity for residents to meet informally while doing daily errands and activities.
- This "town square" environment should be achieved through the provision of:
 1. Public art and other features identifying the area as a distinct place and “gateway” to the community park;
 2. Convenient pedestrian street crossings, especially adjacent to retail, park, and community uses;
 3. On-street parking;
 4. Pedestrian lighting, seating, and furnishings;
 5. Outdoor public seating areas along the streets in association with restaurants;
 6. Special sidewalk, street, and open space treatments that serve to calm traffic, promote a park-like feeling, and visually and physically expand the square;
 7. An arrival plaza at the community park;
 8. Retail, restaurant, community, and related uses at grade opening onto and animating Cook Road with linkages to the community park, in combination with urban, townhouse-style residential frontages and entries;
- Promote the development of privately-owned/publicly accessible open spaces as highly-visible, passive, landscaped areas in the form of pedestrian/cyclist pathways and expanded sidewalk/boulevard areas along the sides of public streets to contribute to the "greening" of the community and to provide public amenities, such as seating, public art, community gardens, and simple children's play equipment; and
- Encourage and enforce the creation of usable open space and the "greening" of private development, paying special attention to the roofs of parking structures, the roofs of low and mid-rise buildings in the medium and high density areas, vehicular circulation and

surface parking areas, and grade-level areas adjacent to residential, commercial, and community uses.

Roads:

- To provide a safe and efficient people-friendly transportation network for pedestrians, cyclists and vehicles.
- Ensure that the pedestrian experience is enhanced wherever possible in the neighbourhood by designing roads that have wide sidewalks with landscaped boulevards to accommodate pedestrians and people in wheelchairs;
- Promote the provision of pedestrian/cyclist pathways to separate the development blocks and provide convenient linkages where the development of vehicular is impractical;
- Close Alberta Road at Garden City Road; and
- Provide an extension of Cook Road at Garden City Road and connect it through to Alberta Road.

Greenways:

- Designate a public trail for pedestrians and recreational along the east side of Garden City Road in order to contribute to the establishment of a "green necklace" linking the City Centre's major open spaces, and provide for:
 - Rest stops, interpretive nodes, points of interest, and signage;
 - Pedestrian-oriented lighting designed for safety and security;
 - Landscaping and furnishings.

Development Permit Guidelines

- Develop the "Gateway Precinct", incorporating McLennan North's mixed-use area and adjacent park and residential development, as the primary community focal point and park entry;
- Encourage consistent massing and architectural rhythm along each block; and
- Encourage street wall development which helps to define streets and public spaces.

Conditional Rezoning Requirements

6440 Garden City Road, Portion of 6388 Katsura Street, and 9071, 9111, 9131, 9151, 9171, 9191, and 9211 Alberta Road RZ 04-267632

Prior to final adoption of Zoning Amendment Bylaw 7822, the developer is required to complete the following requirements:

1. Acquisition from the City of approximately a 6 m wide portion of excess land along the entire north edge of this development site.
2. Consolidation of the eight existing lots and the one City Remnant lot (see #1 above), into one development parcel; included in the consolidation are 4m x 4m corner cut acquisitions at Garden City and Cook, Cook and Katsura and Katsura and Alberta.
3. Registration of a 6m Public Rights of Passage Right-of-Way, running north/south through the approximate centre of the site, connecting the new Cook Road to Alberta Road (which is to become part of Garden City Park). This is to be an aerial Public Rights of Passage Right-of-Way over the ground level parkade.
3. Payment of 27% of the land value of the Katsura extension (from Hemlock to Alberta).
4. Payment of 26% of the land value of the Cook Road extension (Garden City to Katsura).
5. Payment of an agreed upon cost for park like improvements for the north 3 m edge of the about to be abandoned Alberta Road, from Garden City to Katsura.
6. Design and construction via our standard Servicing Agreement of:
 - A) Approximately 18m width of the Cook Road extension from Garden City to Katsura. This is full road construction including water main and storm sewer, sidewalk, trees and street lights. Along the north edge of Cook, the curb and gutter, trees and street lights are required, but not the sidewalk.
 - B) Traffic signal improvements at Cook and Garden City; to bring this to the standards for a four legged intersection with signal upgrades as necessary.
 - C) Beautification/greenway upgrade of Garden City frontage. Works include a sidewalk at PL, creation a a wide grass & treed boulevard with decorative SL and benches.

All construction works in A, B and C are Development Cost Charge (DCC) creditable against the Roads component.
7. Registration of an aircraft noise covenant.
8. Contribution of \$140,00 to the public art fund.
9. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

* Note: This requires a separate application.

(Signed copy on file.)

