



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8439 (RZ 07-397063)
6760, 6780, 6800 ECKERSLEY ROAD, 8500, 8520, 8540 PARK ROAD,
6751, 6760, 6771, 6780, 6791, 6800, 6831 PARK PLACE**

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 291.200 thereof the following:

"COMPREHENSIVE DEVELOPMENT DISTRICT (CD/200)

The intent of this zoning district is to accommodate multiple family dwellings with the City Centre.

291.200.1 **PERMITTED USES**

RESIDENTIAL, limited to **multiple-family dwellings**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE; and
ACCESSORY USES, BUILDINGS & STRUCTURES, but excluding **secondary suites**.

291.200.2 **PERMITTED DENSITY**

- .01 Subject to subsection .03, herein, the maximum **Floor Area Ratio** shall be: 1.2 plus an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**.
- .02 Despite section 291.200.2.01, the reference to "1.2" in relation to the maximum **Floor Area Ratio** is increased to a higher density of "1.9" 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 0.09 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-street parking & loading, bicycle storage located within the parking level, unenclosed balconies, or garbage & recycling facilities;
 - 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 252 m² (2,708 ft²).

291.200.3 **MAXIMUM LOT COVERAGE**

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

291.200.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **Public Road Setback:**

a) **Eckersley Road:** 4.2 m (13 ft.)

- i. common entry features and unenclosed balconies may project into the **public road** setback for a maximum distance of 1.2 m (4 ft.); and
- ii. a parking **structure** may project into the **public road** setback, but shall be no closer to a **public road** than 2 m (6 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.

b) **Park Road:** 3.5 m (11 ft.)

- i. common entry features and unenclosed balconies may project into the **public road** setback for a maximum distance of 2.1 m (7 ft.);
- ii. a parking **structure** may project into the **public road** setback, but shall be no closer to a **public road** than 1.2 m (4 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.

.02 **Side Yard Setback:** 5 m (16 ft.)

- a) unenclosed balconies may project into the **side yard** setback for a maximum distance of 2 m (6.5 ft.); and
- b) the parking **structure** may project into the **side yard** setback but shall be no closer to a **side yard** than 3 m (9 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.

.03 **Rear Yard Setback:** 6 m (19 ft.)

- a) the parking **structure** may project into the **rear yard** setback but shall be no closer to a **rear yard** than 3 m (9 ft.). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.

291.200.5 **MAXIMUM HEIGHTS**

- .01 **Buildings:** 20 m (66 ft).
- .02 **Accessory Buildings & Structures:** 5 m (16 ft).

291.200.6 **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.

291.200.7 **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 areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/200)**.

P.I.D. 004-058-933

Lot 11 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 003-554-945

Lot 12 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 010-181-334

Lot 13 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 010-181-229

Lot 10 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 004-898-940

Lot 73 Section 9 Block 4 North Range 6 West New Westminster District Plan 20272

P.I.D. 004-119-304

Lot 81 Section 9 Block 4 North Range 6 West New Westminster District Plan 20272

P.I.D. 008-712-875

Lot 74 Section 9 Block 4 North Range 6 West New Westminster District Plan 20272

P.I.D. 003-712-249

Lot 80 Section 9 Block 4 North Range 6 West New Westminster District Plan 20272

P.I.D. 008-712-891

Lot 75 Section 9 Block 4 North Range 6 West New Westminster District Plan 20272

P.I.D. 003-853-896

Lot 79 Section 9 Block 4 North Range 6 West New Westminster District Plan 20272

P.I.D. 003-781-828

Lot 76 Section 9 Block 4 North Range 6 West New Westminster District Plan 20272

P.I.D. 001-818-295

Lot 78 Section 9 Block 4 North Range 6 West New Westminster District Plan 20272

P.I.D. 003-579-549

Lot 77 Section 9 Block 4 North Range 6 West New Westminster District Plan 20272

The area shown cross-hatched on "Schedule A" attached to and forming part of Bylaw 8439

- 3. The Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8439**".

