Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7305 (RZ 01-185781) 7780 AND 7820 GARDEN CITY 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 291.127 thereof the following:

"291.127   COMPREHENSIVE DEVELOPMENT DISTRICT (CD/127)

The intent of this zoning district is to accommodate townhouses.

291.127.1   PERMITTED USES

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

291.127.2   PERMITTED DENSITY

.01   Maximum **Floor Area Ratio**:

0.78, together with 0.04 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^2 (538.21 ft^2) per **dwelling unit** (either for the exclusive use of individual units or for the total development) 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^2 (107.643 ft^2) per **dwelling unit used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

291.127.3   MAXIMUM LOT COVERAGE: 40%

291.127.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 **Public Road**: 6 m (19.685 ft.)

EXCEPT THAT porches, balconies, bay windows, entry stairs, and cantilevered roofs forming parts of the principal **building** may project into the **public road** setback for a distance of not more than 2 m (6.562 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 required **public road** setback, but shall be no closer to a **property line** than 2 m (6.562 ft.).

.02 **Side & Rear Property Lines**:

a) North & South: 1.5 m (4.921 ft.)

b) East: 4.57 m (14.993 ft.)

c) Notwithstanding the limitations imposed in (a) and (b) above, cantilevered roofs forming parts of the principal **building** may project into the north, south, and east **yards** for a distance of not more than 0.75 m (2.461 ft.), and entry stairs may project into the east **yard** for a distance of not more than 1.5 m (4.921 ft.).

291.127.5 MAXIMUM HEIGHTS

.01 **Buildings**: 12 m (39.370 ft.), but containing no more than three **storeys**.

.02 **Structures**: 12 m (39.370 ft.)

.03 **Accessory Buildings**: 5 m (16.404 ft.)

291.127.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** which is less than 0.405 ha (1.0 ac.) in size.

291.127.7 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/127).**

P.I.D. 004-302-915
Lot 8 Except: Part Subdivided by Plan 46184, Block "H" of Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 003-741-028
Lot 39 Section 15 Block 4 North Range 6 West New Westminster District Plan 34008

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7305".**

FIRST READING	DEC 1 0 2001	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	JAN 2 1 2002	APPROVED for content by originating dept. HB
SECOND READING	JAN 2 1 2002	
THIRD READING	JAN 2 1 2002	APPROVED for legality by Solicitor
OTHER REQUIREMENTS SATISFIED	AUG 2 0 2002	
ADOPTED		

