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**To:** Planning Committee  
**From:** Raul Allueva  
Director of Development  
**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)**

To Planning: sept 21, 2004  
Date: August 30, 2004  
RZ 04-267632  
File: 12-8060-20-7822

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**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

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

## 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***

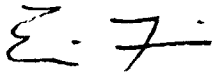
- As a condition of rezoning, the applicant is to contribute an equitable share towards the cost of design and construction of the full road surface of the Cook Road extension from Garden City Road to Katsura Street (approximately 160 m long by almost 20 m wide). The proportional share for this development 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/ft<sup>2</sup> (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

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
<b>Owners:</b>	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
<b>Site Size (m<sup>2</sup>):</b>	7926.9 m <sup>2</sup> (original site) 899.5 m <sup>2</sup> (added after Cook Rd realignment) 8826.4 m <sup>2</sup> (Total site)	8826.4 m <sup>2</sup>
<b>Land Uses</b>	Single-family homes	Mixed use commercial/residential building
<b>OCP Designation</b>	Residential	Mixed Use
<b>Area Plan Designation</b>	Mixed Residential/Retail/Community Uses	Mixed Residential/Retail
<b>702 Policy Designation</b>	N/A	
<b>Zoning</b>	Single-Family Housing District, Subdivision Area F (R1/F)	CD/154
<b>Number of Units</b>	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

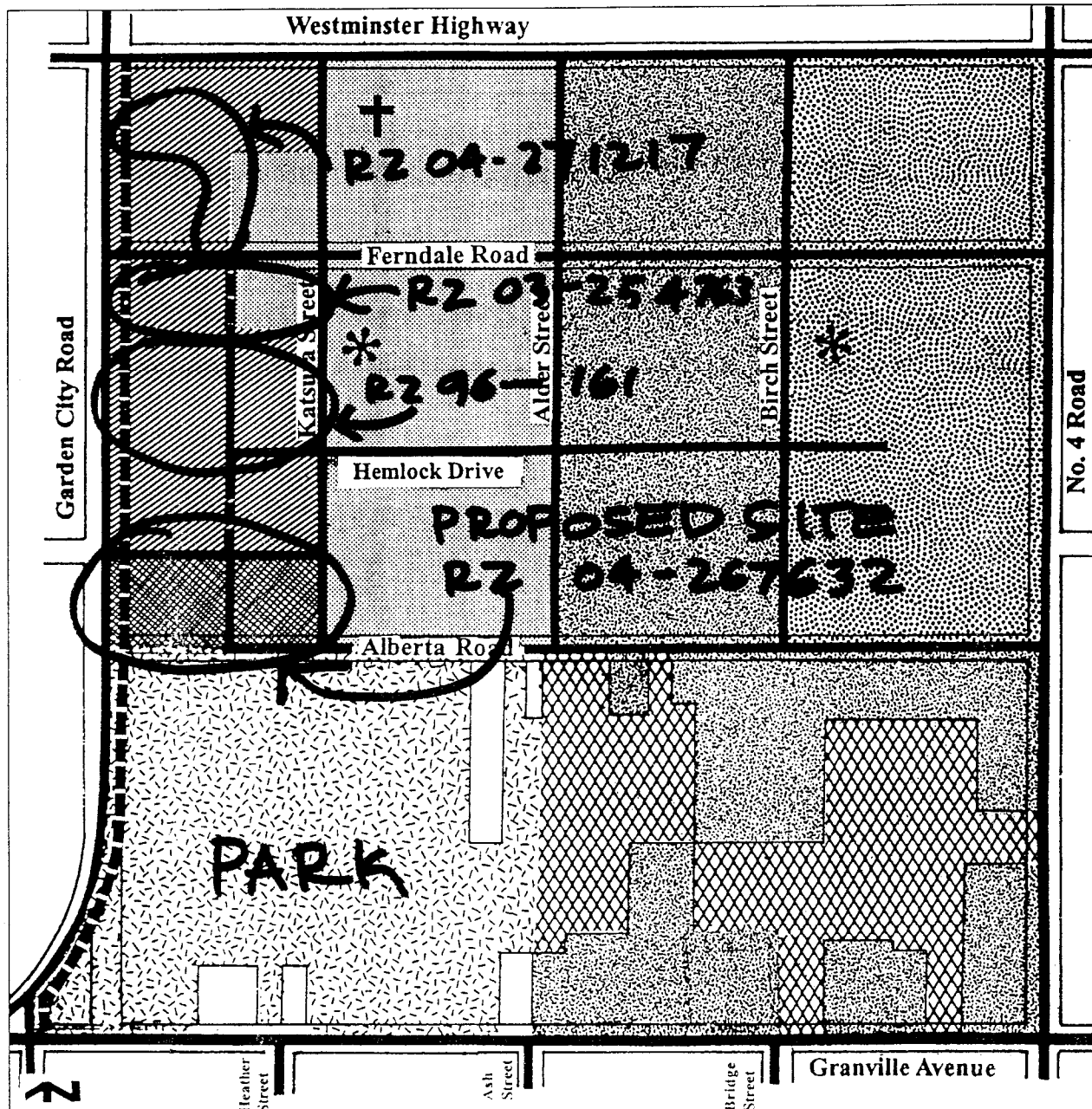














Setback – Garden City Road (W)	Min. 10 m to Residential Min. 3 m to Commercial (with one-storey maximum height)	Min. 10 m to Residential Min. 3 m to Commercial (with one-storey maximum height)	none
Setback – Cook Road (N)	Min. 2 m	Min. 2 m	none
Setback – Katsura Street (E)	Min. 4 m	Min. 6 m	none
Setback – 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 <sup>2</sup>	260 m <sup>2</sup>	none
Amenity Space – Outdoor:	1,266 m <sup>2</sup>	2,880 m <sup>2</sup>	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*