FIRST READING

JUN 22 2009

A PUBLIC HEARING WAS HELD ON

JUL 20 2009

SECOND READING

JUL 20 2009

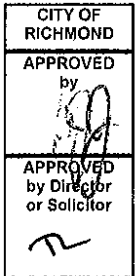
THIRD READING

JUL 20 2009

OTHER REQUIREMENTS SATISFIED

FEB 3 2010

ADOPTED



MAYOR

CORPORATE OFFICER

ATTACHED TO & FORMING PART OF BYLAW 8439

PLAN BCP

REFERENCE PLAN TO ACCOMPANY CITY OF RICHMOND ROAD CLOSING AND REMOVAL OF ROAD DEDICATION BYLAW NO. 8437

SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT AND SECTION 40 OF THE COMMUNITY CHARTER S.C.C.S. 92C.015

SCALE 1 : 400 ESTIMATES ARE IN METERS
 INTEGRATED SURVEY AREA NO.28 (RICHMOND)
 (PLAN 1523)
 THE PLAN IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR THE PURPOSES OF DEDICATION, REMOVAL OF ROAD OR ANY OTHER PURPOSES WITHOUT THE APPROVAL OF THE CITY OF RICHMOND.

LEGEND
 BOUNDARIES AND BOUNDARY MARKERS
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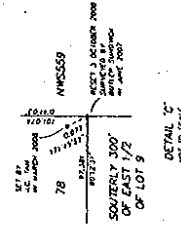
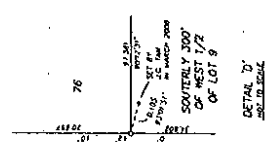
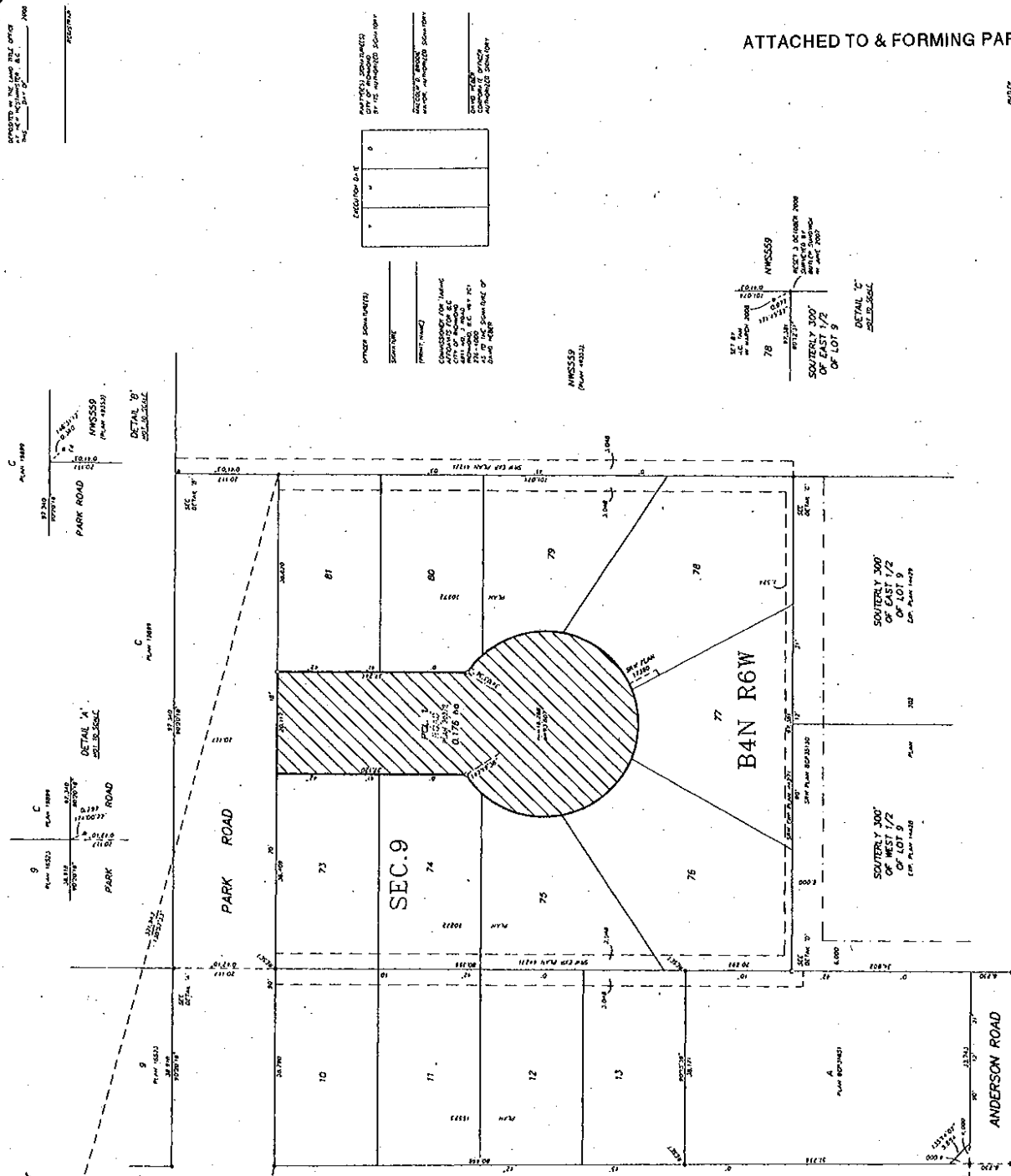


