



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8256 (RZ 06-342074)
6860 AND 6820 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 291.188 thereof the following:

“COMPREHENSIVE DEVELOPMENT DISTRICT (CD/188)

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

291.188.1 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.

291.188.2 PERMITTED DENSITY

- .01 Subject to subsection .04, herein, the maximum **Floor Area Ratio** shall be: 1.0.
- .02 An additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely used to accommodate **Amenity Space**.
- .03 An additional 10% of the maximum **Floor Area Ratio** for the **lot** in question is permitted provided that it is exclusively **used** for covered areas of the principal **building** which are open on one or more sides.
- .04 **Floor Area Ratio** excludes the following:
 - (a) **buildings** or portions of a **building** that are **used** exclusively for off-street parking, bike storage, garbage & recycling facilities;
 - (b) elevator shafts and common stairwells; and
 - (c) unenclosed balconies.

291.188.3 MAXIMUM LOT COVERAGE

- .01 Maximum **Lot Coverage**: 50%

291.188.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Road** Setback: 3.6 m (12 ft);
- (a) bay windows may project into the **public road** setback for a maximum distance of 0.5 m (1.6 ft);
 - (b) gateways, landscape structures and garbage and recycling enclosures that do not form part of the principal **building** and are less than 3 m (10 ft) in height and 10 m² (107 ft²) in area may be located within the **public road** setback; and
 - (c) a covered common stairway may encroach into the **public road** setback but shall be no closer than 0.6 m (2 ft.) to the property line abutting a **public road**.
- .02 **Side Yard** Setback: 4.0 m (13 ft), except that bay windows may project into the **side yard** setback for a maximum distance of 0.5 m (1.6 ft.).
- .03 **Rear Yard** Setback: 3.6 m (12 ft.), except that a covered common stairway may encroach into the **rear yard** setback but shall be no closer than 0.6 m (2 ft.) to the **rear property line**.

291.188.5 MAXIMUM HEIGHTS

- .01 **Buildings**: 12.5 m (41 ft).
- .02 **Accessory Buildings & Structures**: 4 m (13 ft).

291.188.6 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** of less than 1,900 m² (22,604 ft²).

291.188.7 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. For Residents: 1.5 spaces per **dwelling unit**; and
 - ii. For Visitors: 0.2 spaces per **dwelling unit**.

291.188.8 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/188)**.

P.I.D. 004-118-421

Lot 15 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 004-118-413

Lot 14 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 8256**".

FIRST READING

JUN 25 2007

A PUBLIC HEARING WAS HELD ON

JUL 16 2007

SECOND READING

JUL 16 2007

THIRD READING

JUL 16 2007

OTHER REQUIREMENTS SATISFIED

JAN 19 2008

ADOPTED

MAYOR

CORPORATE OFFICER