 Signed

 Date



TO BE CONSTRUCTED

ATTACHMENT 6

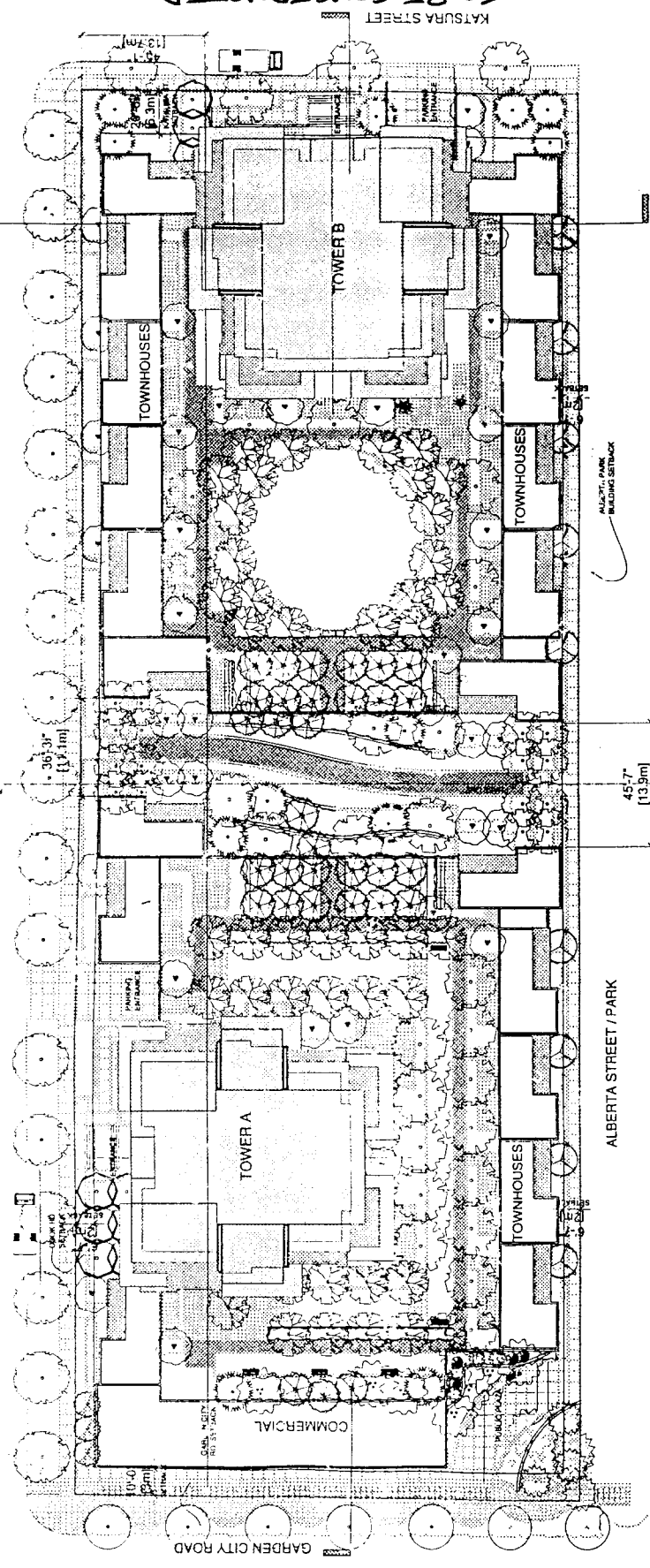
COOK ROAD
RICHMOND, BC

FOR:
RESIDENCY CAPITAL INC.
SITE AND SURVEY

DATE	04/11/11
CREATED BY	AT
SCALE	1/8" = 1'-0"
PLotted	04/11/11
JOB NO.	0402
PROJECT NAME	

A-1.02

TO BE CONSTRUCTED
COOK ROAD



SITE PLAN



4000 WESTERN AVENUE, SUITE 100
 VANCOUVER, BC V6V 2C9
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.GBLINC.COM



NOTES
 REVISIONS

ATTACHMENT 6

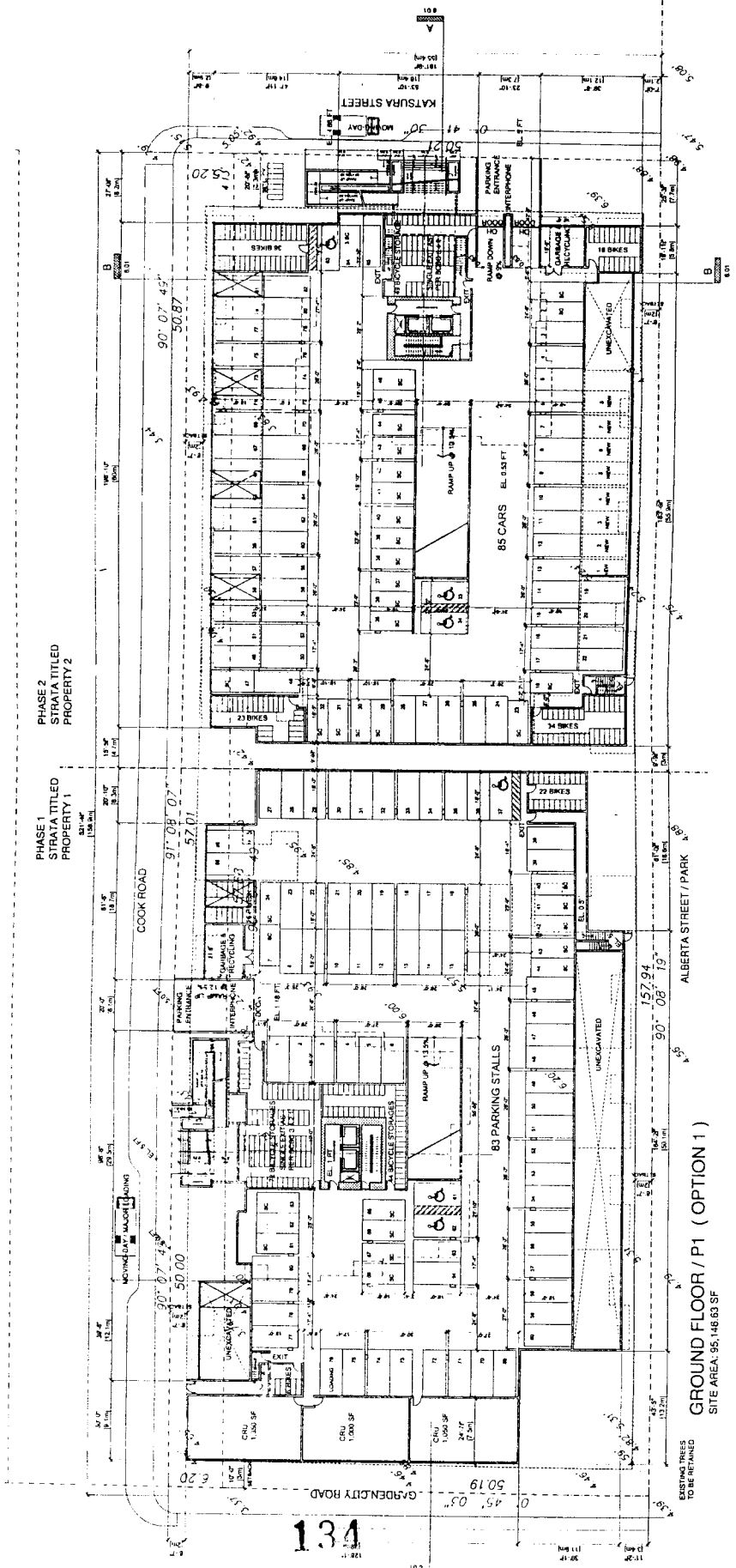
COOK ROAD
 RICHMOND, BC

FOR:
 REDWOOD CAPITAL INC.

