



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7824 (RZ 04-263900)  
9660, 9680, 9700, 9720 WESTMINSTER HIGHWAY, 6051 NO. 4 ROAD,  
AND 9671 AND A PORTION OF 9651 FERNDAL 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 291.153 thereof the following:

**“291.153      COMPREHENSIVE DEVELOPMENT DISTRICT (CD/153)”**

The intent of this zoning district is to accommodate townhouses.

**291.153.1      PERMITTED USES**

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

**291.153.2      PERMITTED DENSITY**

.01      **Maximum Floor Area Ratio:**

0.65, together with 0.03 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; AND FURTHER an additional 50 m<sup>2</sup> (538.21 ft<sup>2</sup>) per **dwelling unit** (for the exclusive use of individual units) which must be **used** as off-street parking;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.404 ft.) in height, save and except an area of up to 10 m<sup>2</sup> (107.643 ft<sup>2</sup>) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

**291.153.3      MAXIMUM LOT COVERAGE: 30%**

**291.153.4 MINIMUM SETBACKS FROM PROPERTY LINES****.01 Public Road:**

- a) Westminster Highway: 10 m (32.81 ft.)
- b) No. 4 Road: 10 m (32.81 ft.)
- c) Ferndale Road: 6 m (19.68 ft.)
- d) Birch Street: 4.5 m (14.76 ft.)

EXCEPT THAT porches, balconies, bay windows, and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1.2 m (3.93 ft.), and entry stairs may project into the **public road** setback for a distance of not more than 2 m (6.56 ft.);

AND FURTHER EXCEPTING THAT 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 (6.562 ft.).

**.02 Side and Rear Property Lines: 3 m (9.84 ft.)**

EXCEPT THAT bay windows, entry stairs, and 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 (3.93 ft.).

**291.153.5 MAXIMUM HEIGHTS**

- .01 Buildings:** 12 m (39.370 ft.), but containing no more than 3 **storeys**.
- .02 Structures:** 12 m (39.370 ft.).
- .03 Accessory Buildings:** 5 m (16.404 ft.).

**291.153.6 MINIMUM LOT SIZE**

- .01 A building** shall not be constructed on a **lot** which is less than 0.404 ha (1.0 acres) in size.

**291.153.7 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) For residents: 1.5 spaces per **dwelling unit**; and
  - (ii) For visitors: 0.2 spaces per **dwelling unit**.
- b) 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 (CD/153)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7824."

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7824**".