CNCL - 49

BOOK OF REFERENCE

NO.	DESCRIPTION	DATE
1
2
3

I, [NAME], A REGISTERED PROFESSIONAL SURVEYOR OF THE PROVINCE OF BRITISH COLUMBIA, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE SOCIETY OF PROFESSIONAL SURVEYORS OF BRITISH COLUMBIA.



DESCRIPTION DATE

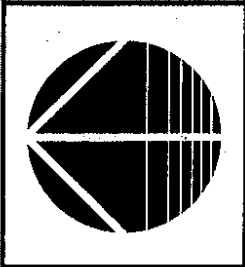
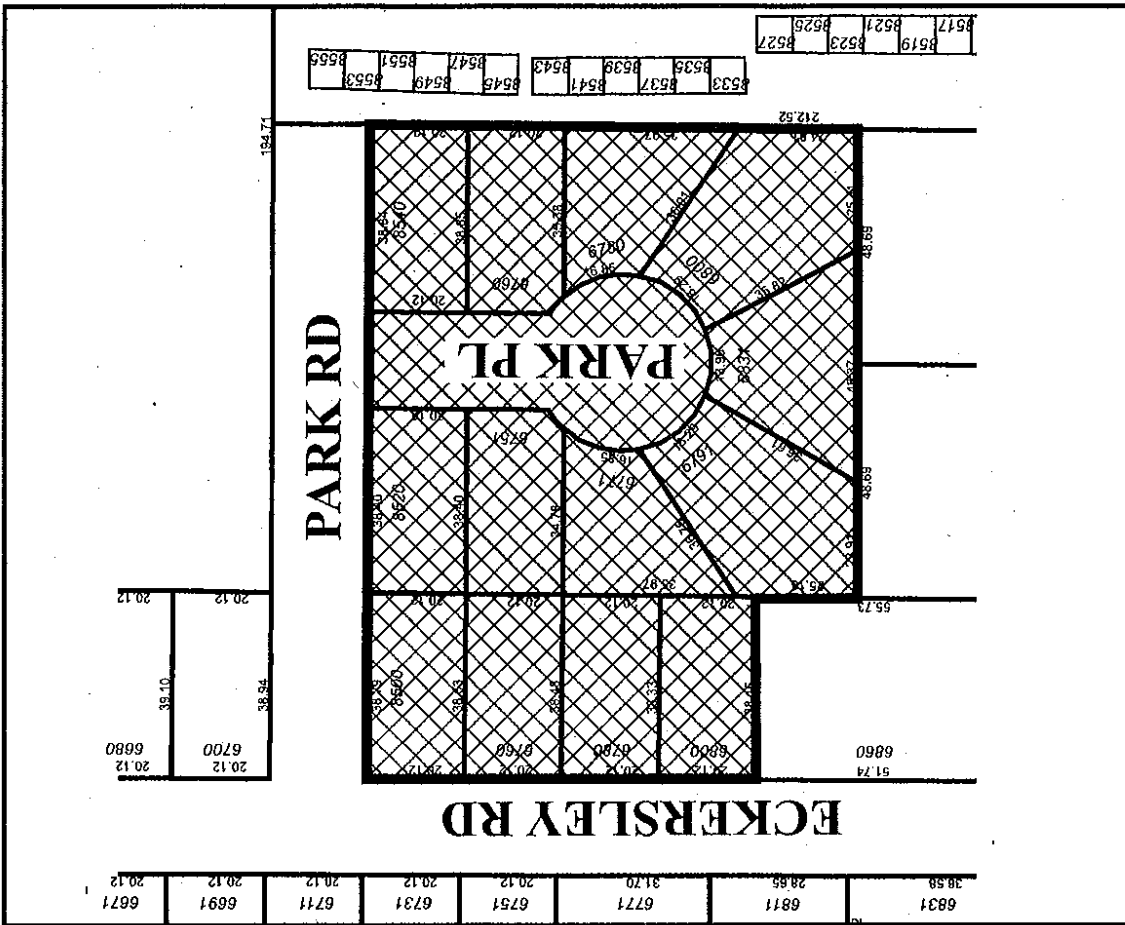