GROUND FLOOR
 P1 LEVEL - OPTION 1

DATE	AS IS
DRAWN BY	JL
CHECKED BY	TR
SCALE	1" = 10'-0"
PROJECT	RENOVATION
CITY	VANCOUVER
PLAN NUMBER	0402

A-3.01a



GROUND FLOOR / P1 (OPTION 1)
 SITE AREA: 95,146.63 SF

EXISTING TREES
 TO BE RETAINED

134



NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. REFER TO ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.
3. REFER TO STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS AND BEAM SIZES.
4. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SYSTEMS AND EQUIPMENT.
5. REFER TO INTERIOR DESIGN DRAWINGS FOR FURNITURE AND FIXTURES.
6. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR EXTERIOR SPACES AND PLANTING.
7. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE WORK AND UTILITIES.
8. REFER TO CONSTRUCTION SPECIFICATIONS FOR MATERIALS AND METHODS.
9. REFER TO SCHEDULES FOR FINISHES AND EQUIPMENT.
10. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.

ATTACHMENT 6

COOK ROAD
RICHMOND, BC

FOR:
REDECO CAPITAL INC.

3RD FLOOR

DATE: 04/18/19
DRAWN BY: J.M.K.
CHECKED BY: J.C.
SCALE: 1/8" = 1'-0"
PROJECT: 19-01-0000
SHEET: 0402
JOB NUMBER: 0402

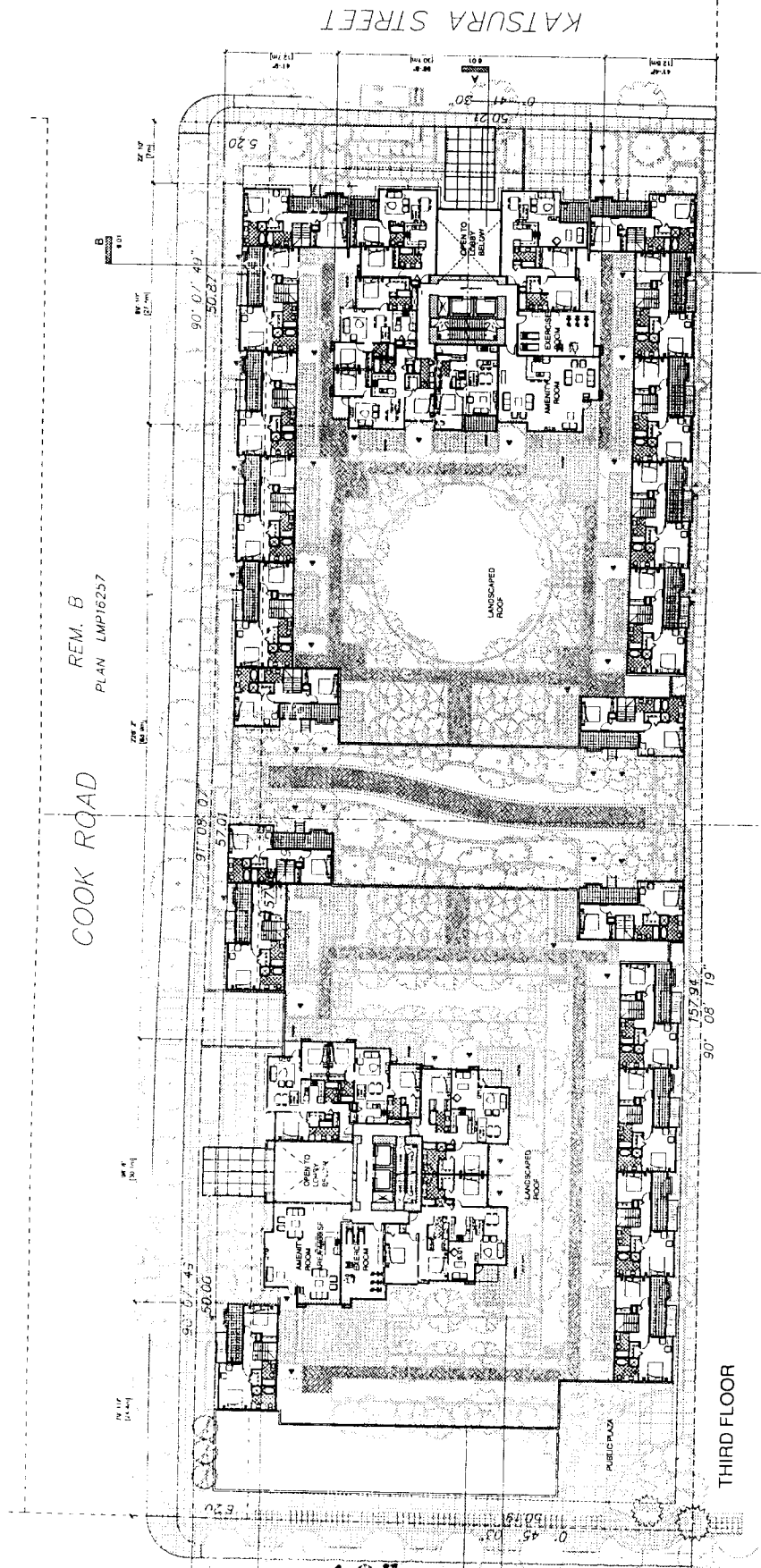
A-3.03

COOK ROAD
REM. B
PLAN LMP16257

ALBERTA ROAD

THIRD FLOOR

GARDEN CITY ROAD
131





NOTE:
1. REFER TO SHEET 0401 FOR GENERAL NOTES.