 <b>Residential Area 1</b> 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)	 <b>Residential Area 4</b> 0.55 base F.A.R. One & Two- Family Dwelling & Three-Dwelling Townhouses (2 1/2-storeys max.)	 School
 <b>Residential Area 2</b> 0.95 base F.A.R. 2, 3 & 4-storey Townhouses. Low-rise Apts. (4-storeys max.)	 <b>Residential Area 5</b> 0.55 base F.A.R. One-Family Dwelling	 Neighbourhood Parks
 <b>Residential Area 3</b> 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

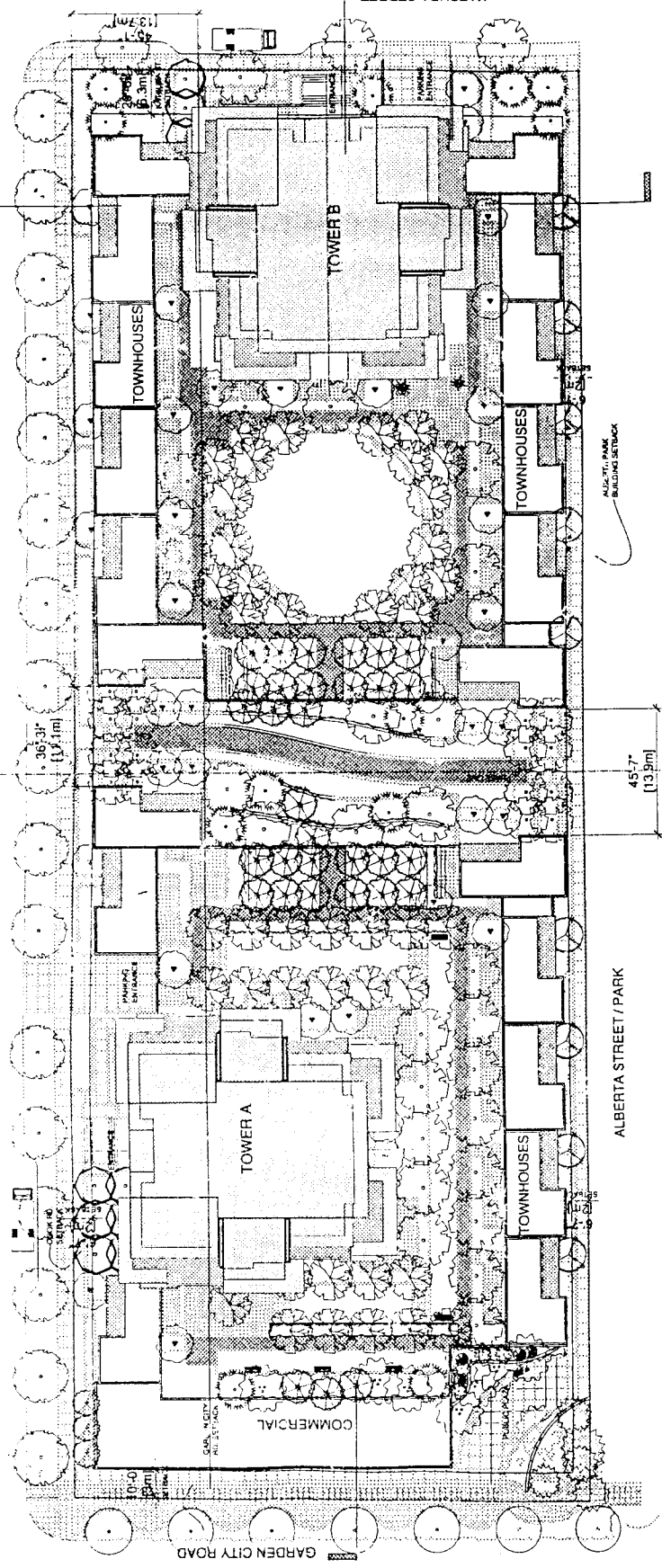
COOK ROAD  
RICHMOND, BC

FOR  
REVISION CONTROL E.C.  
SITE AND SURVEY

DATE	04/02
BY	
CHECKED BY	
SCALE	
DATE	
PROJECT	
CLIENT	
PROJECT NUMBER	

A-1.02

TO BE CONSTRUCTED  
COOK ROAD



SITE PLAN



1000 SHEPPARD AVENUE EAST  
 SUITE 1000 (10TH FLOOR)  
 RICHMOND, BC CANADA V6X 1S8  
 TEL: 604.273.8888  
 FAX: 604.273.8889  
 WWW.GBL.COM



NOTES  
 1. REFER TO THE PLAN FOR THE LOCATION OF THE EXISTING TREES TO BE RETAINED.

