



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8103 (RZ 04-286496)  
6351 and 6391 MINORU BOULEVARD**

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 Section 291.177 thereof the following:

**“291.177 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/177)**

The intent of this zoning district is to provide for the high-density multiple-family residential.

**291.177.1 PERMITTED USES**

**MULTIPLE-FAMILY DWELLING;  
COMMUNITY USE;  
ACCESSORY USES, BUILDINGS & STRUCTURES.**

**291.177.2 PERMITTED DENSITY**

- .01 The maximum **Floor Area Ratio** shall be 3.4.
- .02 An additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **amenity space** for **multiple-family dwellings**.
- .03 For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude the following:
  - a) portions of a **building** that are **used** for off-street parking, loading, and bicycle storage;
  - b) unenclosed balconies;
  - c) elevator shafts and common stairwells; and
  - d) mechanical and electrical storage rooms, **PROVIDED THAT** the total floor area of these facilities does not exceed 100 m<sup>2</sup> (1,076 sq. ft.).

**291.177.3 MAXIMUM LOT COVERAGE: 90%**

**291.177.4 MINIMUM SETBACKS FROM PROPERTY LINES****.01 Public Roads:**

- (a) Minoru Boulevard: 4.0 m (13.1 ft.);
- (b) All other **public roads**: 6.0 m (19.7 ft.); and
- (c) Notwithstanding the limitations imposed above porches, balconies, bay windows, entry stairs and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 3 m (9.8 ft.).

**.02 Rear Yard: 6.0 m (19.7 ft.);**

- (a) Notwithstanding the limitations imposed above porches, balconies, bay windows, entry stairs and cantilevered roofs forming part of the principal **building** may project into the **rear yard** setback for a distance of not more than 3 m (9.8 ft.).

**291.177.5 MAXIMUM HEIGHTS****.01 Buildings: 45 m (147.6 ft.).****.02 Accessory Buildings & Structures: 12 m (39.4 ft.).****291.177.6 MINIMUM LOT SIZE: 13,000 m<sup>2</sup> (3.2 acres).****291.177.7 OFF-STREET PARKING****.01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:****a) Off-street parking shall be provided at the rate of:****i. For residents:**

- a. 1.0 space per **dwelling unit** having a gross floor area of up to and including 74 m<sup>2</sup> (796.5 ft<sup>2</sup>); and
- b. 1.5 spaces per **dwelling unit** having a gross floor area of more than 74 m<sup>2</sup> (796.5 ft<sup>2</sup>); and
- c. notwithstanding the parking requirements imposed above a maximum of 134 **dwelling units** may provide 0.6 spaces per **dwelling unit**;

**ii. For visitors: 0.2 spaces per **dwelling unit**;**

- 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; and
- c) The minimum manoeuvring aisle width shall be 6.7 m (22 ft)."

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/177)**:

PID: 004-113-039

Lot 54 Section 8 Block 4 North Range 6 West New Westminster District Plan 31902

PID: 004-930-576

Lot "A" (D83768) Section 8 Block 4 North Range 6 West New Westminster District Plan 31902

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw No. 8103**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 24 2006