REVISIONS
NO. DATE DESCRIPTION

ATTACHMENT 6

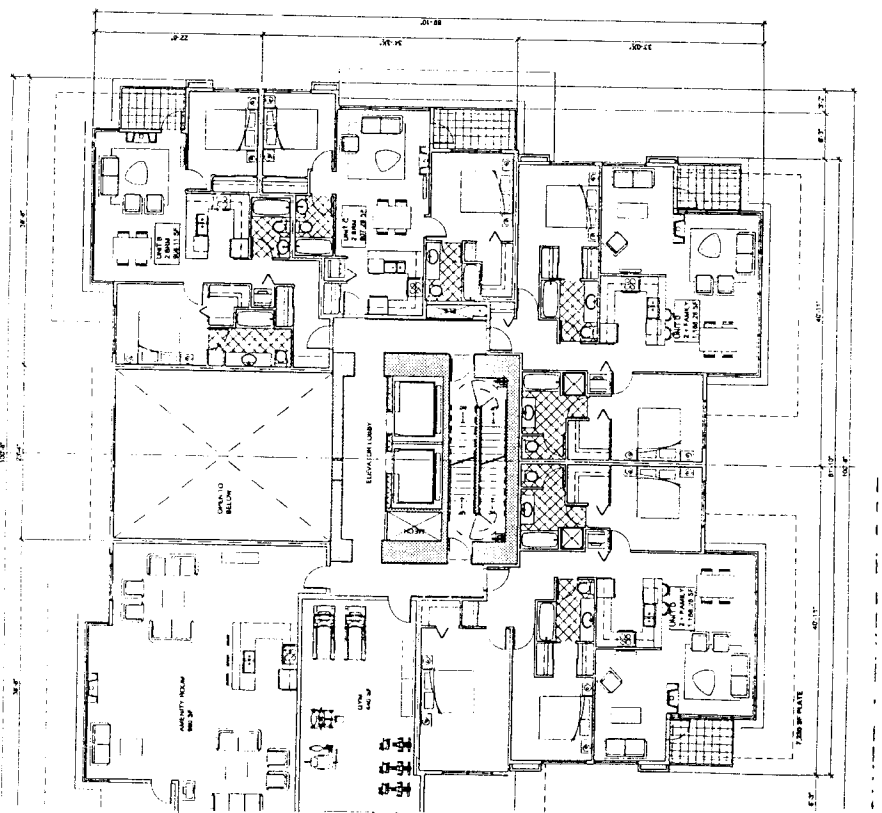
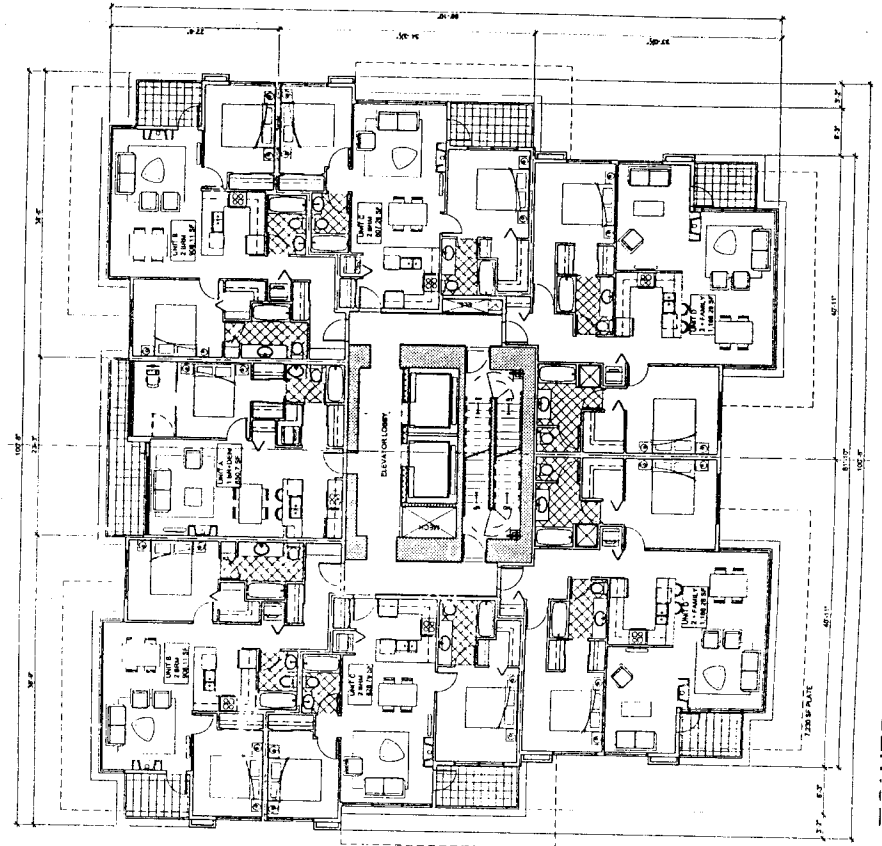
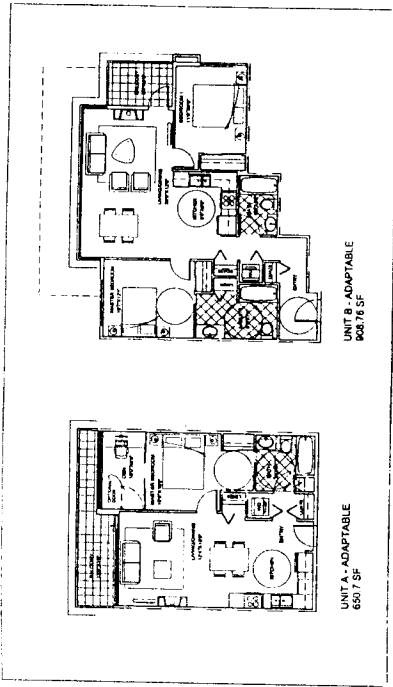
COOK ROAD
RICHMOND, BC

FOR:
RESECO CAPITAL INC.

