



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8486 (RZ08-414589)
23740 DYKE ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 291.204 thereof the following:

“291.204 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/204)

The intent of this zoning district is to provide for water oriented mixed use industrial, townhouse residential and marina needs.

291.204.1 PERMITTED USES

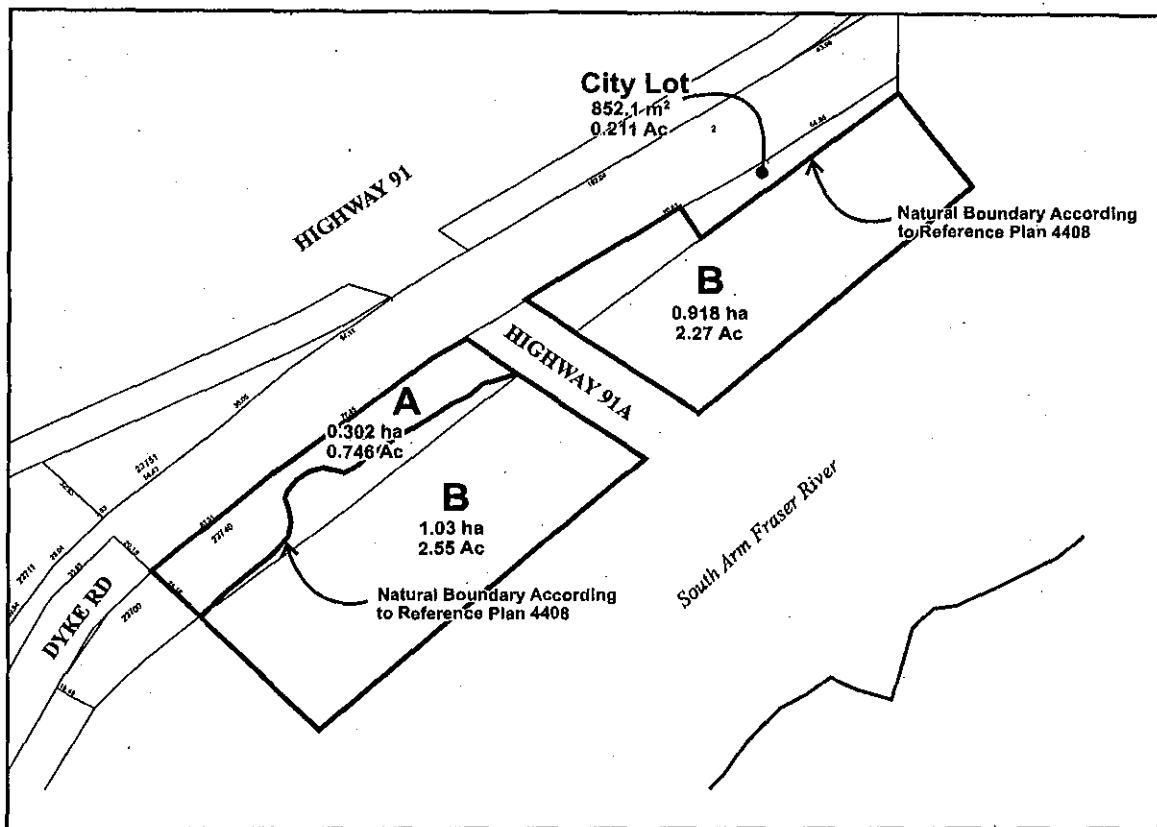
- .01 The following uses are permitted within the area identified as “A” in Diagram 1, Section 291.204.1.03:

RESIDENTIAL, limited to **Townhouses**;
HOME OCCUPATION;
BOARDING & LODGING, limited to two persons per dwelling unit.
COMMUNITY USE;
ACCESSORY RESIDENTIAL USES, but excluding **secondary suites**.

- .02 The following uses are permitted within the area identified as “B” in Diagram 1, Section 291.204.1.03:

MARINA, including **caretaker residential accommodation** in conjunction therewith;
MARINA-RELATED OFFICES;
RETAIL SALE OF BOATS, BOATING SUPPLIES & EQUIPMENT;
LIGHT INDUSTRY;
COMMUNITY USE;
ACCESSORY USES, BUILDINGS & STRUCTURES.