# ATTACHMENT 6

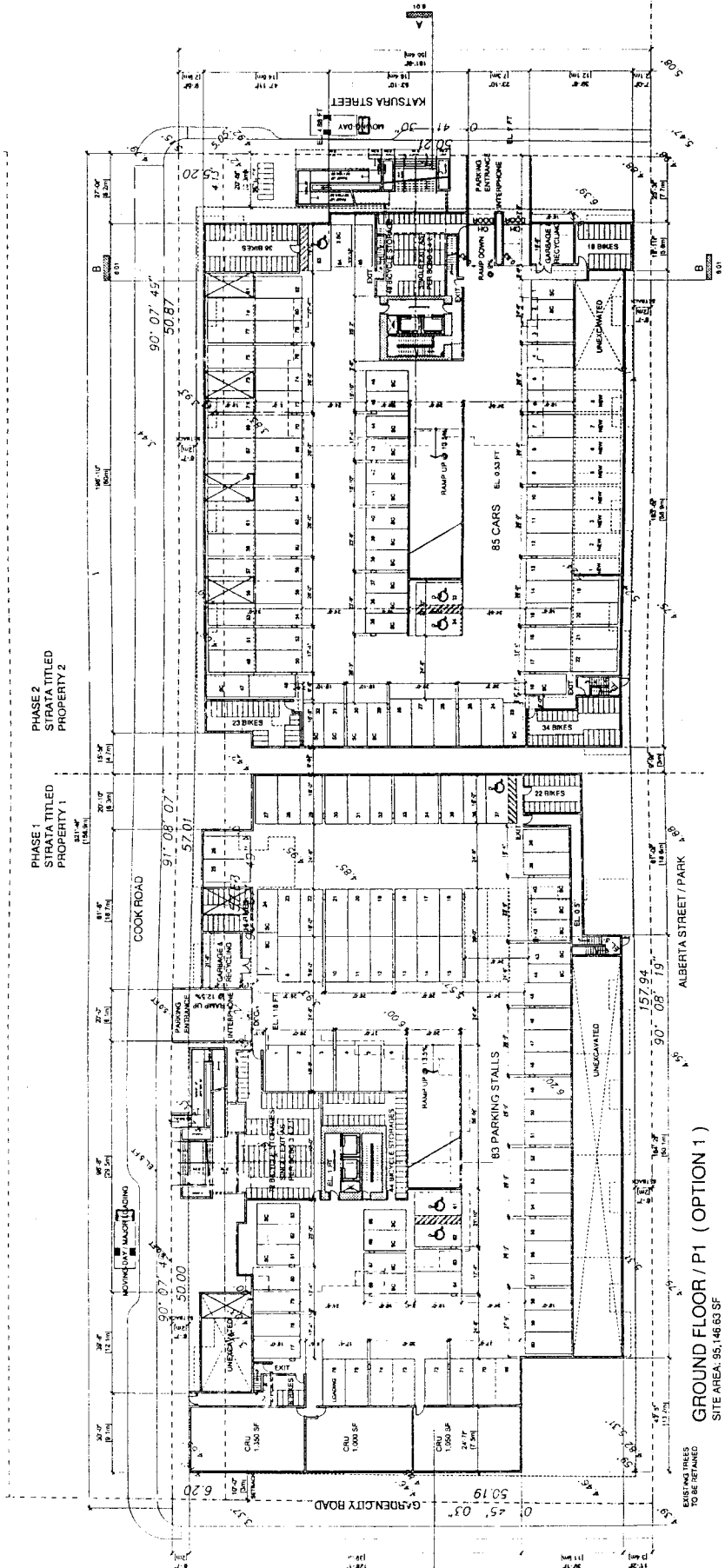
COOK ROAD  
 RICHMOND, BC

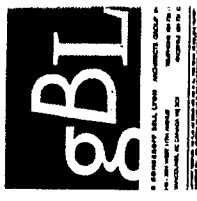
FOR: REBIDOP CAPITAL INC.

GROUND FLOOR  
 P1 LEVEL - OPTION 1

DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1"=20'-0"  
 PLOTTED: 11/11/11  
 CAD FILE: [Name].DWG  
 JOB NUMBER: 0402

A-3.01a





1. 1000 WEST 10TH STREET, SUITE 100  
 VANCOUVER, BC V6H 3G9  
 TEL: 604-271-1111  
 WWW.GBL.COM



NOTES  
 1. REFER TO ARCHITECTURAL DRAWINGS FOR  
 DIMENSIONS AND FINISHES  
 2. REFER TO MECHANICAL DRAWINGS FOR  
 MECHANICAL FINISHES  
 3. REFER TO ELECTRICAL DRAWINGS FOR  
 ELECTRICAL FINISHES  
 4. REFER TO PLUMBING DRAWINGS FOR  
 PLUMBING FINISHES

