



City of Richmond

Report to Committee

To Planning - Nov 18, 2008
To Council - Nov 24, 2008

To: Planning Committee
From: Brian J. Jackson
Director of Development

Date: November 6, 2008
RZ 08-427931

File: 12-8060-20-8460

Re: Application by Valencia Garden Limited Partnership for Rezoning at 9460 and 9480 Westminster Highway from "Single-Family Housing District, Subdivision Area F, (R1/F)" to "Comprehensive Development District (CD/202)" in order to Develop an 18-unit Three-storey Townhouse Complex

Staff Recommendation

That Bylaw No. 8460, to create "Comprehensive Development District (CD/202)" and to rezone 9460 and 9480 Westminster Highway from "Single Family Housing District, Subdivision Area F, (R1/F)" to "Comprehensive Development District (CD/202)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

Att.

BJ:dj

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Valencia Garden Partnership Limited has applied to rezone 9460 and 9480 Westminster Highway (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/202) in order to permit the development of 18 three-storey townhouses on the site (**Attachment 2**). Included with this development is the inclusion of three Secondary Units contained within three of the townhouse units, as well as a 10 m road dedication with the intent to construct the developer's portion of Alder Drive along its western frontage.

Findings of Fact

Please refer to the Development Application Data Sheet (**Attachment 3**) for a summary of the proposed development data and the proposed bylaw requirement.

Surrounding Development

The subject site is located on the south side of Westminster Highway between Garden City Road to the west and No. 4 Road to the east (**Attachment 1**).

Adjacent Properties

- To the West: Across from the partially completed Alder Street, the recently completed 52 unit multi-family development by Western Ferndale Holdings.
- To the South: Two Single-Family lots, each consisting of a single-family home.
- To the East: A single-family lot consisting of a single family home.
- To the North: Westminster Highway with the undeveloped Garden City Lands beyond.

Related Policies and Studies

Official Community Plan

The site is designated "Neighbourhood Residential" in the OCP Generalized Land Use Map. The site is also located on the McLennan North Sub-Area Plan, Schedule 2.10C

McLennan North Sub-Area Plan

Residential Area 3 – 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses. (**Attachment 4**)

The density the applicant is proposing is 0.75 FAR. The applicant is proposing to construct its portion of Alder Street as well as contributing to the Affordable Housing reserve.

The Proposed development complies with the Sub-Area Plan. A detailed review of the project's form and character, including the site's landscaping will be conducted as part of the Development Permit process.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located within policy area 4 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses, including townhouses.

An Aircraft Noise Sensitive Use covenant will be registered on Title prior to rezoning adoption.

Floodplain Management Implementation Strategy

In accordance to Bylaw 8204 (Flood Plain Designation and Protection), the minimum allowable elevation for habitable floor space is 2.9 meters GSC or 0.3 meters above the crown at the fronting road. A Flood Indemnity Covenant is to be registered on title prior to final adoption.

Public Input

A notice board was posted on the subject property to notify the public of the proposed development. Staff received one letter of concern from 9500 Westminster Highway, which is the site immediately east of the subject site. The letter outlines concern over viewing privacy the proposal may have over their outdoor space. (**Attachment 7**).

As a requirement of the Development Permit Process, a landscaping plan is to be included at the time of submission. Staff will review the plan and may request the applicant to make alterations to the plan to ensure screening is provided to the neighbours. The site plan (**Attachment 1**) does provide room for tree planting and other methods to provide for effective screening. Staff will also review the area identified as a future access point to see if there are opportunities to ensure proper screening. Staff has offered the owners of 9500 Westminster Highway the opportunity to view the landscaping plan and provide feedback.