TOWER A
3RD AND TYP. FLOOR

DATE: 04.11.10
DRAWN BY: J.P.
CHECKED BY: J.P.
SCALE: 1/8" = 1'-0"
PROJECT NO.: 0402
SHEET NO.: 0402
PLOT NUMBER: 0402

A-4.01





NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISHES TO BE DETERMINED AT THE TIME OF CONSTRUCTION.
3. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
4. SEE ELECTRICAL AND MECHANICAL SCHEDULES FOR EQUIPMENT AND FIXTURES.
5. SEE STRUCTURAL DRAWINGS FOR COLUMN AND BEAM LOCATIONS.
6. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR EXTERIOR FINISHES AND PLANTING.
7. SEE CIVIL ENGINEERING DRAWINGS FOR UTILITY LOCATIONS AND ELEVATIONS.
8. SEE GEOTECHNICAL ENGINEERING DRAWINGS FOR FOUNDATION REQUIREMENTS.
9. SEE ENVIRONMENTAL ENGINEERING DRAWINGS FOR AIR QUALITY AND NOISE REQUIREMENTS.
10. SEE HISTORIC ARCHITECTURE DRAWINGS FOR PRESERVATION REQUIREMENTS.

ATTACHMENT 6

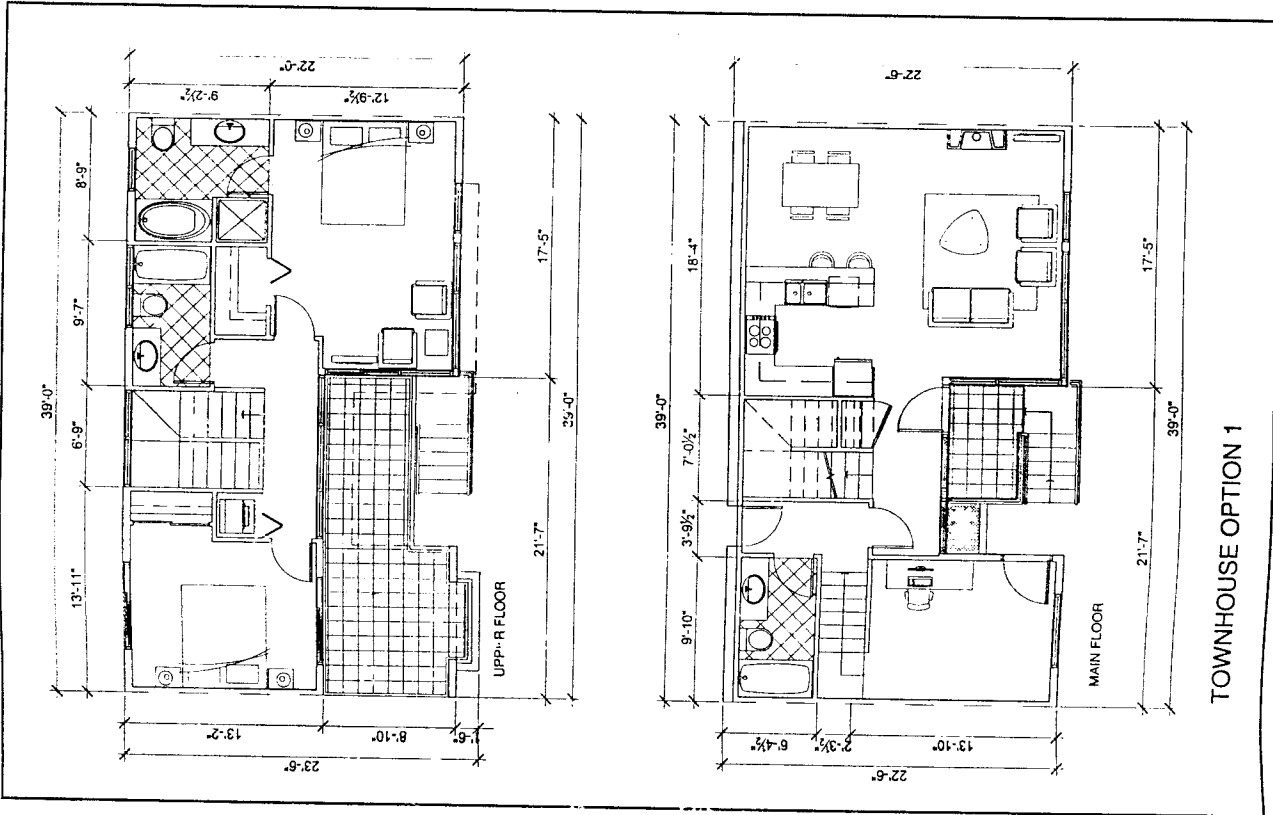
COOK ROAD
 RICHMOND, BC

FOR:
 HEDGECOCK CAPITAL INC.