.03 Diagram 1



291.204.2 PERMITTED DENSITY

- .01 For the area identified as "A" in Diagram 1, Section 291.204.1.03 the maximum **Floor Area Ratio** shall be: 0.5; PLUS
- i. an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **Amenity Space**;
 - ii. an additional 10% of the 0.5 **Floor Area Ratio** for the **lot** in question, which area must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides;

PROVIDED THAT any portion of floor area which exceeds 5 m (16 ft.) in height, save and except an area of up to 10 m² (108 ft²) per **dwelling unit** which is to be **used** exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

- .02 Despite Section 291.204.2.01, the references to "0.5" in that Section are increased to a higher density of "0.72" 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 \$2.00 per buildable square foot of the permitted **townhouses**.

- .03 For the area identified as "B" in Diagram 1, Section 291.204.1.03 the maximum **Floor Area Ratio** shall be: 0.5
- .04 For the purpose of Section 291.204.2, **Floor Area Ratio** excludes portions of the **building(s)** that are used for off-street parking and bicycle storage.

291.204.3 MAXIMUM LOT COVERAGE

- .01 For the area identified as "A" in Diagram 1, Section 291.204.1.03 the maximum **Lot Coverage** shall be: 47%
- .02 For the area identified as "B" in Diagram 1, Section 291.204.1.03 the maximum **Lot Coverage** shall be: 40%.

291.204.4 MINIMUM SETBACKS

- .01 For the area identified as "A" in Diagram 1, Section 291.204.1.03 the minimum setbacks shall be:

Public Road: 2.0 m (6.6 ft.);
Top extent of riprap: 1.5 m (5.0 ft.);
Side Yard: 3.0 m (9.8 ft.).

EXCEPT THAT:

- i Porches and verandas which form part of the principal **building**, are less than 5 m (16.4 ft.) in height, and are open on those sides which face or are visible from a **public road** may be located within the required setback, but shall be no closer to a property line than 1.4 m (4.6 ft.);
- ii Cantilevered roofs and balconies, bay windows, unenclosed fireplaces, and chimneys forming part of the principal **building** may project into the required setback for a distance of not more than 0.6 m (2.0 ft.);
- .02 For the area identified as "B" in Diagram 1, Section 291.204.1.03 the minimum setbacks shall be:

Public Road: 6.0 m (19.7 ft.);
Side Yard: 3.0 m (9.8 ft.).

291.204.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 12 m (39.4 ft.) but containing not more than 3-storeys.
- .02 **Structures:** 6 m (19.7 ft.).
- .03 For the purposes of Section 291.204.5.01 & 291.204.5.02, maximum height shall be determined on the basis of the vertical distance between the highest point on the **building** and the lowest horizontal floor in the building, which will be a concrete floor or the floor of a crawl space, whichever is the lowest.

291.204.6 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** having a total area of less than 1,000 m² (10,764.3 ft²).

291.204.7 OFF-STREET PARKING

- .01 Off-street parking shall be provided and maintained in accordance with Division 400 of this bylaw.

291.204.8 SIGNAGE

- .01 For the area identified as "A" in Diagram 1, Section 291.204.1.03 signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to a development in the Townhouse District (R2).
- .02 For the area identified as "B" in Diagram 1, Section 291.204.1.03 signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to a development in the Marina District (MA1)"

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/204)**:

That area shown outlined with a heavy black line and identified with a letter "A" on "Schedule A attached to and forming part of Bylaw No. 8486."

- 3. 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 **SCHOOL AND PUBLIC USE DISTRICT (SPU)**:

That area shown outlined with a heavy black line and identified with a letter "B" on "Schedule A attached to and forming part of Bylaw No. 8486."

- 4. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8486**".

