



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7805 (RZ 04-268279)
8191 ST ALBANS 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 291.151 thereof the following:

“ 291.151 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/151)

The intent of this zoning district is to accommodate a **Child Care** facility with ancillary and associated office(s) and **dwelling unit(s)**.

291.151.1 **PERMITTED USES**

LICENSED CHILD CARE programme;
OFFICE; and
RESIDENTIAL, limited to two **dwelling units** PROVIDED at least one resident per **dwelling unit** must be an owner or child care worker employee of the **Child Care** facility.

291.151.2 **PERMITTED DENSITY**

.01 Maximum Floor Area Ratio: 0.50

291.151.3 **MAXIMUM LOT COVERAGE: 35%**

291.151.4 **MINIMUM-SETBACKS FROM PROPERTY LINES**

.01 **Front Yard:** 16 m (52.493 ft.).
.02 **North Side Yard:** 2 m (6.562 ft.).
.03 **South Side Yard:** 7 m (22.966 ft.).
.04 **Rear Yards:** 6 m (19.685 ft.).

291.151.5 **MAXIMUM HEIGHTS**

.01 **Buildings & Structures:** Two storeys but not to exceed 12 m (39.370 ft.).
.02 **Accessory Buildings:** 5 m (16.404 ft.).

291.151.6 **OFF-STREET PARKING**

- .01 Off-street parking for the use of residents shall be provided at the rate of 1.5 spaces per dwelling unit.
- .02 A minimum of 12 parking spaces shall be provided for the use of the **Child Care** facility.
- .03 With a parking angle of 50°, the minimum width of aisle shall be of 4.14 m (13.583 ft.).”

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/151)**.

P.I.D. 007-377-339

South Half Lot "B" Except: Firstly: Parcel "One" (Explanatory Plan 13946) Secondly: Part Subdivided by Plan 20753; Section 21 Block 4 North Range 6 West New Westminster District Plan 3441

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7805**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 13 2004