Staff Comments

Transportation and Site Access

- Vehicular access to and from the site is off the Alder Street, which is currently being developed. The owner is providing a 10 m road dedication to further develop Alder Street as well as a 4 m x 4 m triangular cut for the corner of the Alder Street and Westminster Highway. Final completion of Alder Street is slated to connect to Ferndale Road, but will not be done until development of the site directly south of the subject property (9451 Ferndale Road) is complete.
- A 2.5 m public-rights-of-passage right-of-way will need to be registered along the north property line to allow for a 2.0 m sidewalk to be constructed parallel to Westminster Highway.
- The site plan (**Attachment 2**) allows for future vehicular access to 9500 Westminster Highway. A cross access agreement to the benefit of 9500 Westminster Highway will need to be registered on title as a requirement prior to adoption of this rezoning application.

- Contribution of \$190,660 is required be made towards the North McLennan Roads Fund. Land credits are applicable for the portion of the road built through the Servicing Agreement associated with this development. The final contribution required will be determined at the Servicing Agreement stage.

Trees

An Arborist Report was submitted to assess the trees on the subject property (**Attachment 5**). The report outlines some of the Birch trees appear to demonstrate advanced infestation of Bronze Birch Borer. One of the birch trees is completely dead. Overall, the report outlines no individual trees are to be considered as high landscape value.

Tree retention will be reviewed at the Development Permit stage when more detailed landscaping information is available. The submission of a Landscaping Plan with the Development Permit will be reviewed to ensure a 2:1 replacement planting ratio in accordance to the OCP or and appropriate cash-in-lieu contribution of \$500 per tree would be required.

Amenity Space

Outdoor amenity space is provided within the site and adjacent to building 4 (**Attachment 2**). The space is intended to be a children's play area but details to the area are expected to be on the landscaping drawings to be submitted for Development Permit review. A cash-in-lieu payment of \$18,000.00 will be required in lieu of on-site indoor amenity space in accordance with Council Policy 5041.

Analysis

Proposed Rezoning to Comprehensive Development District (CD/202)

The proposed rezoning from R1/F to CD/202 will result in an increase to the density by allowing more units on the site and allowing 3-storey townhouses. The proposed density of 0.75 FAR is an increase to the current base density listed in the OCP map of 0.65 FAR. Staff believe the increase in density from the base of 0.65 to 0.75 FAR is supportable by the applicant's contribution to the Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy. In addition, the development site has been reduced in size as a result of the 10 m road dedication along the western edge of the site for the further construction of Alder Street.

Access and Design

The proposal for the 18 unit townhouses has the units grouped into 5 different buildings consisting of two to five units each. As shown on the site plan in **Attachment 2**, all the main entrances to the units face the perimeter of the site, allowing a separation between pedestrians with vehicular access. Pedestrian access to the site is off the sidewalk to be provided by the developer along Westminster Highway to the north as well as off the main entrance of the complex on Alder Street to the west. A vehicular access point to the adjacent site to the east (9500 Westminster Highway) is provided to allow access for future redevelopment of that site. Of the 18 units proposed, three units are proposed to contain a Secondary Suite on the grade elevation for the purpose of market rental. The size of the secondary suites is small, barely

exceeding 200 square feet (18.58m²) in size. The floor elevation will need to conform with the Flood Plain Designation and Protection Bylaw (Bylaw No. 8204).

Buildings 1 and 2 face the newly provided Alder Street to the west, which also acts as the main vehicular access to and from the complex. A 10 m wide road dedication provided by the owner is their portion toward the completion of Alder Street. This follows the dedication made by the developer of the existing townhouse complex made to the west in a previous application.

The units at the north end of buildings 2 and 3 do not front nor access Westminster Highway in accordance to Section 8.2.3(i) of Schedule 2.10C (McLennan North Sub-Area Plan) of the Official Community Plan. Pedestrian access to these units is either through the sidewalk along Alder Street or the sidewalk provided within the site. Further review at the Development Permit stage will ensure that the exposure to Westminster Highway will remain attractive and interesting through building design and landscaping.

The remainder of the units front the eastern and southern edge of the property with the pedestrian accessing the main entrances parallel to the edge of the property. One of these units is proposed for universal access.