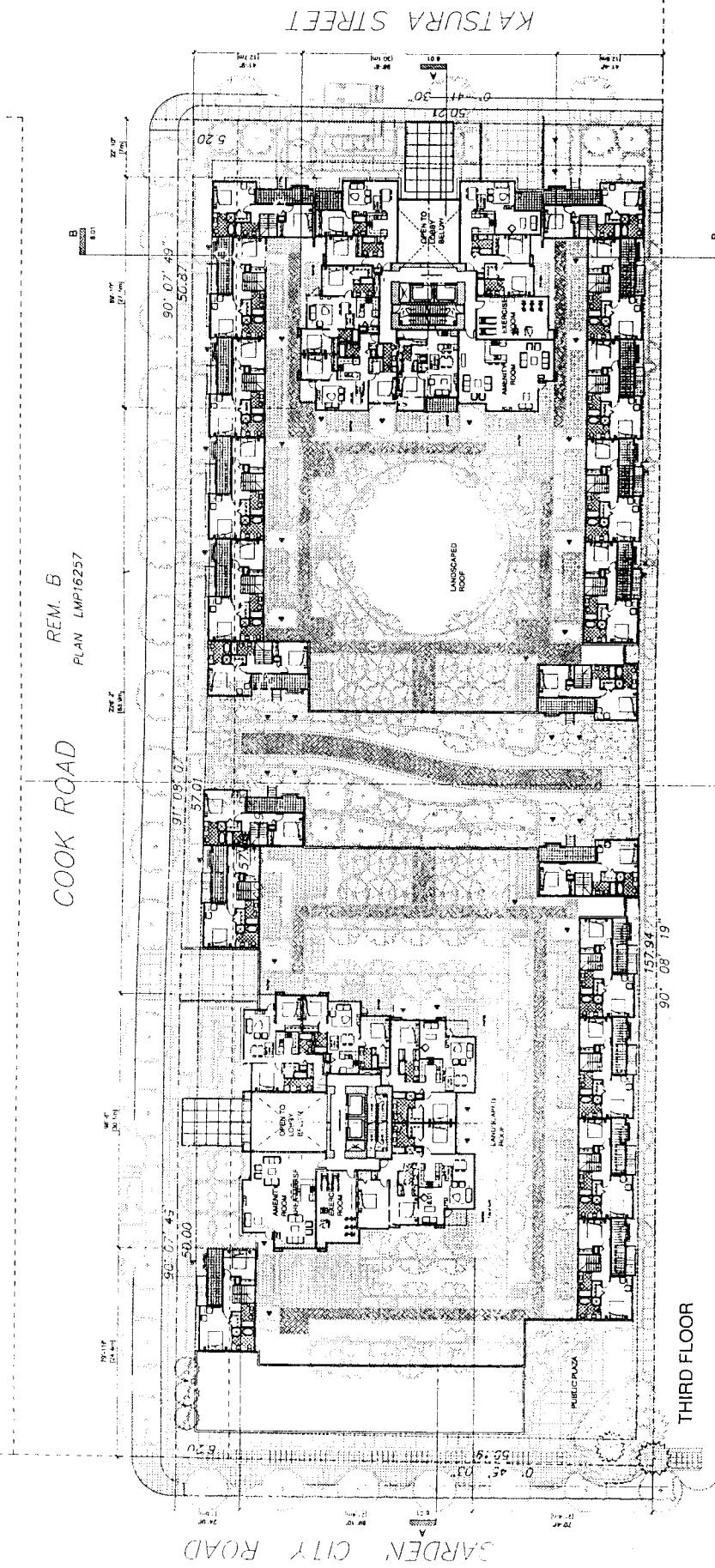
**ATTACHMENT 6**

COOK ROAD  
 RICHMOND, BC

FOR:  
 REDBIRD CAPITAL INC.  
 3RD FLOOR

DATE	DESCRIPTION	BY	APP'D
04/02	FOR REVIEW		

**A-3.03**



REM. B  
 PLAN LMP16257

THIRD FLOOR





NOTES:  
 1. SEE DRAWING FOR  
 2. SEE DRAWING FOR

REVISIONS  
 NO. DATE DESCRIPTION  
 1. 11/11/11 1. REVISED PER COMMENTS  