SEP - 6 2006

SEP - 6 2006

SEP - 6 2006

SEP 03 2008

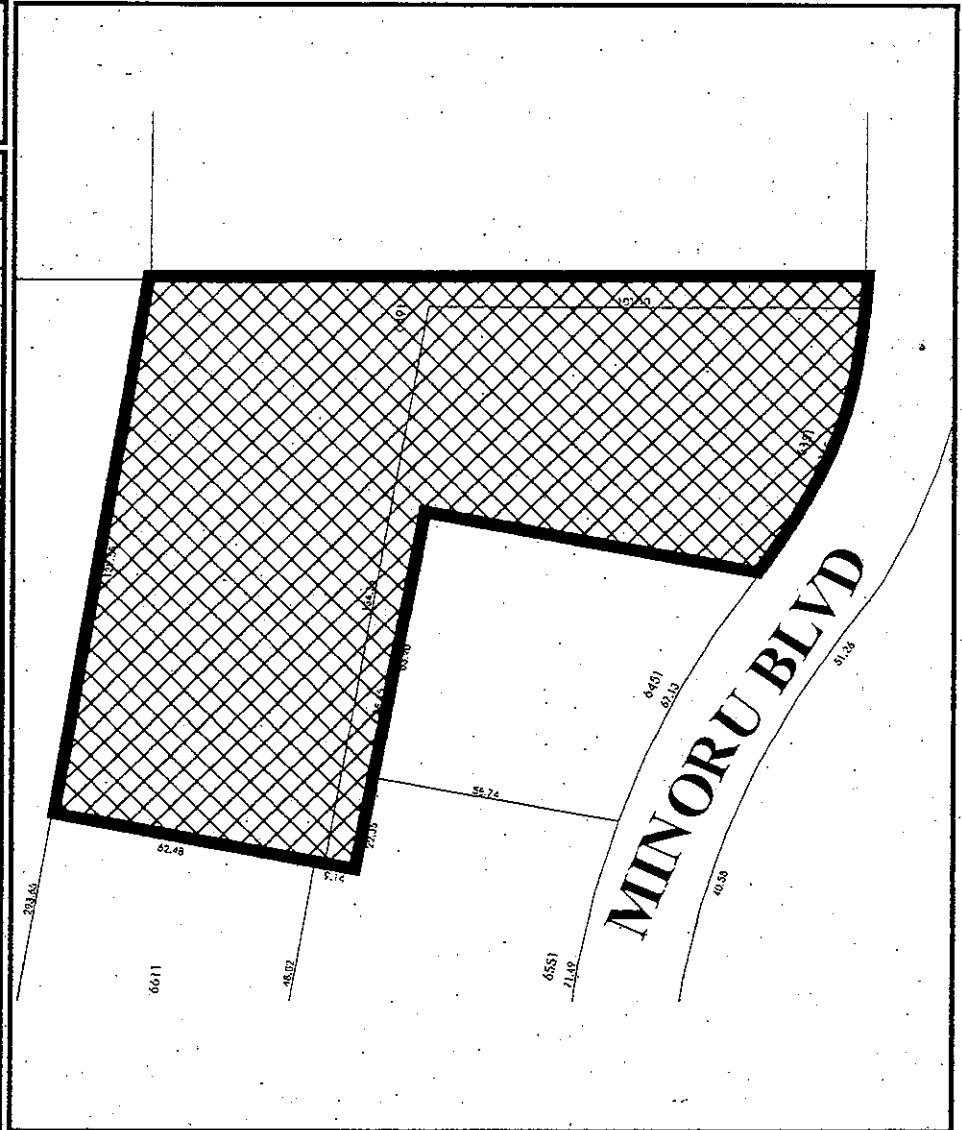
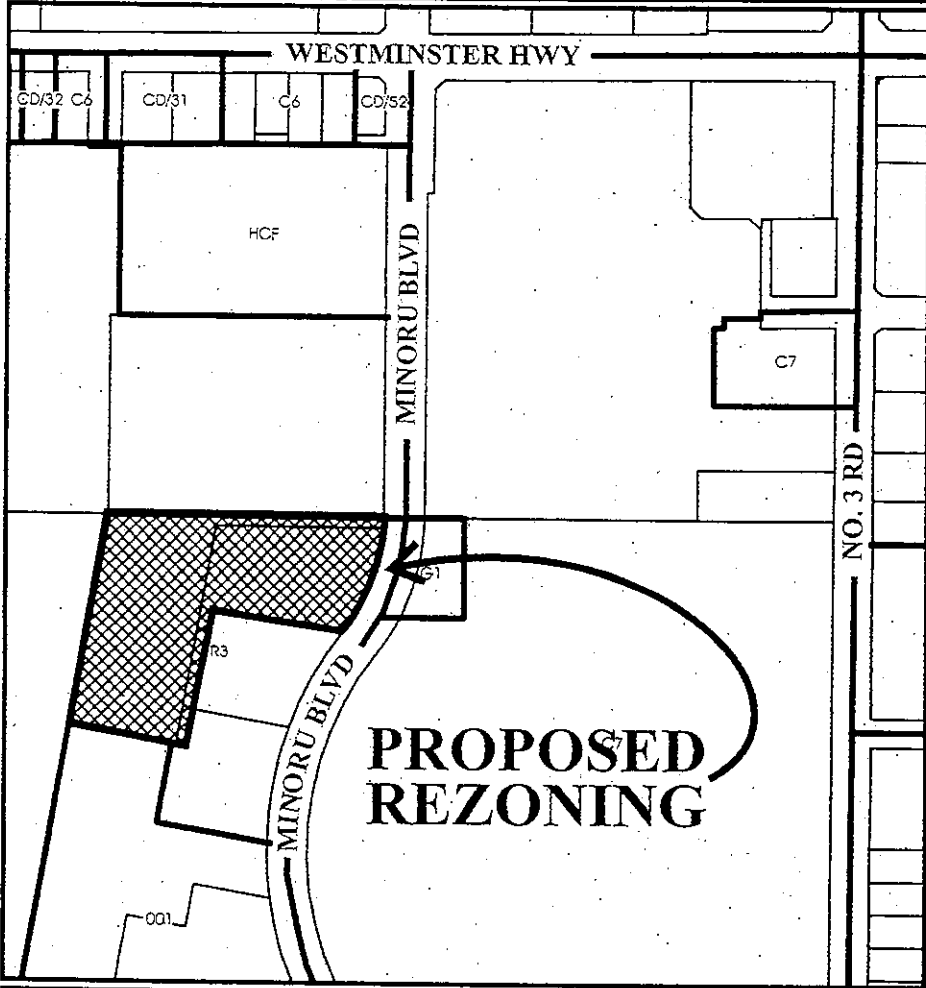
CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond



## RZ 04-286496

Original Date: 11/30/04

Revision Date: 07/04/06

Note: Dimensions are in METRES