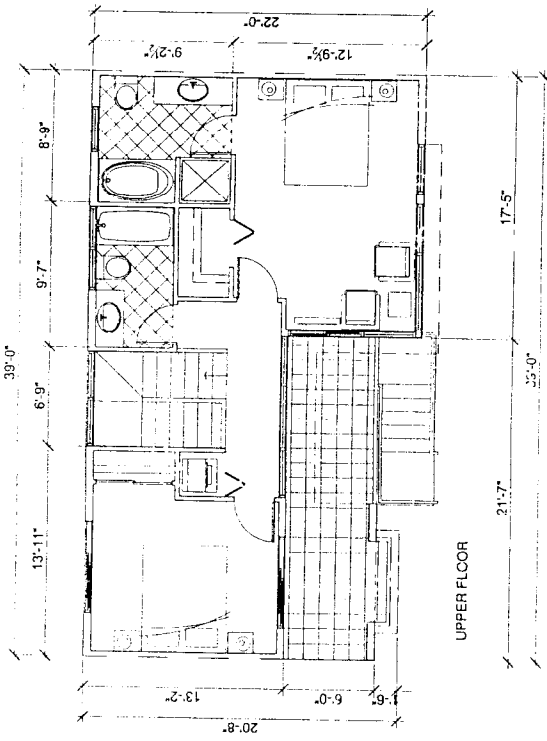
TOWNHOUSE
 OPTION 1

DATE: 04/02/04
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: [unreadable]
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 0402