 2. 11/11/11 2. REVISED PER COMMENTS

**ATTACHMENT 6**

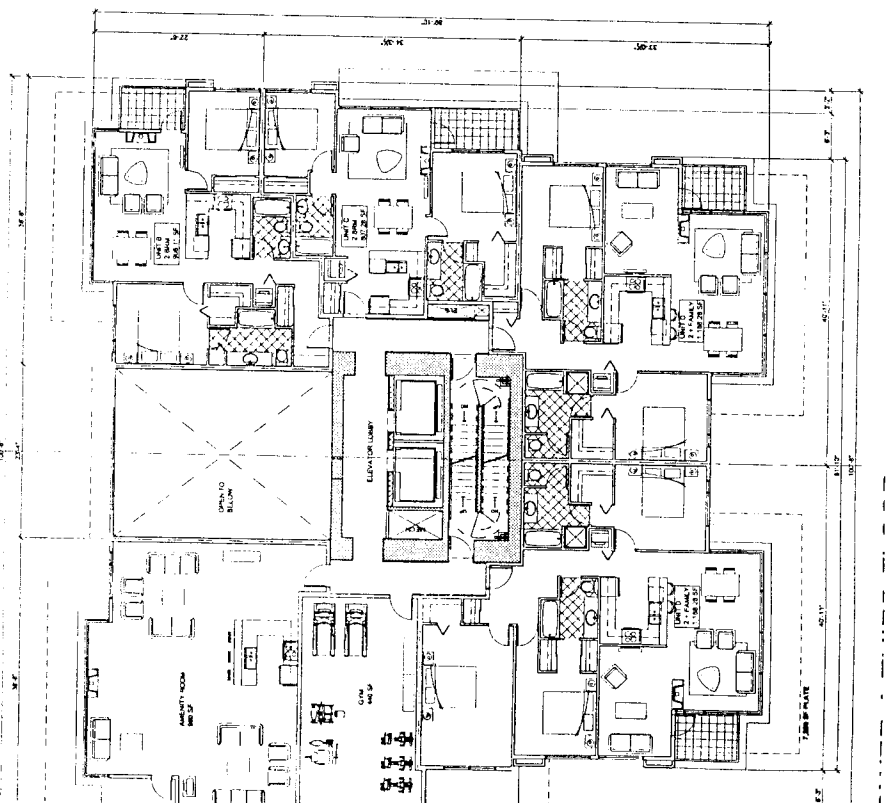
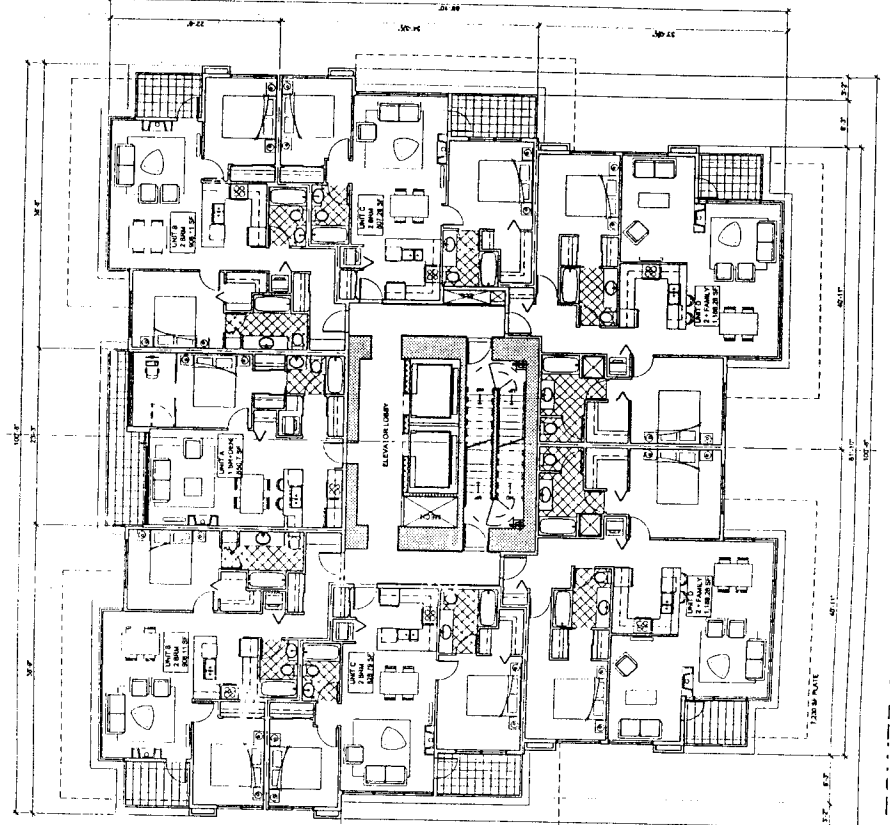
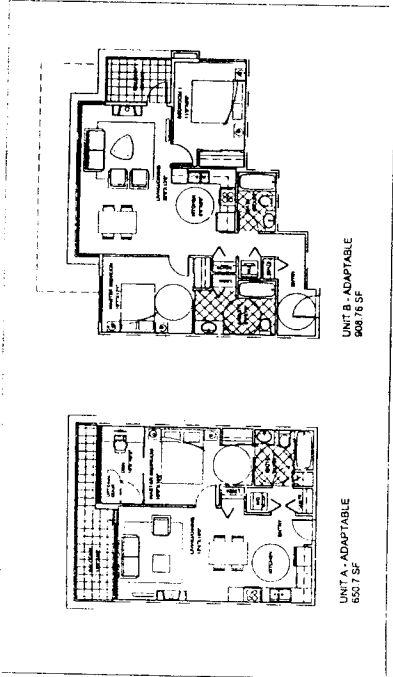
COOK ROAD  
 RICHMOND, BC

FOR:  
 REDROCK CAPITAL INC.

TOWER A  
 3RD AND TYP. FLOOR

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 CAD FILE: 1101-1001-03.rvt  
 JOB NUMBER: 0402