A rendering of the proposal is provided (**Attachment 2**) and shows a contemporary design with an acceptable choice of colours and arrangement. No further information including building elevations have been provided at this time but will be reviewed in more detail at the Development Permit stage.

Affordable Housing

To take advantage of density bonusing for this application, the applicant chooses to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. The strategy allows for a cash contribution if the total number of built units is less than 80. As the proposal is for townhouses, the applicant is making a cash contribution of two dollars (\$2.00) per buildable square foot as per the strategy making the payable contribution amount to \$48,379.50.

Parking

The submitted proposal meets the minimum requirement of the Off-Street Parking and Loading requirements of the Zoning and Development Bylaw 5300. Each unit houses two parking stalls either through a single car garage with an outdoor tandem stall, or by a two-car garage consisting of either tandem or side-by-side parking configuration. In addition, there are 4 visitor stalls including one stall large enough to support use for the disabled.

Utilities and Site Servicing

A servicing agreement is required to be entered into prior to adoption of the rezoning bylaw. The servicing agreement includes but may not be limited to the following:

- Frontage improvements along Westminster Highway.
- Completion of Alder Street road construction to the ultimate road standard.
- Any upgrades to the water storm and sanitary systems as determined by the Engineering Capacity Analysis accepted by the Director of Engineering.

Upgrades to the City's Storm and Sanitary system are required to serve the proposed development. In addition, potential cash-in-lieu of construction for possible utility upgrades as determined by the Director of Engineering may be applied.

Development Permit

A separate Development Permit application is required and, in addition to the standard Development Permit review, the landscaping plan should include the following information:


1. Overall appropriateness of the landscaping design, including a 2:1 tree replacement ratio.
2. Design of the play area within the amenity space.
3. Location of the Hydro kiosk and landscaping showing how it will be screened from view.
4. Building elevation refinement, especially along the street fronting elevation in accordance with the area plan Development Permit guidelines.

Financial Impact

None expected in relation to the processing of this application.

Conclusion

The applicant is proposing an 18-unit townhouse development with 3 Secondary Units contained within 3 of the 18 units. The proposed density of 0.75 FAR is considered a reasonable increase to the base density of 0.65 as outlined in the OCP, given the road dedication and construction of Alder Street as well as a contribution to the Affordable Housing Strategy reserve fund. With an increase in allowable density of 0.75, staff believe that the buildable area of the site as well as the functionality to manoeuvre within the site is achievable. A Development Permit is required and subject to staff review; further information relating to the details of this proposal will be required at that time. Staff recommends that rezoning application RZ 08-427931 and Bylaw 8460 proceed to First Reading.



David Johnson
Planner 2
(4193)

DJ:cas

List of Attachments

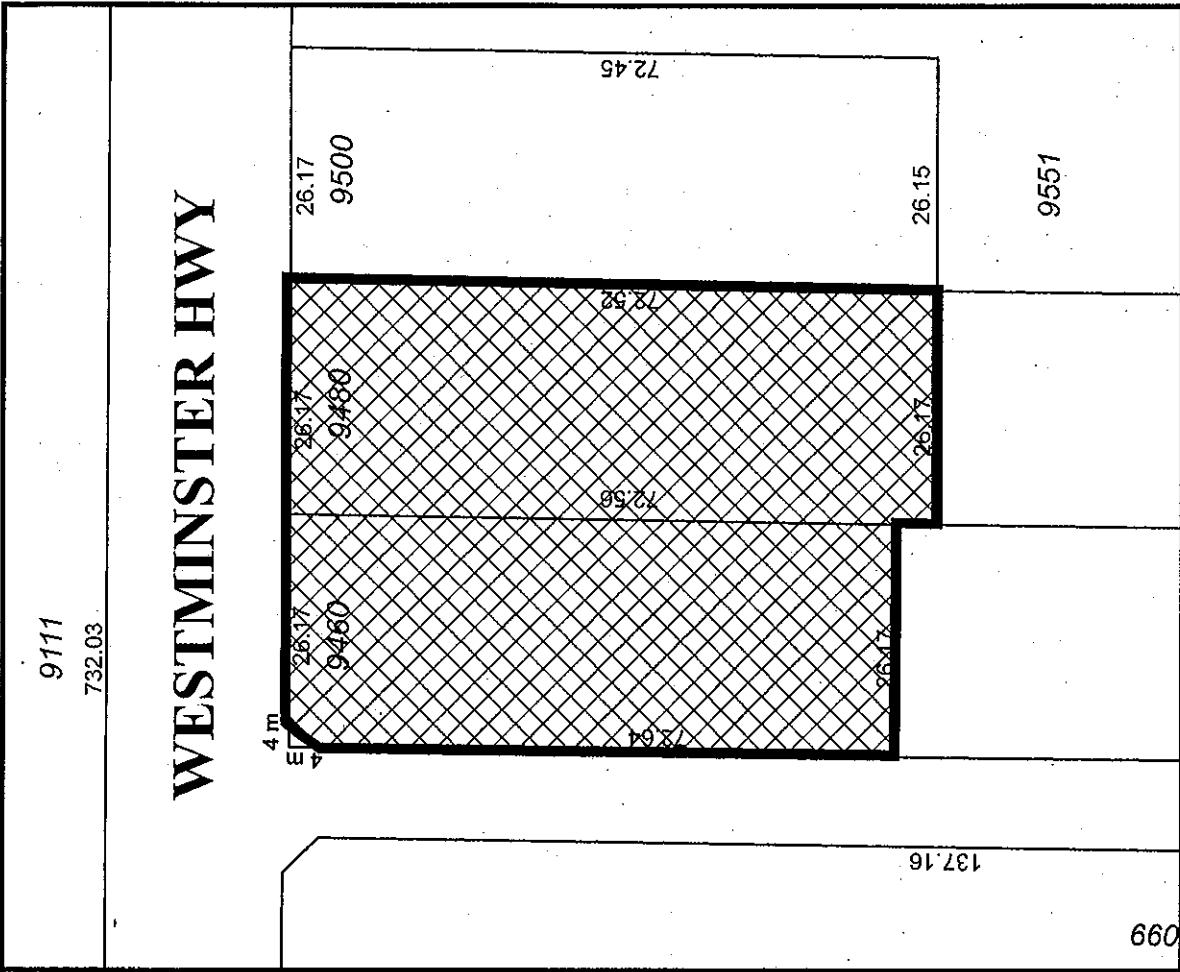
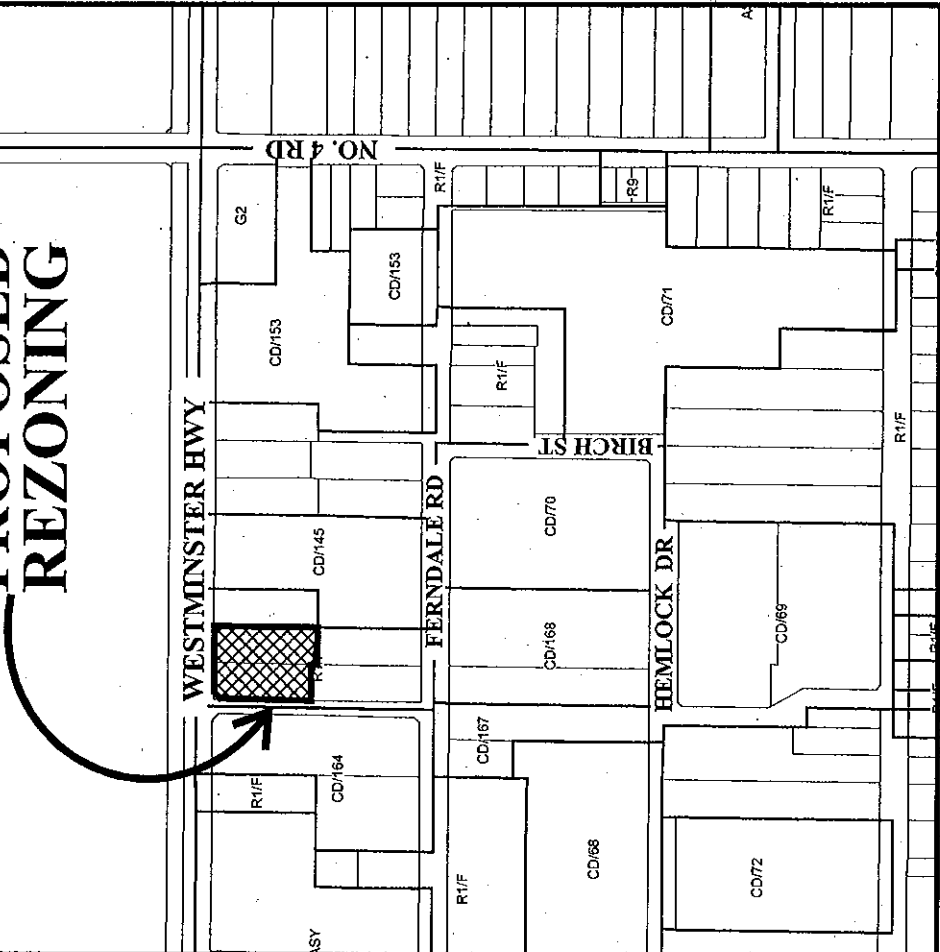
Attachment 1	Location Map, Site Map, Site Context and Aerial View of the Site
Attachment 2	Preliminary Architectural Drawings (Site Plan, Floor Plans, Rendering)
Attachment 3	Development Application Data Sheet
Attachment 4	McLennan North Sub-Area Plan Map

Attachment 5	Arborist Report – Survey Plan
Attachment 6	Conditional Rezoning Requirements
Attachment 7	Letter from neighbouring property and Staff response



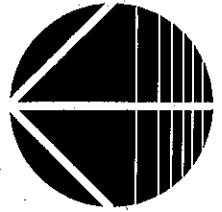
City of Richmond

PROPOSED REZONING

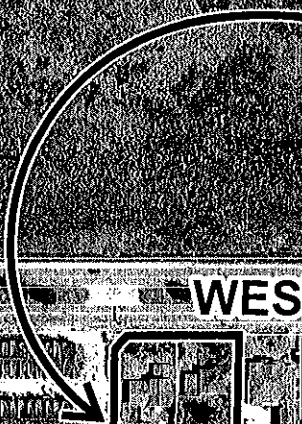


RZ 08-427931

Original Date: 07/24/08
 Revision Date: 11/05/08
 Note: Dimensions are in METRES



**SUBJECT
PROPERTY**



WESTMINSTER HWY

NO. 4 RD

FERNDALE RD

BIRCH ST

HEMLOCK DR

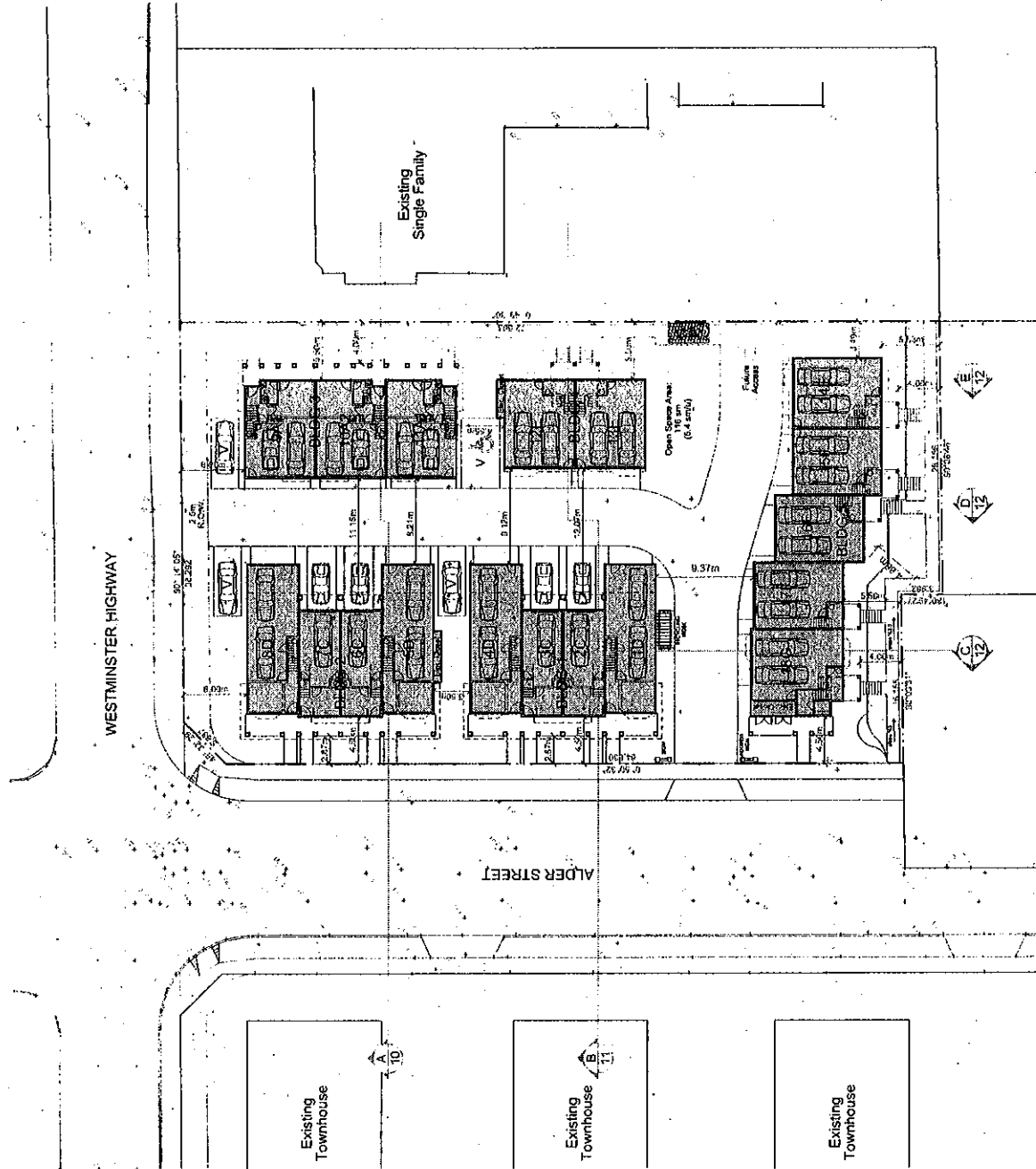


RZ 08-427931

Original Date: 07/24/08

Amended Date: 11/05/08

Note: Dimensions are in METRES



SITE DATA

Proposed Zoning	CD / 164	
Site Area	32,253 sf (2,996 sm) (0.740 Acres)	
Unit count	18	
Proposed Density	24.3 upe	
Unit Area Calculation		
2 A1	@ 1,615 sf =	3,230 sf
1 A2	@ 1,604 sf =	1,604 sf
4 C	@ 1,141 sf =	4,564 sf
4 D	@ 1,034 sf =	4,136 sf
3 E	@ 1,204 sf =	3,612 sf
1 G	@ 1,532 sf =	1,532 sf
18 Units	=	24,163 sf
Proposed FAR		0.750
Proposed Coverage		41.0 %

