



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8517 (RZ 07-402059)
7500 Alderbridge Way**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.208 thereof the following:

"COMPREHENSIVE DEVELOPMENT DISTRICT (CD/208)

The intent of this zoning district is to accommodate mixed commercial/residential use within the City Centre.

291.208.1 **PERMITTED USES**

RESIDENTIAL, limited to **multiple-family dwellings**;
LIVE/WORK UNITS, subject to Section 291.208.7
HOME OCCUPATION;
BOARDING & LODGING, limited to two persons per dwelling unit;
COMMUNITY USE;
ACCESSORY USES, BUILDINGS & STRUCTURES, but excluding **secondary suites**.

291.208.2 **PERMITTED DENSITY**

.01 Subject to subsection .03 herein, the maximum **Floor Area Ratio** shall be: 2.0 plus an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**.

.02 Despite section 291.208.1, the reference to "2.0" in relation to the maximum **Floor Area Ratio** is increased to a higher density of "3.0" if prior to first occupancy of the **building**, the owner:

- a) provides on the **lot** not less than four **affordable housing units** having the combined **habitable space** of at least 0.15 of the total maximum **Floor Area Ratio**; and
- b) has entered into a **housing agreement** for the **affordable housing units** with the City and registered the **housing agreement** against title to the **lot**, and filed a notice, in the **Land Title Office**.

.03 For the purpose of this subsection, **Floor Area Ratio** excludes the following:

- a) **buildings** or portions of a **building** that are **used** exclusively for off-site parking and loading, bicycle storage, garbage and/or recycling facilities located within the parking level, and covered unenclosed at grade walkways;

- b) common stairwells and elevator shafts above the ground floor level; and
- c) common mechanical and electrical storage rooms, provided that the total floor area of these facilities does not exceed 28 m².

291.208.3 **MAXIMUM LOT COVERAGE**

- .01 **Maximum Lot Coverage:** 80%

291.208.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road Setback:**
 - a) Alderbridge Way: 2.5 m (8 ft.);
 - b) Elmbridge Way: 3 m (10 ft.).
- .02 **Rear Yard setback:** 8 m (26 ft.), except that:
 - a) a parking structure may project into the **rear yard** setback.
- .03 **Side Yard setback:** 0 m

291.208.5 **MAXIMUM HEIGHTS**

- .01 **Buildings:** 38 m (125 ft.).
- .02 **Accessory Buildings & Structures:** 5 m (16 ft.).

291.208.6 **OFF-STREET PARKING AND LOADING**

- .01 Off-street parking shall be provided in accordance with Division 400 of the Richmond Zoning and Development Bylaw 5300 except that:
 - a) Off-street parking shall be provided at the following rate for live/work units, subject to section 291.208.7: 1.9 stalls per **dwelling unit** (1.2 for **residential**, 0.2 for **residential** visitor, 0.5 for employee).

291.208.7 **LIVE/WORK UNITS**

- .01 A LIVE/WORK UNIT is a **dwelling unit** that may be **used** as a **home occupation** together with studio for artist, dance, radio, television or recording provided that:
 - a) the **dwelling unit** has an exterior access at grade;
 - b) a maximum of 1 non-residential employee is permitted; and
 - c) the **dwelling unit** is designed to reflect the mixed-use character of the intended use.

291.208.8 **SIGNAGE**

- .01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Downtown Commercial District (C7)".

- 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 on the following areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/208)**.

P.I.D 006-485-227

Lot 103 Section 5 Block 4 North Range 6 West New Westminster District Plan 42566

- 3. This Bylaw is cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8517**".

