



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw No. 8488 (RZ 05-317846)
8420 Westminster Highway and 6140, 6160, 6180 Cooney Road.**

The Council of the City of Richmond enacts as follows:

- 1. Richmond Zoning and Development Bylaw No. 5300, as amended, is further amended by inserting Section 291.205 thereof the following:

“291.205 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/205)

The intent of this zoning district is to accommodate medium density, multiple-family residential use in the City Centre.

291.205.1 PERMITTED USES

**MULTIPLE-FAMILY DWELLING;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, BUILDINGS & STRUCTURES, but excluding secondary suites.**

291.205.2 PERMITTED DENSITY

.01 Subject to subsection .04 herein, the maximum **Floor Area Ratio** shall be “1.2”; plus

- (a) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely used to accommodate **Amenity Space**;
- (b) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely used to accommodate **Public Amenity Space**;

.02 Despite Section 291.205.2.01, the references to “1.2” in that Section in relation to a **building** containing more than 80 **dwelling units** is increased to a higher density of “2.0” if prior to the first occupancy of the **building** the owner provides in the **building** not less than:

- (a) four **affordable housing units**; and
- (b) the owner has entered into a **housing agreement** with the City and registered the **housing agreement** against title to the lot, and filed a notice, in the **Land Title Office**.

- .03 Despite Section 291.205.2.01, the references to "1.2" in that Section are increased to a higher density of "2.0" if the owner, at the earliest of the time the Council adopts a zoning amendment bylaw to include the owner's lot in this zoning district has paid into the **affordable housing reserve** the sum of \$4.00 per buildable square foot of the permitted principal **building(s)**.
- .04 For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude the following:
- a) portions of a **building** that are used for off-street parking and loading purposes; unenclosed balconies; covered walkways; bicycle storage areas or garbage & recycling facilities;
 - b) elevator shafts and common stairwells above ground floor level;
 - c) mechanical and electrical rooms, provided that the total floor area of these facilities does not exceed 400 m² (4,230 ft²) per lot.

291.205.3 MAXIMUM LOT COVERAGE:

- .01 **Maximum Lot Coverage:** 60%

291.205.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Road Setbacks:** 3.0 m (9.8 ft);
- a) porches, balconies, bay windows, entry stairs and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1.0 m (3.3 ft).
- .02 **Lane Setback:** 1.0 m (3.3 ft).
- .03 **Side Yard:** 3.7 m (12.1 ft).

291.205.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 31.0 m (101.7 ft).
- .02 **Accessory Building & Structures:** 10.0 m. (32.8 ft).

291.205.6 OFF-STREET PARKING AND LOADING

- .01 Off-Street parking shall be provided in accordance with Division 400 of this Bylaw.

291.205.7 SIGNAGE

- .01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "High-Density Residential District (R4)".
- 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/205)**:
 - PID: 009-908-307
North 245 Feet Lot "A" Section 9 Block 4 North Range 6 West New Westminster District Plan 14140
 - PID: 023-312-297
Lot 37, except Parcel "B" (Bylaw Plan 55608), Section 9 Block 4 North Range 6 West New Westminster District Plan 15292
 - PID: 003-718-441
Lot 36 Section 9 Block 4 North Range 6 West New Westminster District Plan 15292
 - PID: 010-082-239
Lot 35 Section 9 Block 4 North Range 6 West New Westminster District Plan 15292
- 3. This Bylaw is cited as "'Richmond Zoning And Development Bylaw 5300, Amendment Bylaw 8488'".

FIRST READING

APR 06 2009

A PUBLIC HEARING WAS HELD ON

APR 20 2009

SECOND READING

APR 20 2009

THIRD READING

APR 20 2009

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER