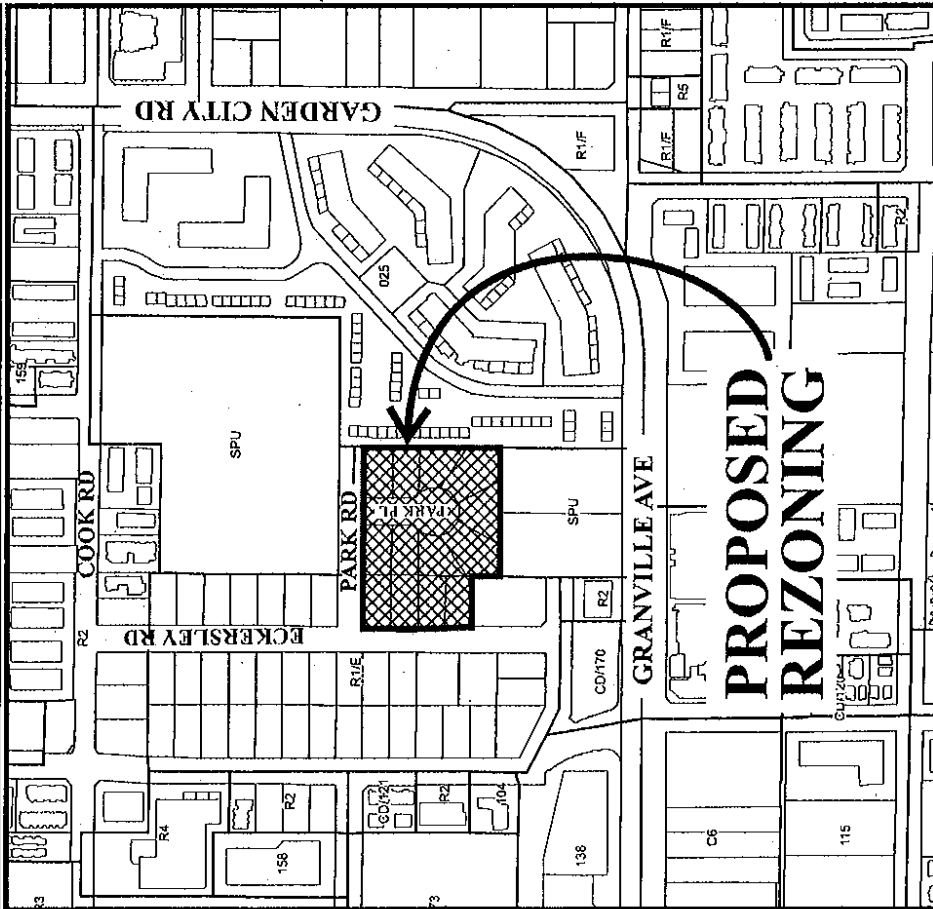
1	
2	
3	

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

OPERATED BY THE LAND TITLE OFFICE
 1101 WESTERN AVENUE, VANCOUVER, B.C. V6E 2S6
 TEL: 604-273-2277



City of Richmond



RZ 07-397063

Original Date: 01/09/08

Revision Date: 10/06/08

Note: Dimensions are in METRES