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**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7788 (RZ 04-263030)  
6440, 6460 & 6480 Cooney 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 291.133 thereof the following:

**"291.133 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/133)**

The intent of this zoning district is to accommodate **townhouses**.

**291.133.1 PERMITTED USES**

**RESIDENTIAL**, limited to **one-family dwellings** and **townhouses**;  
**BOARDING AND LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**ACCESSORY USES**.

**291.133.2 PERMITTED DENSITY**

.01 **Maximum Floor Area Ratio:**

- a) 1.11, 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 (16.4 ft.) in height, save and except an area of up to 10 m<sup>2</sup> (107.6 sq. ft.) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

- b) An additional 0.05 provided that it is entirely **used** to accommodate **amenity space**.
- c) **Floor Area Ratio** shall be deemed to exclude the floor area of those parts of the **building used** for off-street parking purposes as required by Section 291.133.8 of this bylaw.

**291.133.3 MAXIMUM LOT COVERAGE: 47%.**

**291.133.4 MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road Setback:** 3.65 m (12.0 ft.).
- .02 **North Side Yard:** 3.05 m (10.0 ft.).
- .03 **South Side Yard:** 3.05 m (10.0 ft.).
- .04 **Rear Yard:** 6.55 m (21.5 ft.).
- .05 Bay windows may project into the required **public road** setback, **side yards** and **rear yard** for a distance of up to 0.6 m (2.0 ft.); enclosed entry vestibules may project into the required **public road** setback for a distance of up to 0.9 m (3.0 ft.); and, unenclosed porches, unenclosed balconies and unenclosed stairs may project into the required **public road** setback and **rear yard** for a distance of up to 2.0 m (6.6 ft.).

**291.133.5 MAXIMUM HEIGHTS**

- .01 **Buildings:** 12 m (39.4 ft.).
- .02 **Structures:** 5 m (16.4 ft.).
- .03 **Accessory Buildings:** 5 m (16.4 ft.).

**291.133.6 MINIMUM LOT SIZE**

A **building** shall not be constructed on a **lot** having a width of less than 40 m (131.2 ft.) or a depth of less than 35 m (114.8 ft.).

**291.XXX.8 SCREENING AND LANDSCAPING**

Screening and landscaping shall be provided in accordance with Division 500 of this Bylaw, EXCEPT THAT:

- .01 **Fence** height shall not exceed:
  - a) When located within 6 m (19.7 ft.) of a **public road**, 1.2 m (3.9 ft.). In the case of such a **fence**, its height shall be calculated from the higher of:
    - i) The point at which the **fence** intersects the ground; or
    - ii) The top of any curb abutting the property, or if there is no curb, the crown of the adjacent roadway.
  - b) When located elsewhere within a required yard: 2 m (6.6 ft.).

.02 Landscaping Requirements:

- a) On a **lot** where a **fence** has been erected adjacent and parallel to, but not actually upon a property line which abuts a **public road**, the portion of the **lot** between the **fence** and the said property line shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn; and
- b) Roof of parking podium shall be planted and maintained with a combination of trees, shrubs, ornamental plants or lawn with paving as required.
- c) North and south **side yards** shall be planted and maintained with a combination of trees, shrubs, ornamental plants or lawn with paving as required.

## 291.133.8 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) Residents: 1.5 spaces per **dwelling unit**; and,
  - (ii) Visitors: 0.2 spaces per **dwelling unit**.
- b) Minimum manoeuvring aisle width shall be 6.7 m (22.0 ft.).
- c) 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.

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 133**” (CD/133).

P.I.D. 018-554-661

Lot 21 Section 9 Block 4 North Range 6 West New Westminster District Plan 15292

P.I.D. 010-082-140

Lot 22 Section 9 Block 4 North Range 6 West New Westminster District Plan 15292

P.I.D. 003-605-451

Lot 23 Section 9 Block 4 North Range 6 West New Westminster District Plan 15292

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7788**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

NOV 22 2004

JAN 17 2005

JAN 17 2005

JAN 17 2005

SEP 20 2005

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



Note: Dimensions are in METRES

**ATTACHMENT 1**