**A-4.01**







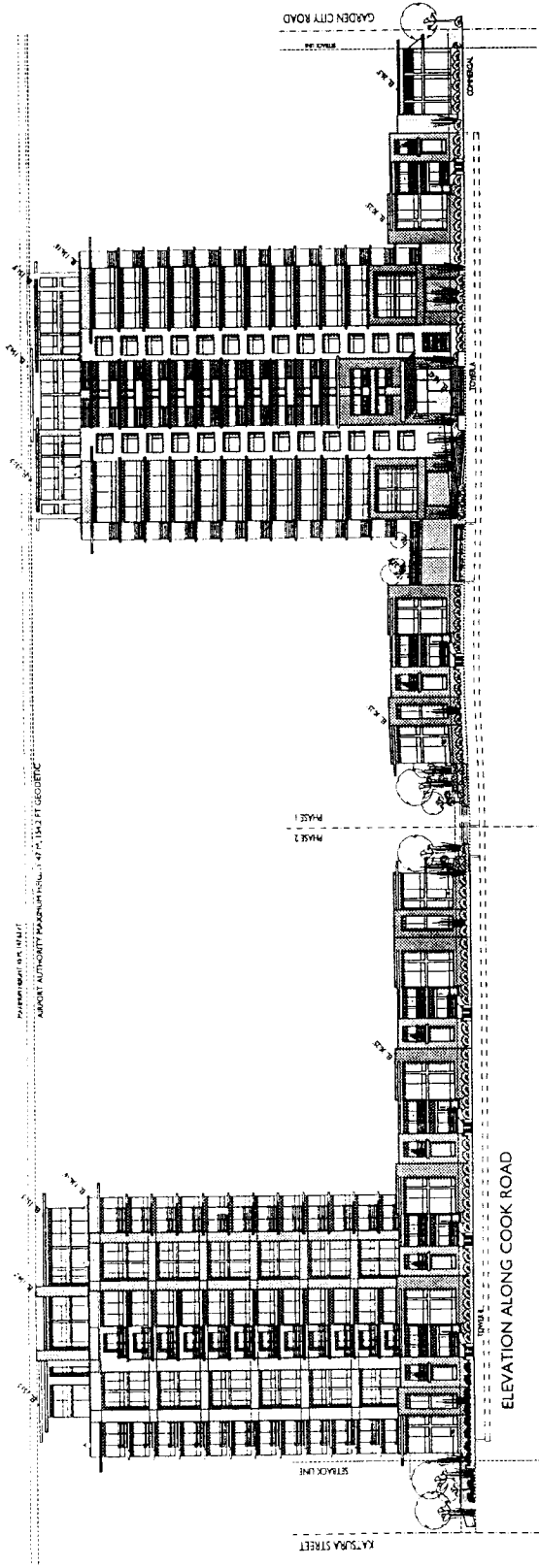
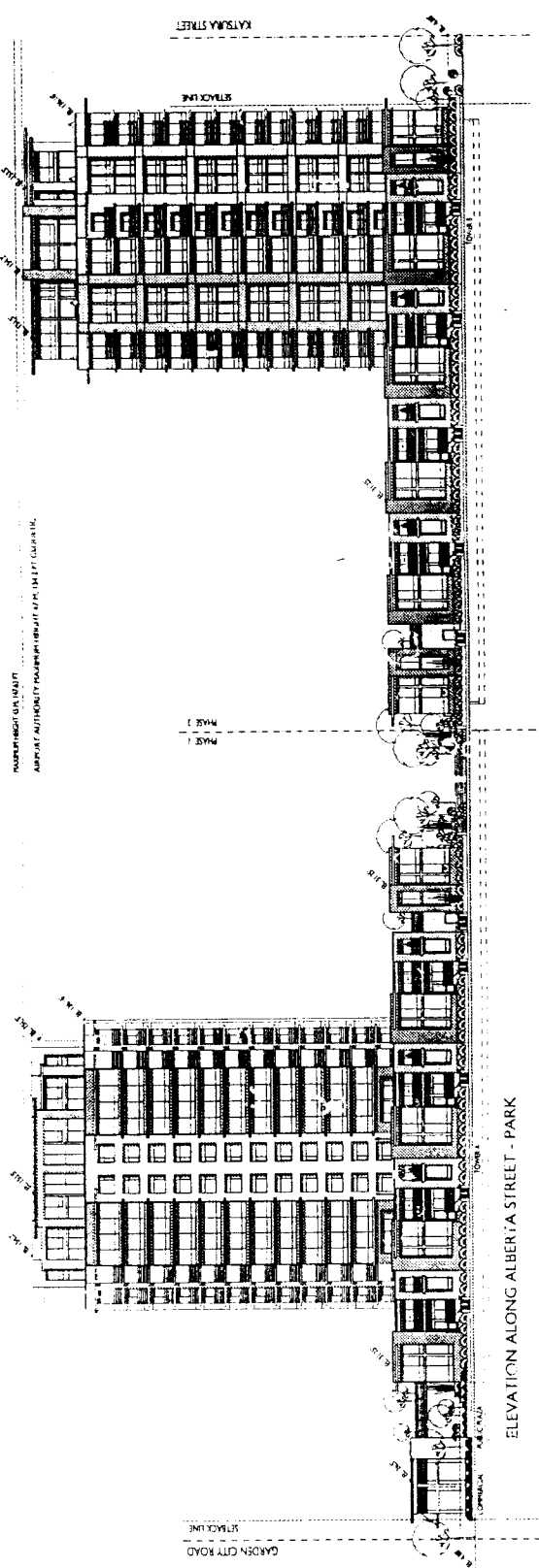
100 UNIVERSITY AVENUE, SUITE 1000  
 RICHMOND, BC V6X 1A6  
 TEL: 604.273.8888  
 WWW.GBI.COM



NOTES  
 1. REFER TO ALL OTHER DRAWINGS FOR DETAILS.  
 2. REFER TO ALL OTHER DRAWINGS FOR MATERIALS.  
 3. REFER TO ALL OTHER DRAWINGS FOR FINISHES.  
 4. REFER TO ALL OTHER DRAWINGS FOR SCHEDULES.  
 5. REFER TO ALL OTHER DRAWINGS FOR DIMENSIONS.  
 6. REFER TO ALL OTHER DRAWINGS FOR ELEVATIONS.  
 7. REFER TO ALL OTHER DRAWINGS FOR SECTIONS.  
 8. REFER TO ALL OTHER DRAWINGS FOR FOUNDATIONS.  
 9. REFER TO ALL OTHER DRAWINGS FOR STRUCTURE.  
 10. REFER TO ALL OTHER DRAWINGS FOR MECHANICAL.  
 11. REFER TO ALL OTHER DRAWINGS FOR ELECTRICAL.  
 12. REFER TO ALL OTHER DRAWINGS FOR PLUMBING.  
 13. REFER TO ALL OTHER DRAWINGS FOR FIRE PROTECTION.  
 14. REFER TO ALL OTHER DRAWINGS FOR SAFETY.  
 15. REFER TO ALL OTHER DRAWINGS FOR ACCESSIBILITY.  
 16. REFER TO ALL OTHER DRAWINGS FOR ENVIRONMENTAL.  
 17. REFER TO ALL OTHER DRAWINGS FOR ENERGY.  
 18. REFER TO ALL OTHER DRAWINGS FOR SUSTAINABILITY.  
 19. REFER TO ALL OTHER DRAWINGS FOR HEALTH AND WELLNESS.  
 20. REFER TO ALL OTHER DRAWINGS FOR COMMUNITY ENGAGEMENT.