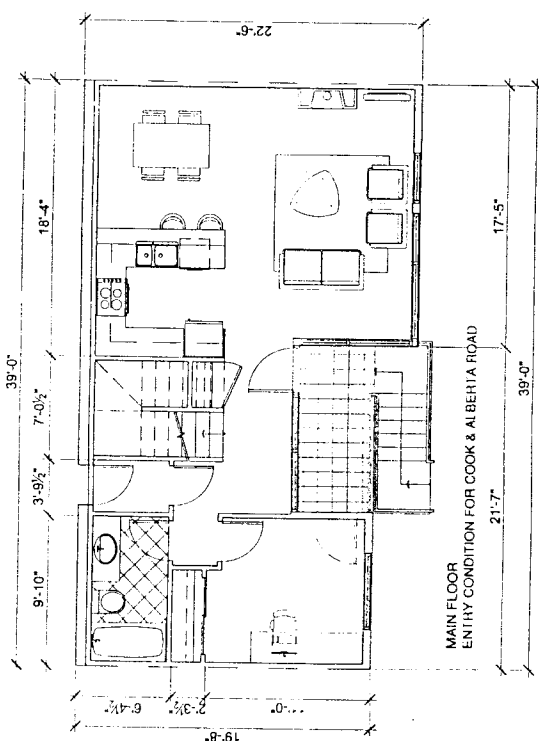
A-4.07a

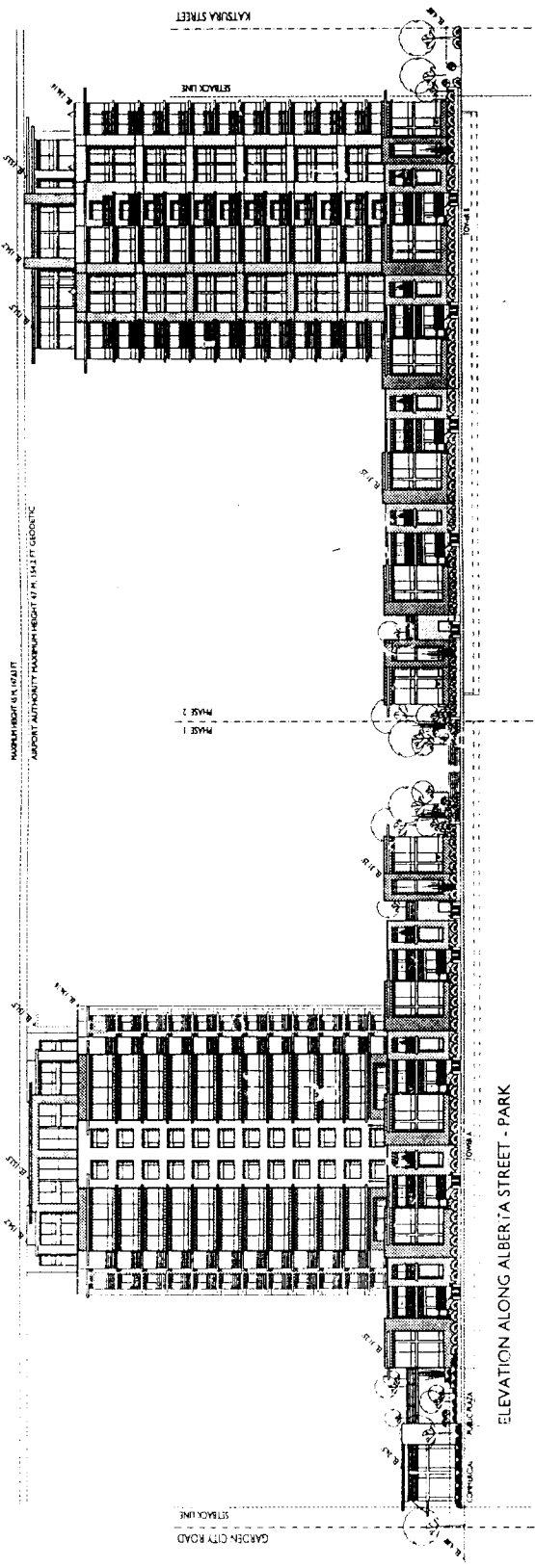


TOWNHOUSE OPTION 1

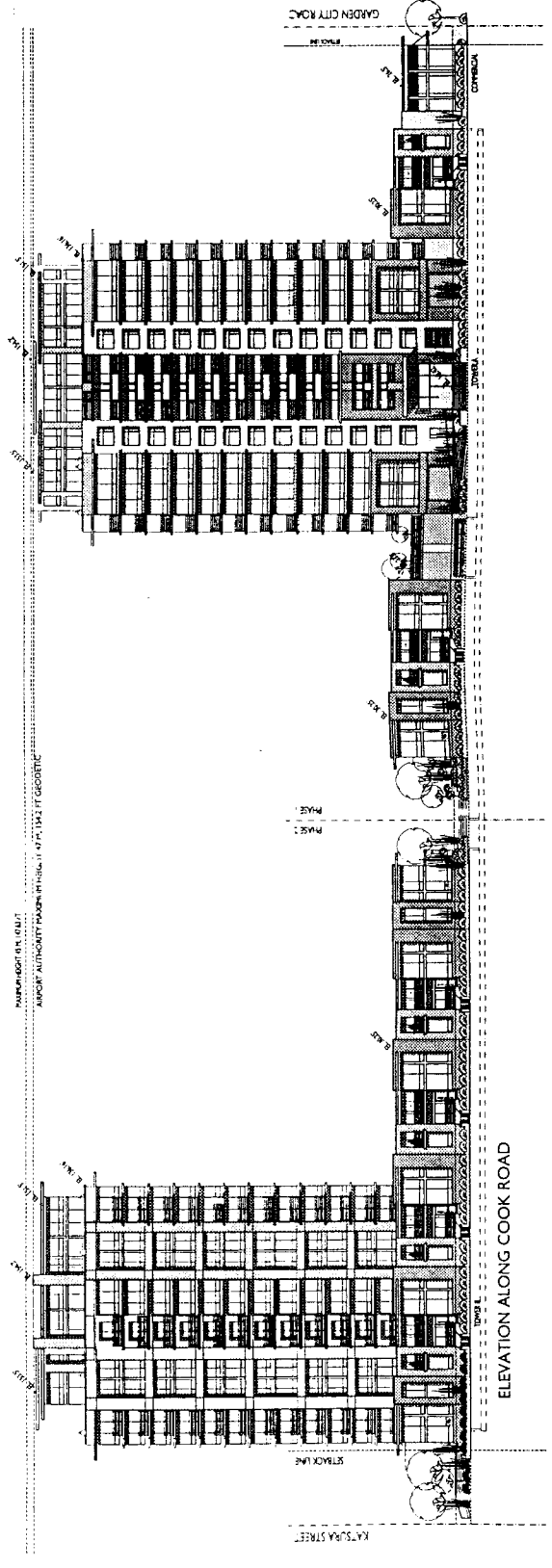


TOWNHOUSE TYPICAL





ELEVATION ALONG ALBERTA STREET - PARK



ELEVATION ALONG COOK ROAD



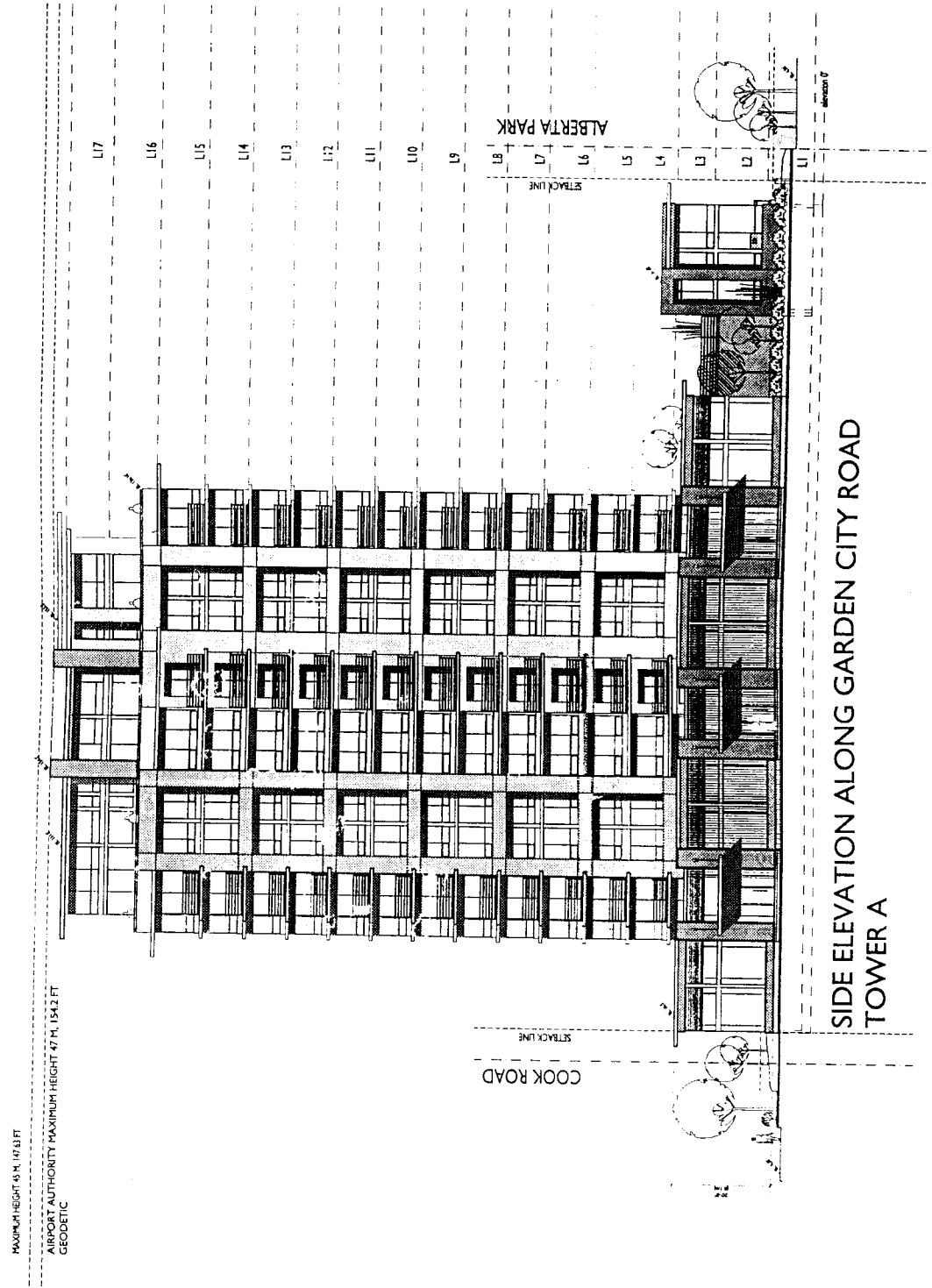
NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES TO BE DETERMINED AT LATER DATE.
 3. SEE ARCHITECT'S SCHEDULE FOR MATERIALS AND FINISHES.
 4. SEE ARCHITECT'S SCHEDULE FOR EQUIPMENT AND FIXTURES.
 5. SEE ARCHITECT'S SCHEDULE FOR LIGHTING AND ELECTRICAL.
 6. SEE ARCHITECT'S SCHEDULE FOR MECHANICAL AND PLUMBING.
 7. SEE ARCHITECT'S SCHEDULE FOR INTERIORS AND PARTITIONING.
 8. SEE ARCHITECT'S SCHEDULE FOR EXTERIORS AND LANDSCAPE.
 9. SEE ARCHITECT'S SCHEDULE FOR SIGNAGE AND GRAPHICS.
 10. SEE ARCHITECT'S SCHEDULE FOR SECURITY AND ACCESS CONTROL.
 11. SEE ARCHITECT'S SCHEDULE FOR SPECIALTY GLAZING AND CURTAIN WALLS.
 12. SEE ARCHITECT'S SCHEDULE FOR ELEVATOR AND STAIRS.
 13. SEE ARCHITECT'S SCHEDULE FOR ROOFING AND CLADDING.
 14. SEE ARCHITECT'S SCHEDULE FOR FOUNDATION AND RETENTION WALLS.
 15. SEE ARCHITECT'S SCHEDULE FOR PAVEMENT AND DRIVEWAYS.
 16. SEE ARCHITECT'S SCHEDULE FOR UTILITIES AND SERVICES.
 17. SEE ARCHITECT'S SCHEDULE FOR FURNITURE AND FIXTURES.
 18. SEE ARCHITECT'S SCHEDULE FOR EQUIPMENT AND FIXTURES.
 19. SEE ARCHITECT'S SCHEDULE FOR LIGHTING AND ELECTRICAL.
 20. SEE ARCHITECT'S SCHEDULE FOR MECHANICAL AND PLUMBING.
 21. SEE ARCHITECT'S SCHEDULE FOR INTERIORS AND PARTITIONING.
 22. SEE ARCHITECT'S SCHEDULE FOR EXTERIORS AND LANDSCAPE.
 23. SEE ARCHITECT'S SCHEDULE FOR SIGNAGE AND GRAPHICS.
 24. SEE ARCHITECT'S SCHEDULE FOR SECURITY AND ACCESS CONTROL.
 25. SEE ARCHITECT'S SCHEDULE FOR SPECIALTY GLAZING AND CURTAIN WALLS.
 26. SEE ARCHITECT'S SCHEDULE FOR ELEVATOR AND STAIRS.
 27. SEE ARCHITECT'S SCHEDULE FOR ROOFING AND CLADDING.
 28. SEE ARCHITECT'S SCHEDULE FOR FOUNDATION AND RETENTION WALLS.
 29. SEE ARCHITECT'S SCHEDULE FOR PAVEMENT AND DRIVEWAYS.
 30. SEE ARCHITECT'S SCHEDULE FOR UTILITIES AND SERVICES.