FIRST READING

JUL 27 2009

A PUBLIC HEARING WAS HELD ON

SEP 09 2009

SECOND READING

SEP 09 2009

THIRD READING

SEP 09 2009

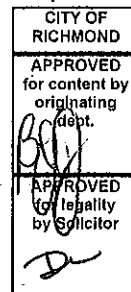
DEVELOPMENT REQUIREMENTS SATISFIED

SEP 09 2010

ADOPTED

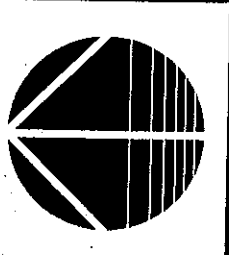
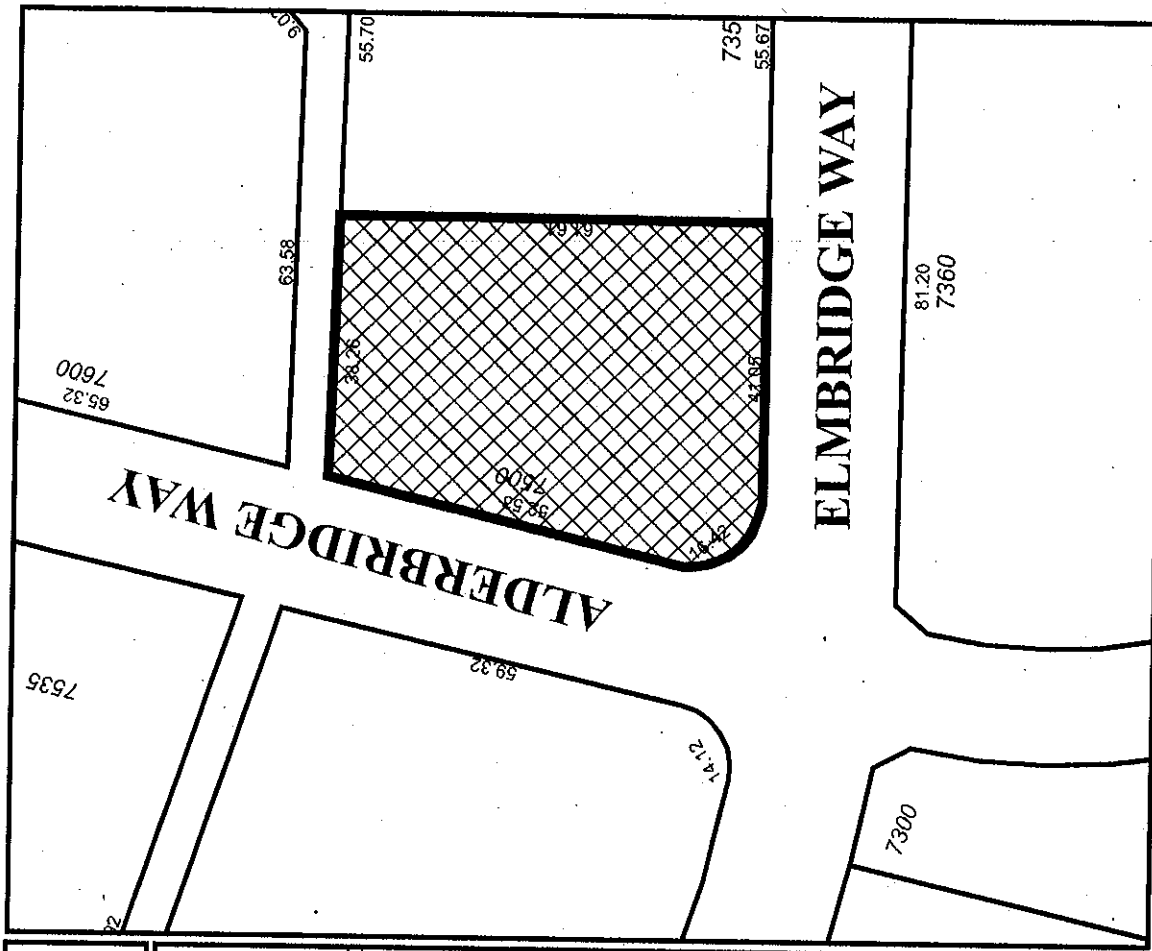
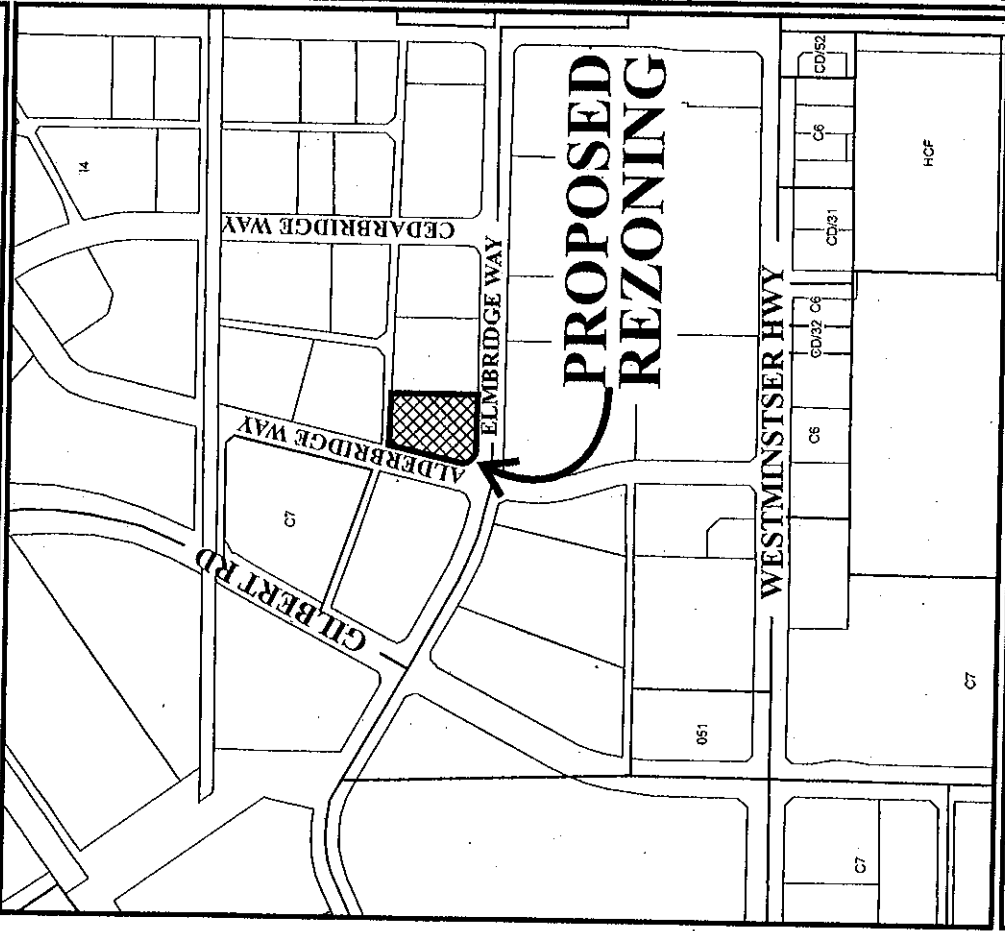
MAYOR

CORPORATE OFFICER





City of Richmond



RZ 07-402059

Original Date: 02/12/08

Revision Date:

Note: Dimensions are in METRES