FIRST READING

APR 14 2009

A PUBLIC HEARING WAS HELD ON

MAY 19 2009

SECOND READING

MAY 19 2009

THIRD READING

MAY 19 2009

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

JUN 26 2009

OTHER REQUIREMENTS SATISFIED

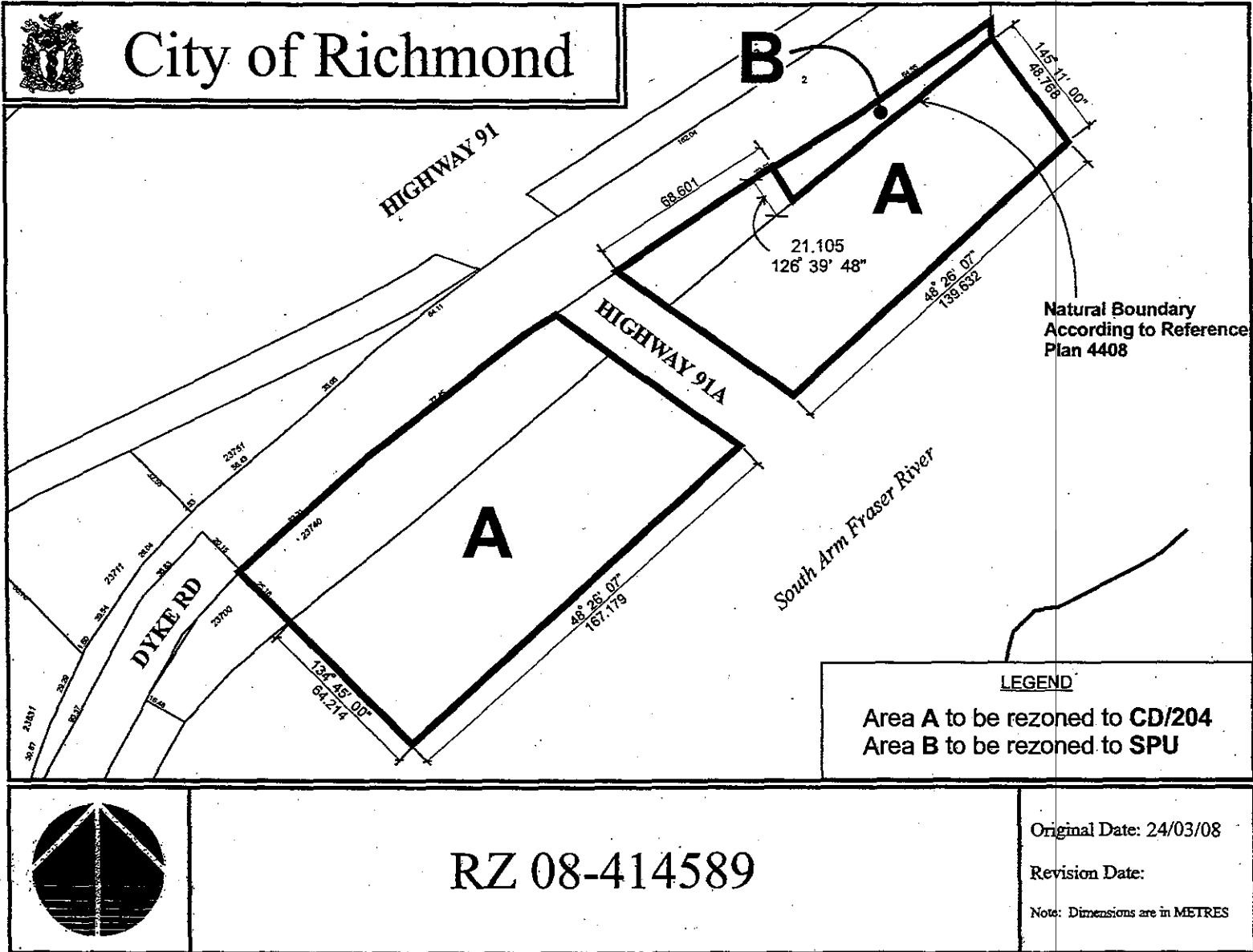