ATTACHMENT 6

COOK ROAD
 RICHMOND, BC
 FOR: REDEVELOPMENT INC
 ELEVATIONS

DATE: 04/02/2012
 DRAWN BY: J. B. B.
 CHECKED BY: J. B. B.
 SCALE: 1/8" = 1'-0"
 NUMBER: 0402
 COUNTRY: CANADA
 PROJECT: 0402

A-5.02





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7822
(RZ 04-267632)**

**6440 GARDEN CITY ROAD, PART OF 6388 KATSURA STREET, AND
9071, 9111, 9131, 9151, 9171, AND 9211 ALBERTA 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 291.154 thereof the following:

“291.154 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/ 154)

The intent of this zoning district is to accommodate high density residential uses with limited commercial use.

291.154.1 PERMITTED USES

RESIDENTIAL, limited to **Townhouses** and **Multiple-Family Dwellings**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
RETAIL TRADE & SERVICES, PROVIDED THAT it is ancillary to a
residential use and that it is limited to a maximum of 464.5 m² (5,000
ft²) of **gross leasable floor area** located on the ground floor;
COMMUNITY USE;
ACCESSORY USES;
RADIO & TELEVISION TRANSMISSION FACILITIES, provided that this
use does not occur within 20 m (65.617 ft.) of the ground.

291.154.2 PERMITTED DENSITY

- .01 For Commercial Use: 0.05.
- .02 For all other uses: 2.45, together with an additional 0.1 **floor area ratio** PROVIDED THAT it is entirely **used** to accommodate **amenity space**.
- .03 For the purposes of this subsection, **floor area ratio** shall be deemed to exclude the floor area **used** for off-street parking or unenclosed balconies.

291.154.3 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** of less than 4,040 m² (43,487.6 ft²) in area.

291.154.4 MAXIMUM LOT COVERAGE: 80%.

291.154.5 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 For Commercial Use:
 - (a) 3 m (9.84 ft.) from Garden City Road.
 - (b) 2 m (6.56 ft.) from all other property lines.
- .02 For all other uses:
 - (a) 10 m (32.8 ft.) from Garden City Road.
 - (b) 6 m (19.685 ft.) from Katsura Street.
 - (c) 2 m (6.56 ft.) from all other property lines.
- .03 EXCEPT THAT porches, balconies, bay windows, cantilevered roofs, and entry stairs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 0.45 m (1.5 ft.).

291.154.6 MAXIMUM HEIGHTS

- .01 **Buildings:** 45 m (147.63 ft.).
- .02 **Structures:** 20 m (65.617 ft.).
- .03 **Accessory Buildings:** 5 m (16.404 ft.).

291.154.7 OFF-STREET PARKING

- .01 Off street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw, EXCEPT THAT the minimum number of parking spaces per **dwelling unit** shall be as follows:
 - (a) For **dwelling units** having a maximum of one bedroom: 1.0
 - (b) For **dwelling units** having two or more bedrooms: 1.2
 - (c) Visitor parking for all units: 0.2
- .02 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 (CD/154)**:

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7822."

- 3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7822**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK

