



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8316 (RZ 06-322803)  
6760, 6780, 6800, 6820 COONEY ROAD, 8371, 8411 ANDERSON ROAD, 6771,  
6811, 6831 ECKERSLEY ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.195 thereof the following:

**"COMPREHENSIVE DEVELOPMENT DISTRICT (CD/195)**

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

291.195.1 **PERMITTED USES**

**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**, but excluding **secondary suites**.

291.195.2 **PERMITTED DENSITY**

.01 Subject to subsection .03, herein, the maximum **Floor Area Ratio** shall be: 2.0 plus

- (a) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**.

.02 Despite section 291.195.2.01, the reference to "2.0" in relation to the maximum **Floor Area Ratio** is increased to a higher density of "2.3" if prior to first occupancy of the **building**, the owner provides in the **building** not less than:

- (a) 35 **affordable housing units** and the owner has entered into a **housing agreement** 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, unenclosed balconies, or garbage & recycling facilities; and
- (b) common mechanical and electrical storage rooms, provided that the total floor area of these facilities does not exceed 290 m<sup>2</sup> (3,125 ft<sup>2</sup>).

### 291.195.3 **MAXIMUM LOT COVERAGE**

.01 **Maximum Lot Coverage:** 38%

### 291.195.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **Public Road Setback:**

- (a) Cooney Road: 3.5 m (11.4 ft);
- (b) Anderson Road: 4.4 m (14.4 ft);
- (c) Eckersley Road: 3.5 m (11.4 ft).

.02 **Side & Rear Yards:** 4.0 m (13.1 ft).

.03 A parking **structure** may project into the **public road** and/or **side & rear yards** setback(s), but shall be no closer to a **public road** than 2 m (6.5 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.

### 291.195.5 **MAXIMUM HEIGHTS**

.01 **Buildings:** 45 m geodetic.

.02 **Accessory Buildings & Structures:** 8 m (26 ft).

### 291.195.6 **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, except that:

- (a) Off-street parking shall be provided at the rate of:
  - i. 1.2 spaces per **dwelling unit**; and
  - ii. 1.0 space per **affordable housing unit** subject to a **housing agreement**, that identifies a maximum permitted rental rate, with the City and where the **housing agreement** is registered against title to the **lot**, and filed a notice, in the **Land Title Office**.

- (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.

291.195.7 **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/195)**.

P.I.D. 008-207-151

Lot 69 Section 9 Block 4 North Range 6 West New Westminster District Plan 18292

P.I.D. 010-350-802

Lot 68 Section 9 Block 4 North Range 6 West New Westminster District Plan 18292

P.I.D. 010-181-377

Lot 23 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 003-996-531

Lot 22 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 004-080-131

Lot 53 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 010-181-644

Lot 52 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 010-181-610

Lot 51 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 003-415-376

Lot 50 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 004-898-699

Lot 49 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 8316".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 25 2008

MAR 17 2008

MAR 17 2008

MAR 17 2008

AUG 28 2008



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MAYOR

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

