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**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7919  
(RZ 04-287217)**

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 291.166 thereof the following:

**"291. 166 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/ 166)**

The intent of this zoning district is to accommodate **multiple-family dwellings**.

**291.166.1 PERMITTED USES**

**RESIDENTIAL**, limited to **Townhouses** and **Multiple-Family Dwellings**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**ACCESSORY USES, BUILDINGS & STRUCTURES**;  
**RESIDENTIAL PARKING, ACCESS AND STORAGE** within a parking garage.

**291.166.2 PERMITTED DENSITY**

.01 Maximum **Floor Area Ratio**: 1.75

- (a) an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate common indoor **amenity space**, including bicycle storage areas.

.02 For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude the following:

- (a) portions of a **building** that are used for off-street parking purposes;
- (b) unenclosed balconies;
- (c) elevator shafts and common stairwells; and
- (d) common mechanical and electrical storage rooms, **PROVIDED** THAT the total floor area of these facilities does not exceed 60 m<sup>2</sup> (645.9 ft<sup>2</sup>).

**291.166.3 MINIMUM LOT SIZE**

- .01 A **building** shall not be constructed on a **lot** which is less than 3,500 m<sup>2</sup> (37,675 ft<sup>2</sup>) in area.

**291.166.4 MAXIMUM LOT COVERAGE: 45%****291.166.5 MINIMUM SETBACKS FROM PROPERTY LINES****.01 Public Road Setback**

- a) Westminster Highway: 6 m (19.7 ft.);
- b) Katsura Road: 4.5 m (14.8 ft.);
- c) Notwithstanding the limitations imposed above:
  - (i) Porches, balconies, bay windows, entry stairs and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 2.0 m (6.6 ft);
  - (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 (6.6 ft.); and
  - (iii) Parking **structure** below finished grade may project into the **public road** setback, but shall be no closer to a property line than 3.6 m (11.8 ft.).

**.02 Side & Rear Yards: 6 m (19.7 ft.);**

- a) Notwithstanding the limitations imposed above:
  - (i) 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 (3.9 ft.); and
  - (ii) Parking **structure** below finished grade may project into the **side** and **rear yards**, but shall be no closer to a **property line** than 2 m (6.6 ft.).

**291.166.6 MAXIMUM HEIGHTS**

- .01 **Buildings and structures:** 20 m (65.6 ft.).
- .02 **Accessory Buildings:** 5 m (16.4 ft.).

**291.166.7 OFF-STREET PARKING**

- .01 Off street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw, EXCEPT THAT:
  - a) Off-street parking shall be provided at the rate of:
    - (i) For residents: 1.0 spaces per **dwelling unit** having a gross floor area of up to and including 90 m<sup>2</sup> (968.8 ft<sup>2</sup>) and 1.5 spaces per **dwelling unit** having a gross floor area of more than 90 m<sup>2</sup> (968.8 ft<sup>2</sup>); and
    - (ii) For visitors: 0.2 spaces per **dwelling unit**.
  - b) Where two 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. 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/166)**.
 

P.I.D. 001-961-527  
Strata Lot 1 Section 10 Block 4 North Range 6 West New Westminster District Strata Plan NW1796 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

P.I.D. 001-961-535  
Strata Lot 2 Section 10 Block 4 North Range 6 West New Westminster District Strata Plan NW1796 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

P.I.D. 000-642-983  
The West Half of Parcel “A” (Explanatory Plan 9298) Lot 1 Block “A” Section 10 Block 4 North Range 6 West New Westminster District Strata Plan 1305

P.I.D. 003-558-665  
Parcel “One” (Explanatory Plan 11982) of Lot 1 Block “A” Plan 1305 and of the East Half of Block A Section 10 Block 4 Northrange 6 West New Westminster District Plan 4647

- 3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7919**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAY 9 2005

JUN 20 2005

JUN 20 2005

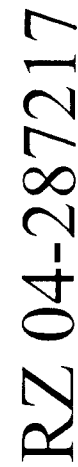
JUN 20 2005

SEP 21 2005

CITY OF RICHMOND
APPROVED by <i>ul</i>
APPROVED by Director or Solicitor <i>ifl</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



Note: Dimensions are in METRES