



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8310 (RZ 07-361150)
8091 GILBERT ROAD, 6760 AND 6800 BLUNDELL ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Richmond Zoning and Development Bylaw 5300, is amended by inserting the following:

"291.197 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/197)

The intent of this zoning district is to accommodate single-family housing which fronts a section line road and provisions have been made for access to a lane.

297.197.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwelling**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
ACCESSORY USES, including one **Secondary Suite** subject to Section 201.09.

297.197.2 PERMITTED DENSITY

.01 Maximum Number of **Dwelling Units**: One.

.02 Maximum **Floor Area Ratio**:

0.60 applied to a maximum of 464.5 m² (5,000 ft²) of the **lot** area, together with 0.30 applied to the balance of the **lot** area in excess of 464.5 m² (5,000 ft²); plus

(i) 10% of the floor area total calculated above for the **lot** in question, which area must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; and

(ii) 50 m² (538.2 ft²) which may be **used** only for **accessory buildings** and off-street parking;

PROVIDED THAT

(i) any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 ft²) **used**

exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such; and

- (ii) **floor area ratio** limitations are not applicable to one **accessory building** less than 10 m² (107.6 ft²) in area.

297.197.3 MAXIMUM LOT COVERAGE

50% for **buildings** only; 80% for **buildings** and any non-porous surfaces or **structures** inclusive; and the remainder of the **lot** area restricted to landscaping with live plant material.

297.197.4 MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES

.01 **Front yard:** 6 m (19.7 ft.) EXCEPT THAT:

- (i) porches and verandas which form part of the principal **building**, are less than 5 m (16.4 ft.) in height, and are open on those sides which face a **public road** may be located within the **front yard** setback, but shall be no closer to the **front property line** than 4.5 m (14.8 ft.);
- (ii) bay windows, fire places and chimneys forming part of the principal **building** may project into the **front yard** for a distance of not more than 1 m (3.3 ft.); and
- (iii) the ridge line of a front roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot depth)** but no further than the **front yard** setback.

.02 **Side yard:** 1.2 m (3.937 ft.) EXCEPT THAT:

- (i) where a **side property line** abuts a **public road**, the minimum **side yard** to that property line shall be 3 m (9.8 ft.);
- (ii) bay windows, fireplaces and chimneys which form part of the principal **building** may project into the **side yard** for a distance of 0.6 m (2 ft.); and
- (iii) the ridge line of a side roof dormer may project horizontally up to 0.914 m (3 ft.) beyond the **residential vertical envelope (lot width)** but no further than the **side yard** setback.

.03 **Rear yard:** 6 m (19.7 ft.) EXCEPT THAT

- (i) for a **corner lot** where a **side yard** setback abutting a **public road** is maintained at a minimum of 6 m (19.7 ft.) the rear yard setback shall be 1.2 m (3.9 ft.);
- (ii) portions of the principal **building** which are less than 2 m (6.6 ft.) in height, an extension of a principal **building** in the form of an enclosed room which links the principal **building** with the garage,

and **accessory buildings** of more than 10 m² (107.64 ft²) in area, may be located within the **rear yard** setback area but no closer than:

- a. 3.0 m (9.8 ft.) to a property line which abuts a **public road**; or
 - b. 1.2 m (3.9 ft.) to any other property line;
- (iii) bay windows which form part of the principal **building** may project into the **rear yard** for a distance of 1 m (3.3 ft.) or one-half of the **rear yard**, whichever is the lesser; and
- (iv) there is no property line setback requirement for an **accessory building** which has an area of 10 m² (107.6 ft²) or less.

297.197.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 2½ storeys, but in no case above the **residential vertical envelope (lot width)** or the **residential vertical envelope (lot depth)**;
- .02 **Structures:** 9 m (29.5 ft.).
- .03 **Accessory Buildings:** 5 m (16.4 ft.).

297.197.6 MINIMUM LOT SIZE AND DIMENSIONS

- .01 A **dwelling unit** shall not be constructed on a **lot** of less than 365 m² (3,929 ft²) in area.
- .02 A parcel to be created by subdivision and intended for use as the site of a **one-family dwelling** shall have a minimum area of 365 m² (3,929 ft²), minimum **frontage** and **width of lot** of 9 m (29.5 ft.), and a minimum depth of 24 m (78.7 ft.). For corner lots, an additional 2 m (6.6 ft.) is required for the minimum **frontage** or **width of lot**.

297.197.7 MINIMUM BUILDING SEPARATION SPACE

- .01 1.2 m (3.9 ft.).

291.197.8 OFF-STREET PARKING

Off-street parking shall be developed and maintained in accordance with Division 400 of this bylaw, EXCEPT THAT off-street parking for the use of residents shall be provided at the rate of 4.0 spaces per **dwelling unit**."

- 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/197)**.

P.I.D. 004-868-790

Lot 3 Except: Plan 62406 Section 19 Block 4 North Range 6 West New Westminster District Plan 14394

P.I.D. 004-184-033

Lot 2 Section 19 Block 4 North Range 6 West New Westminster District Plan 14394

P.I.D. 009-035-010

Lot 1 Except: Part Subdivided by Plan 62406 Section 19 Block 4 North Range 6 West New Westminster District Plan 14394

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8310”**.

FIRST READING

JUL 28 2008

A PUBLIC HEARING WAS HELD ON

SEP 03 2008

SECOND READING

SEP 03 2008

THIRD READING

SEP 03 2008

OTHER REQUIREMENTS SATISFIED

AUG 19 2010

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

PROPOSED REZONING