**ATTACHMENT B**  
**COOK ROAD RICHMOND, BC**  
 FOR REDSHOP CAPITAL INC.  
**ELEVATIONS**  
 DATE: 11/11/2014  
 DRAWN BY: J. BROWN  
 CHECKED BY: J. BROWN  
 PLOTTED: 11/11/2014  
 CAD FILE: 11/11/2014  
 JOB NUMBER: 0402

**A-5.**





NOTES

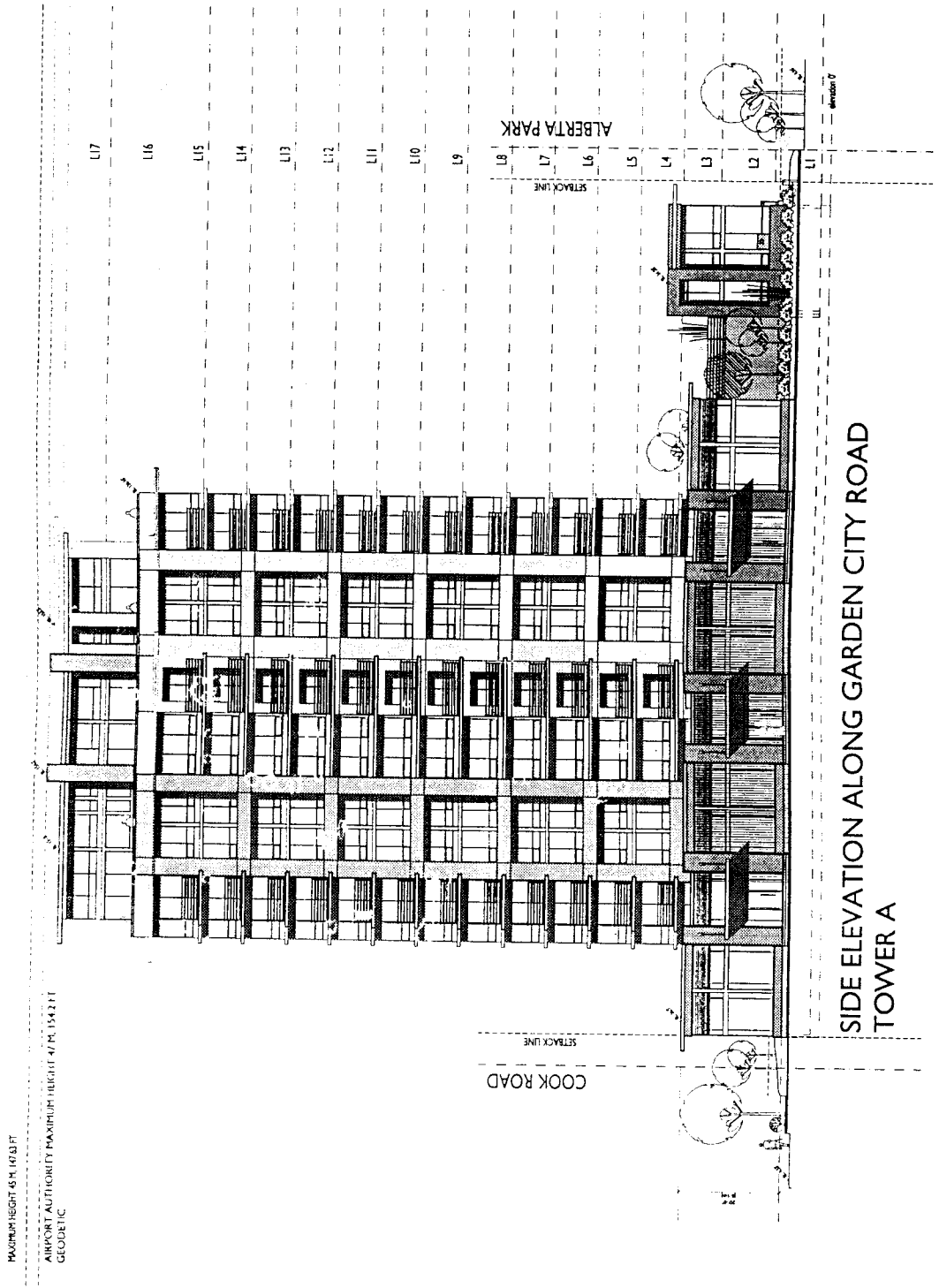
1. ALL WORK TO BE IN ACCORDANCE WITH THE BC BUILDING CODE.
2. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED BUDGET.
5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
6. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.
7. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.
8. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED SOCIAL STANDARDS.
9. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ECONOMIC STANDARDS.
10. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED CULTURAL STANDARDS.