JUL 06 2011

ADOPTED



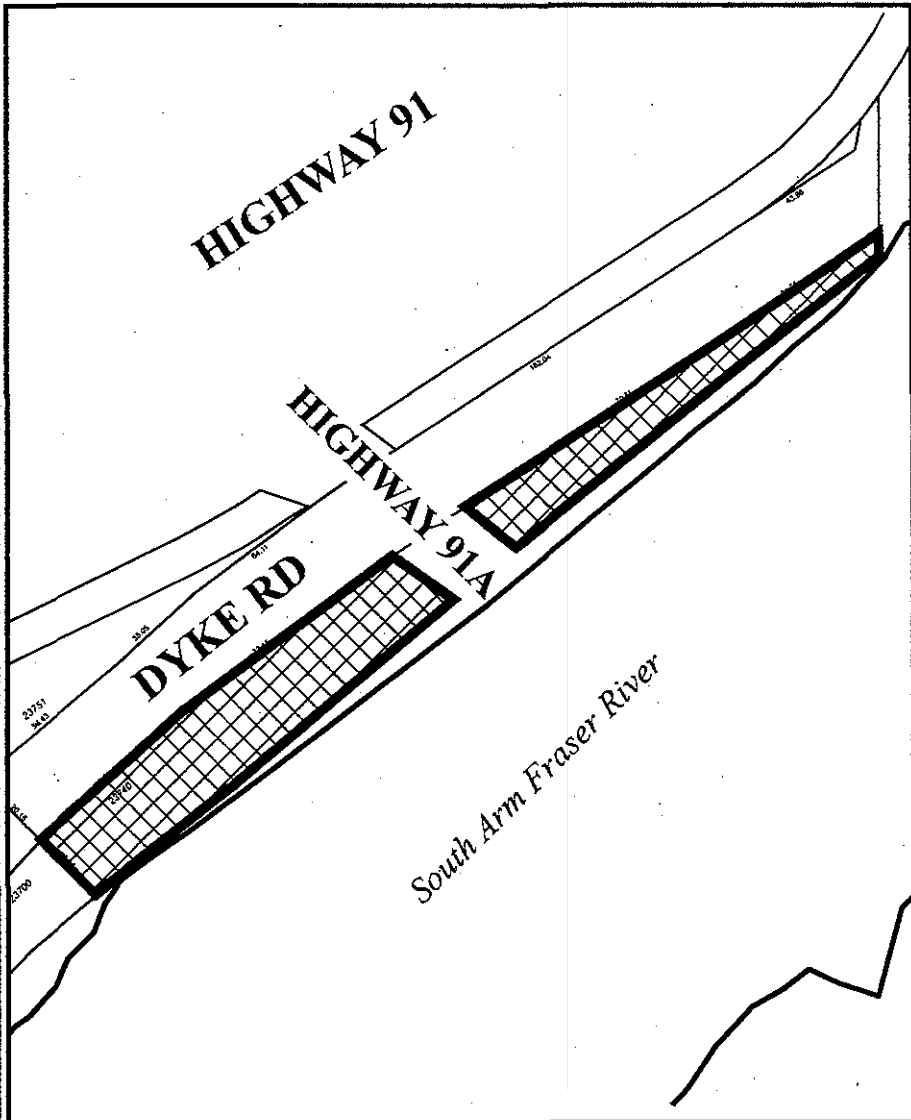
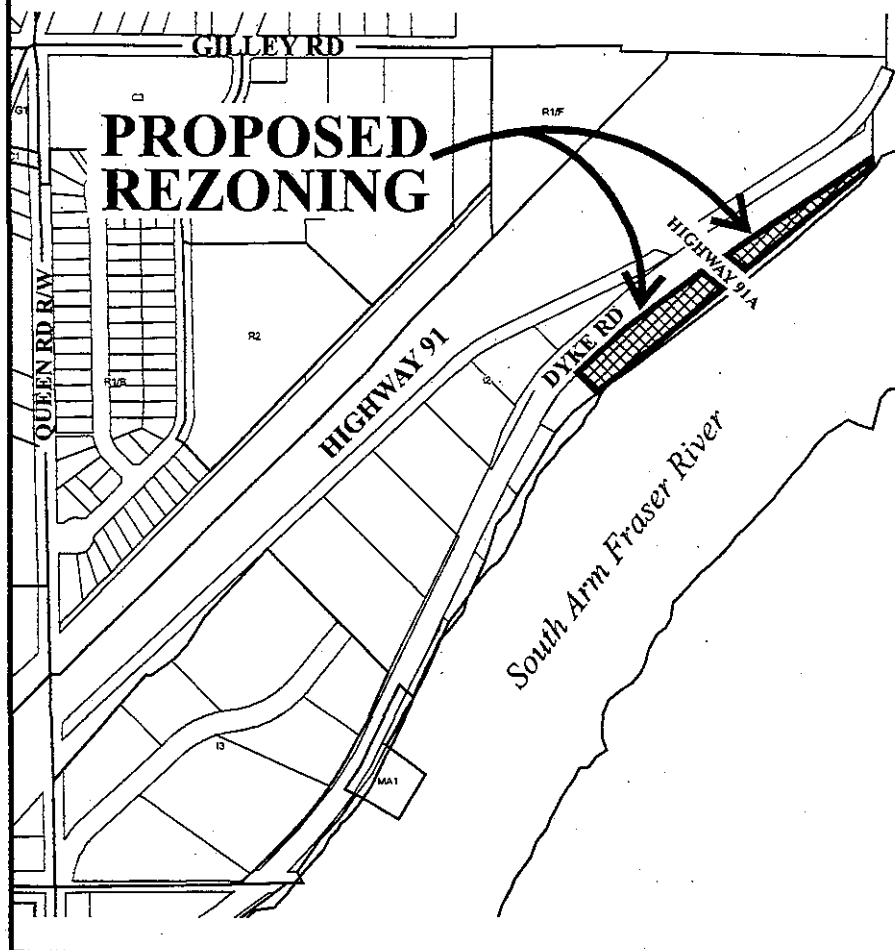
MAYOR

CORPORATE OFFICER





City of Richmond



CNCL - 125



RZ 08-414589

Original Date: 04/02/08

Revision Date:

Note: Dimensions are in METRES