OCT 18 2004

OCT 18 2004

OCT 18 2004

NOV 3 2004



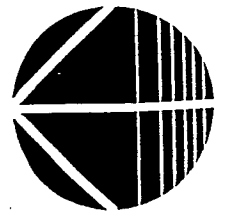
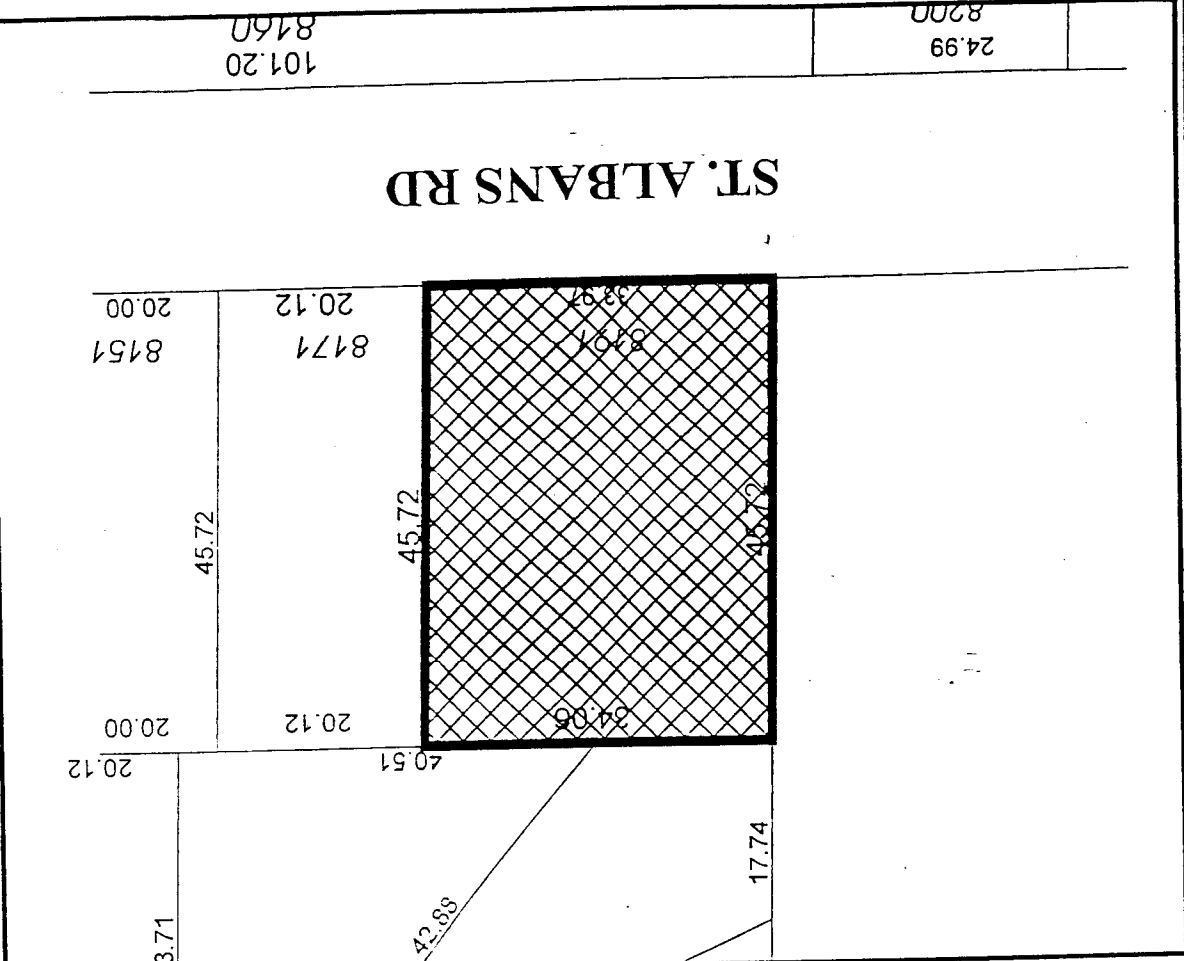
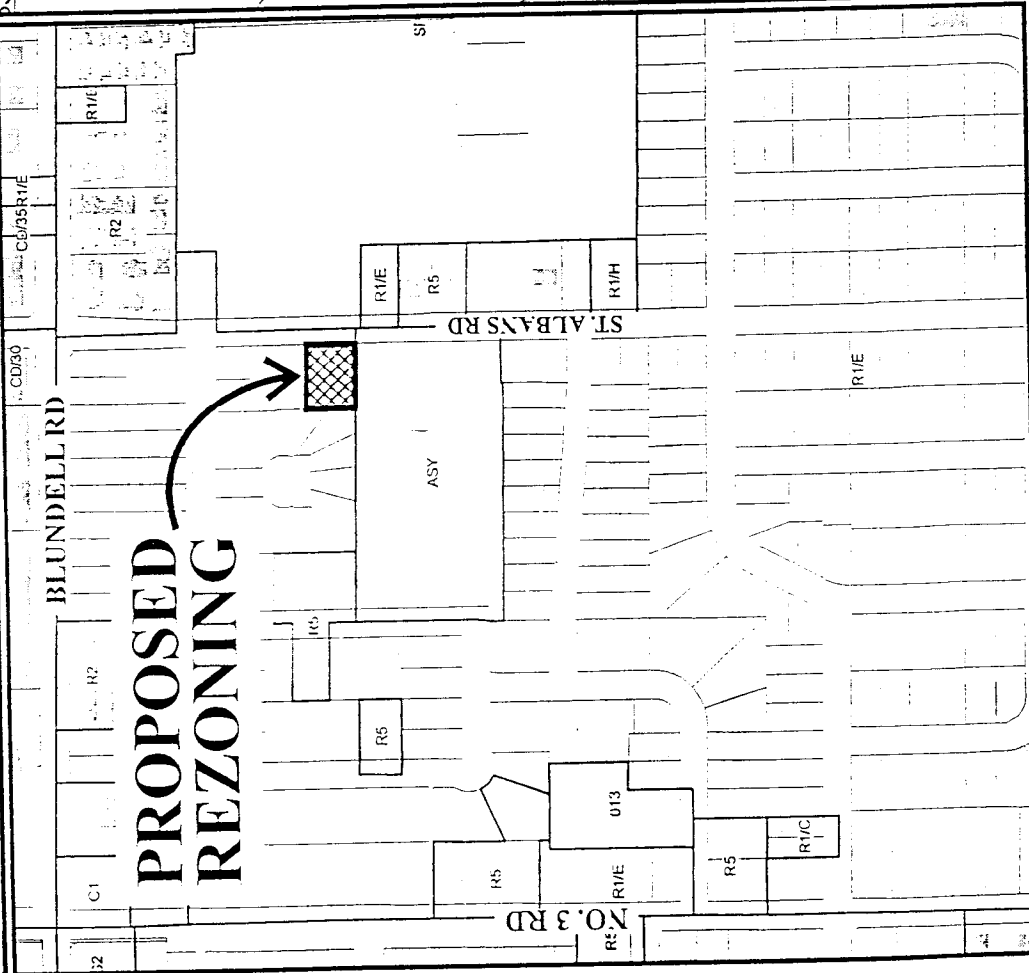
MAYOR

CITY CLERK



City of Richmond

PROPOSED REZONING



RZ 04-268279

Original Date: 04/16/04

Revision Date:

Note: Dimensions are in METRES