FIRST READING

OCT 12 2004

A PUBLIC HEARING WAS HELD ON

NOV 15 2004

SECOND READING

NOV 15 2004

THIRD READING

NOV 15 2004

OTHER CONDITIONS SATISFIED

OCT 05 2005

ADOPTED

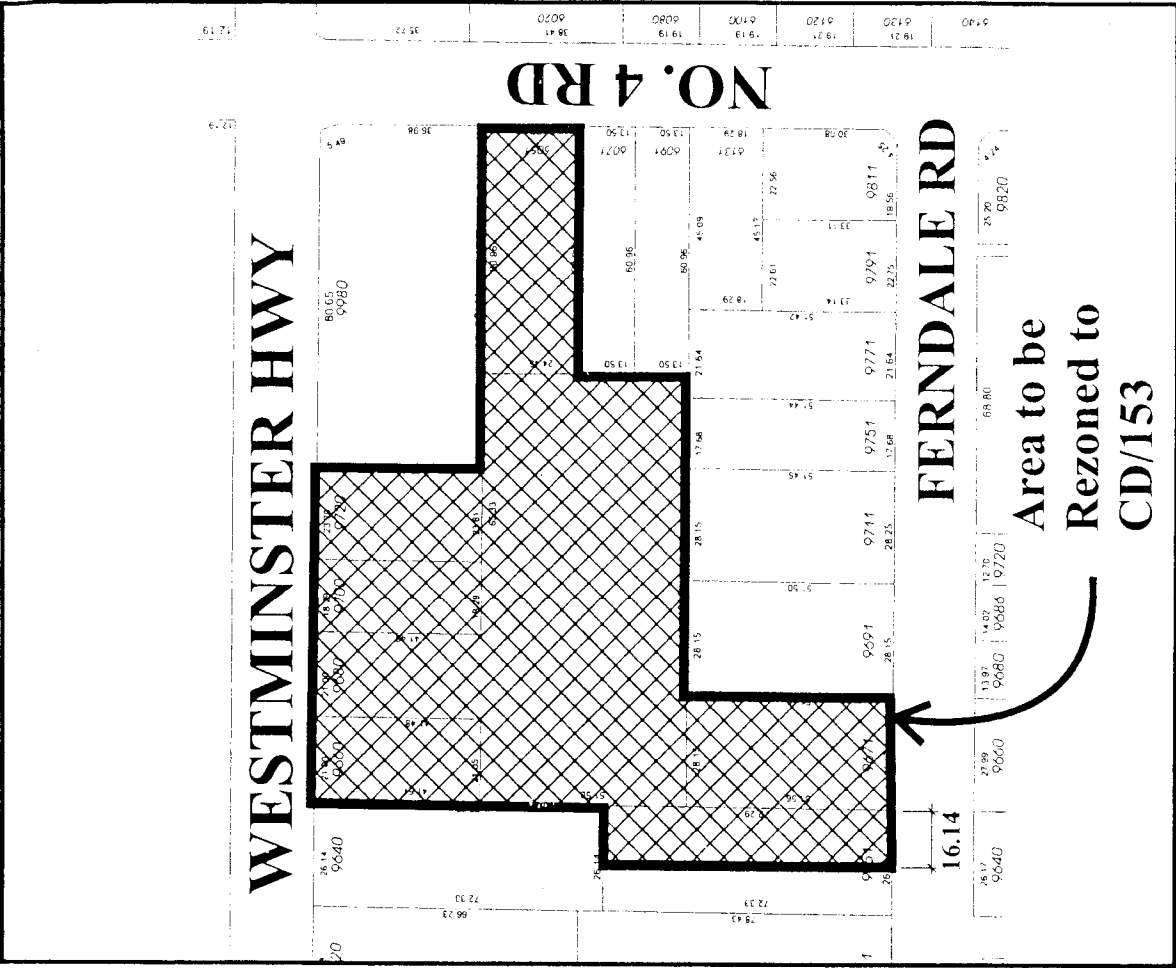
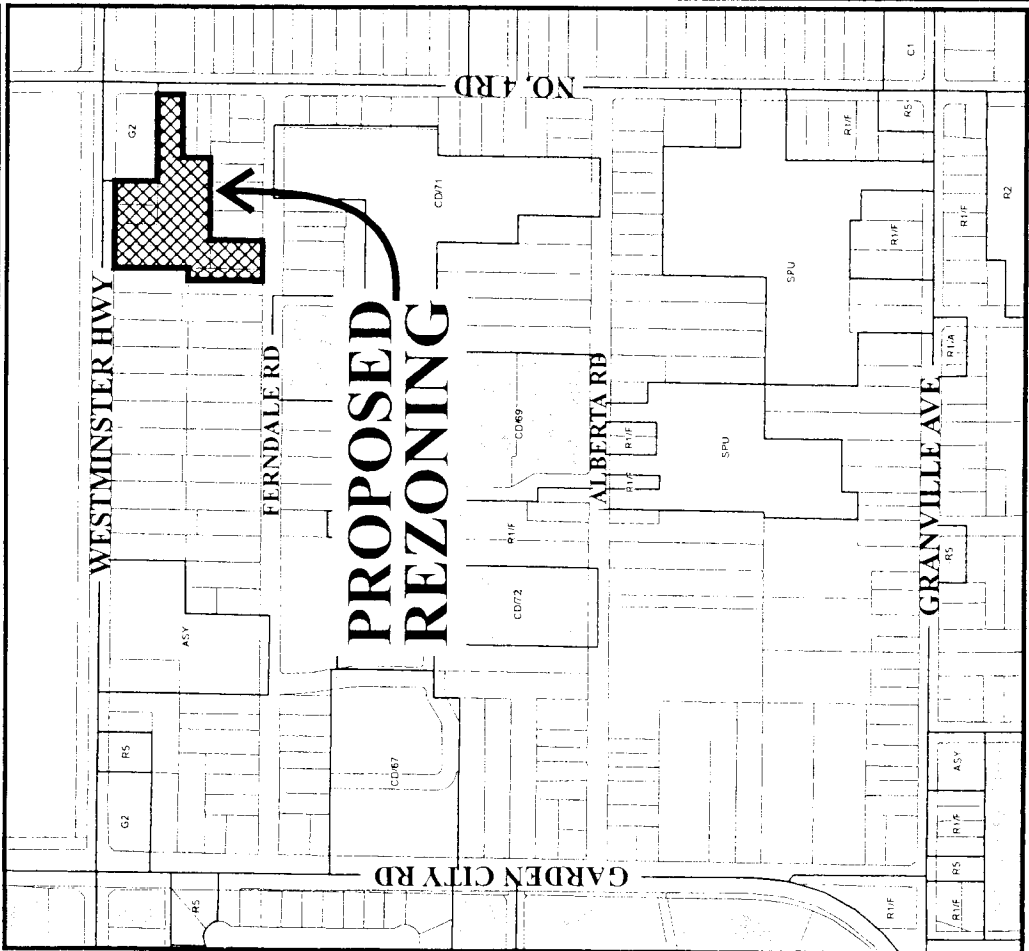
CITY OF RICHMOND
APPROVED for content by originating dept.
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APPROVED for legality by Solicitor
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MAYOR

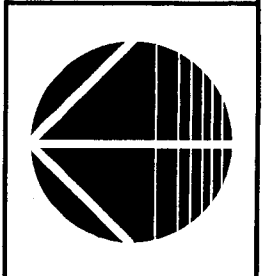
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CITY CLERK



City of Richmond



Area to be  
Rezoned to  
CD/153



RZ 04-263900

Original Date: 02/19/04  
Revision Date: 09/09/04  
Note: Dimensions are in METRES