**ATTACHMENT 6**

COOK ROAD  
 RICHMOND, BC

FOR:  
 REDBOP CAPITAL INC.  
**ELEVATIONS**

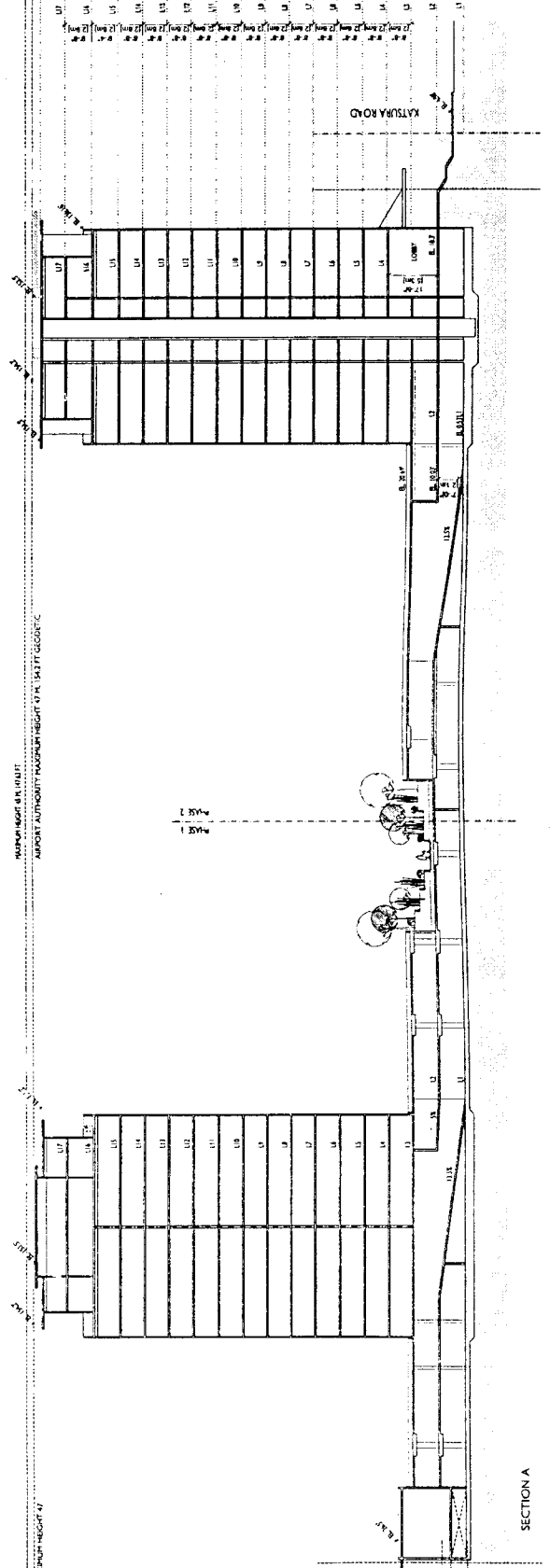
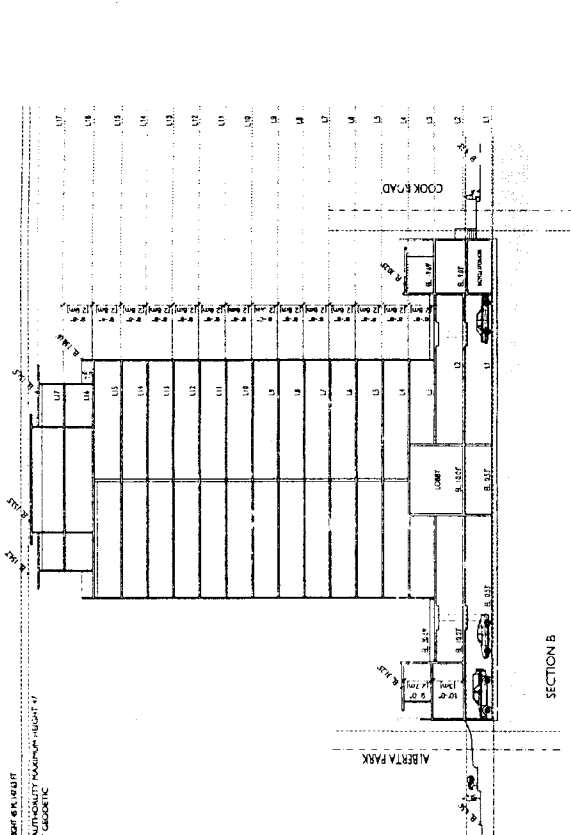
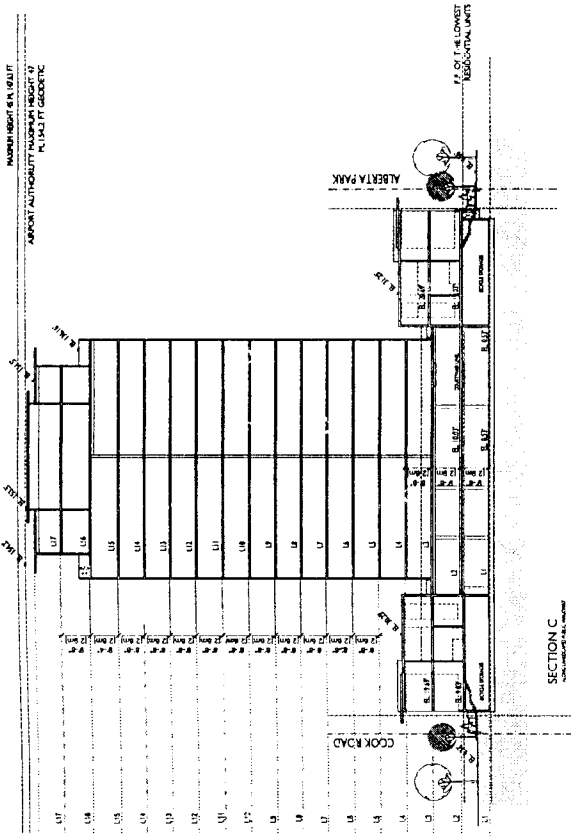
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NOTES

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**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 m<sup>2</sup> (5,000  
ft<sup>2</sup>) 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 m<sup>2</sup> (43,487.6 ft<sup>2</sup>) 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

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

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MAYOR

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