_____
MAYOR

_____
CITY CLERK

City of Richmond

BLUNDELL RD

GARDEN CITY RD

9088

81.94

50.82

41.15

16.46

91.93

91.93

9760

81.86

9786

20.06

7820

7840

16.46

41.15

18.29

18.29

26.21

32.89

34.35

20.06

18.29

43.71

38.41

46.03

36.37

38.37

91.94

43.97

32.15

9111
26.21

9051
46.03

9031
39.97

179.17

52.96

36.57

31.01

5.74

15

GRANVILLE AVE

GENERAL CURRIE RD

BRIDGE ST

ASH ST

HEATHER ST

NO. 4 RD

BLUNDELL RD

GARDEN CITY RD

PROPOSED REZONING
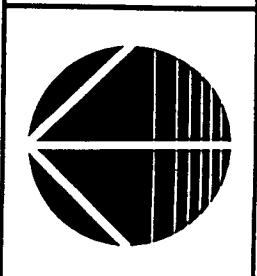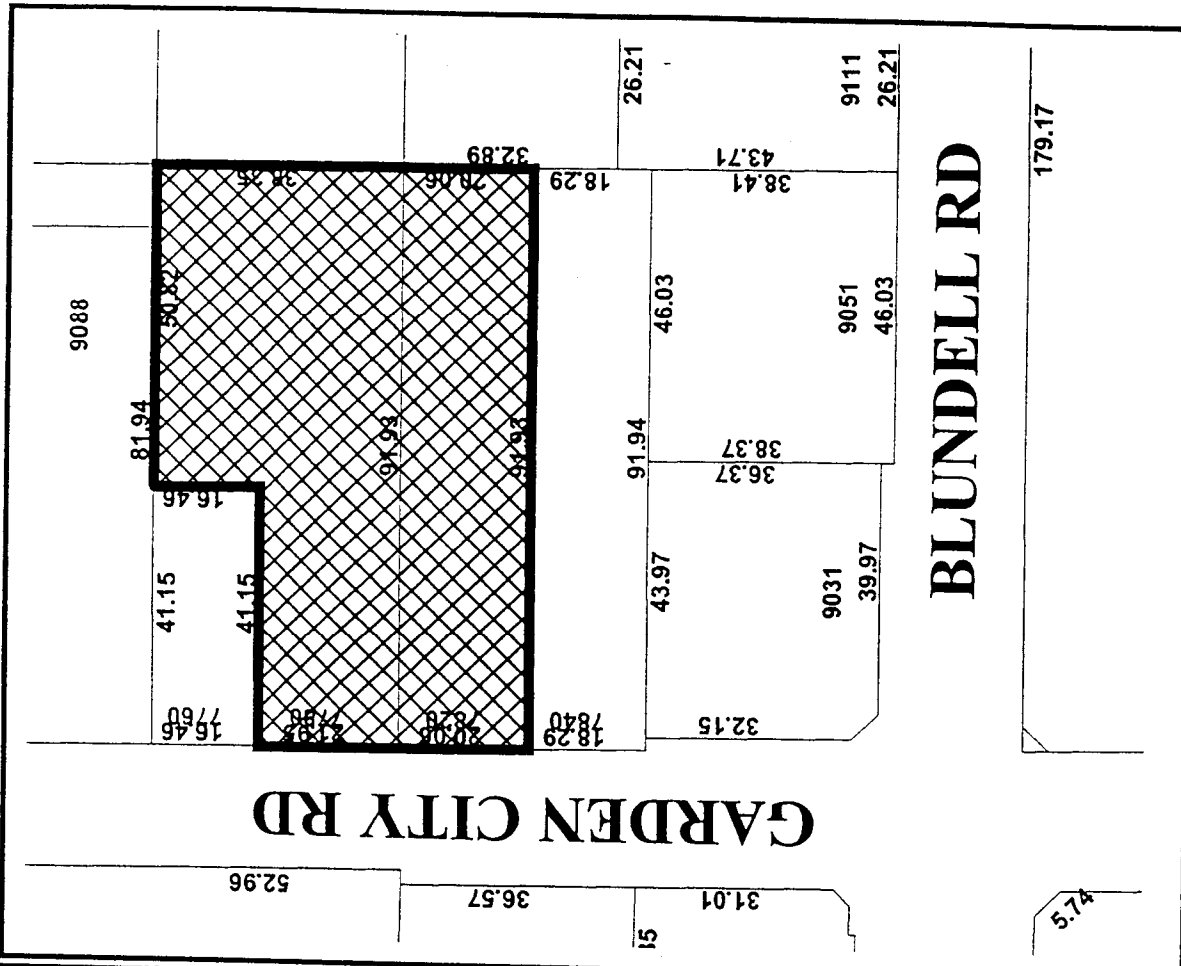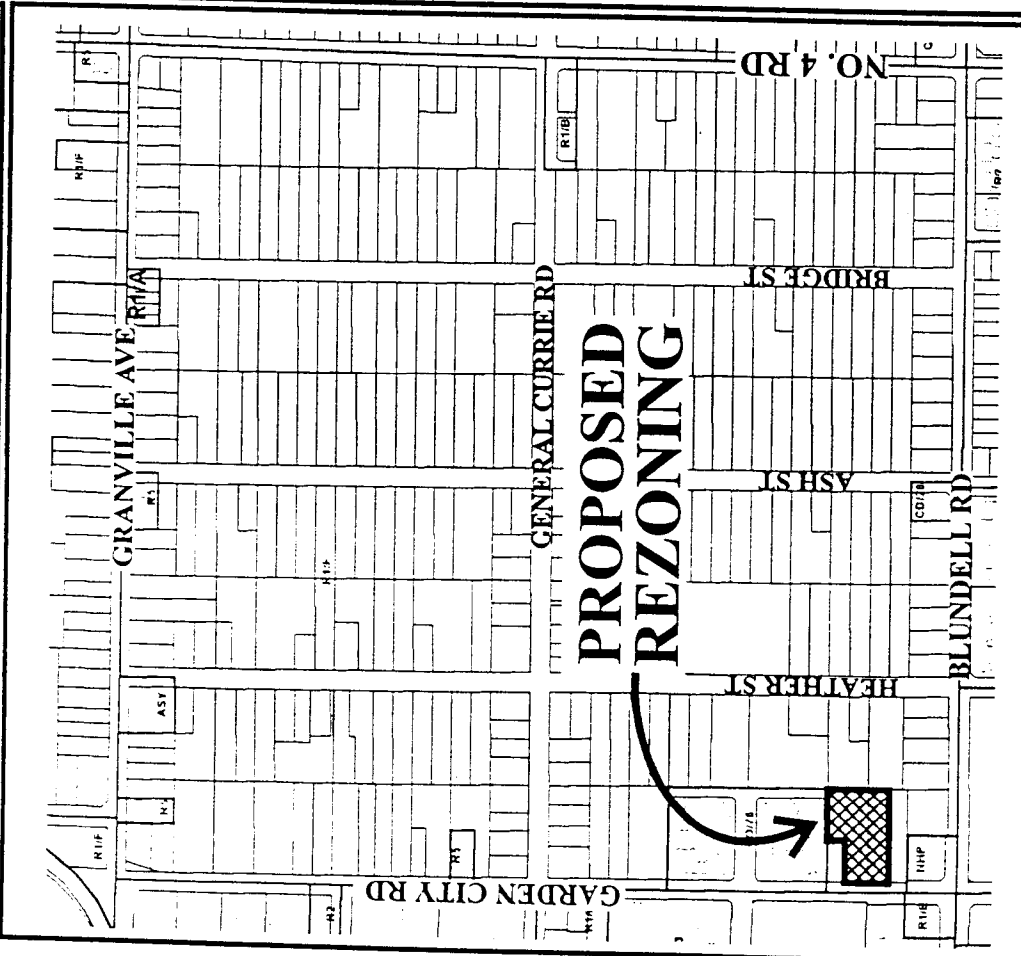
RZ 01-185781

Original Date: 05/03/01

Revision Date:

Note: Dimensions are in METRES