



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8207 (RZ 06-339190)
6600, 6620 COONEY ROAD, 6591, 6611 ECKERSLEY 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 291.180 thereof the following:

"COMPREHENSIVE DEVELOPMENT DISTRICT (CD/180)

The intent of this zoning district is to accommodate multiple-family dwellings.

291.180.1 PERMITTED USES

The following uses are permitted:

RESIDENTIAL, limited to **Townhouses** and **Multiple-Family Dwellings**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, BUILDINGS & STRUCTURES.

291.180.2 PERMITTED DENSITY

.01 Subject to subsection .02, herein, the maximum **Floor Area Ratio** shall be: 1.4; plus

- (a) an additional 0.28 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **dwelling unit(s)** each having an individual gross floor area less than 54 m² (580 ft²); and
- (b) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**.

.02 **Floor Area Ratio** excludes the following:

- (a) **buildings** or portions of a **building** that are **used** exclusively for off-street parking & loading, bicycle storage, or garbage & recycling facilities;

- (b) common mechanical and electrical storage rooms, provided that the total floor area of these facilities does not exceed 100 m² (1,075 ft²); and
- (c) unenclosed balconies.

291.180.3 MAXIMUM LOT COVERAGE

- .01 Maximum Lot Coverage: 50%

291.180.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 Public Road Setback:

- (a) Cooney Road: 2.5 m (8 ft);
- (b) Eckersley Road: 3.0 m (10 ft); and
- (c) bay windows may project into the **public road** setback for a maximum distance of 0.7 m (2.3 ft.).

- .02 Side Yard Setback: 1.4 m (4.5 ft), except that the parking **structure** setback to the south **side property line** shall be 0 m (0 ft.).

291.180.5 MAXIMUM HEIGHTS

- .01 Buildings: 17.5 m (57 ft).
- .02 Accessory Buildings & Structures: 5 m (16 ft).

291.180.6 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** of less than 3,000 m² (32,290 ft²).

291.180.7 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 rate of:
 - i. 1.0 space per **dwelling unit** having an individual gross floor area no greater than 54 m² (580 ft²).
 - (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.

291.180.8 SIGNAGE

.01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Townhouse District (R2)."

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 areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/180)**.

P.I.D. 010-181-415

Lot 34 section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 010-181-431

Lot 35 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 010-181-482

Lot 42 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D 004-043-308

Lot 41 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8207".

FIRST READING

MAR 26 2007

A PUBLIC HEARING WAS HELD ON

APR 16 2007

SECOND READING

APR 16 2007

THIRD READING

APR 16 2007

OTHER REQUIREMENTS SATISFIED

JUL 03 2008

ADOPTED



MAYOR

CORPORATE OFFICER