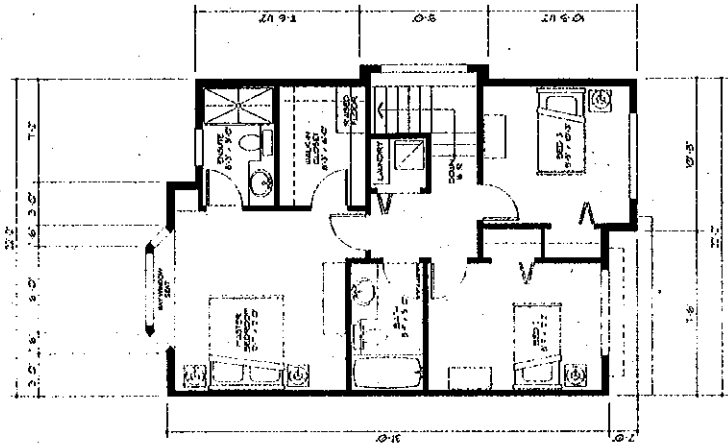


SITE PLAN
SCALE 1/16" = 1'-0"

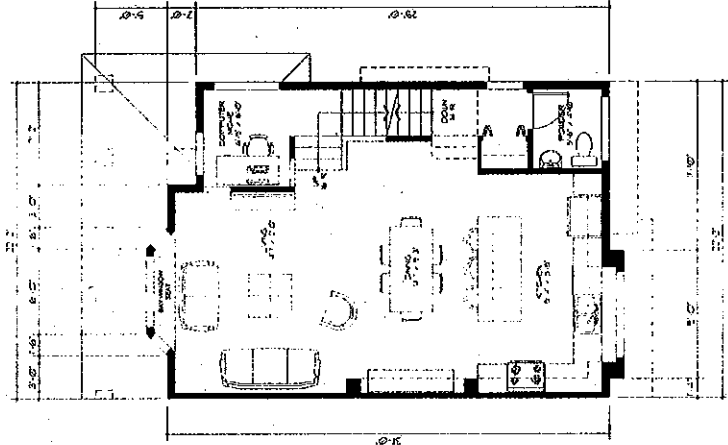
VALENCIA GARDEN
for
VALENCIA GARDEN LIMITED PARTNERSHIP



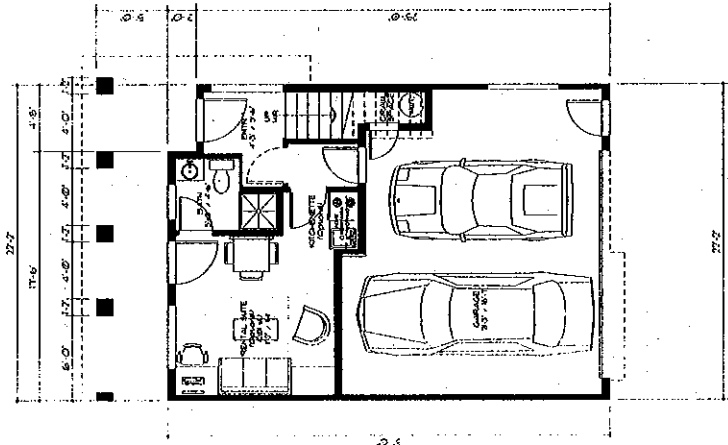
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 VALENCIA GARDEN LIMITED PARTNERSHIP



UPPER FLOOR



MAIN FLOOR



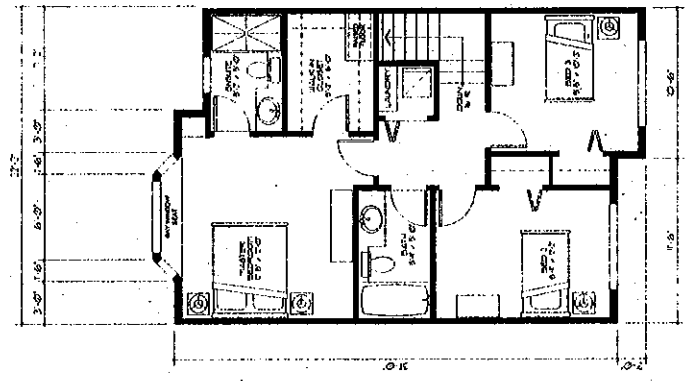
GROUND FLOOR

UNIT A1 (3 BED - RENTAL SUITE)

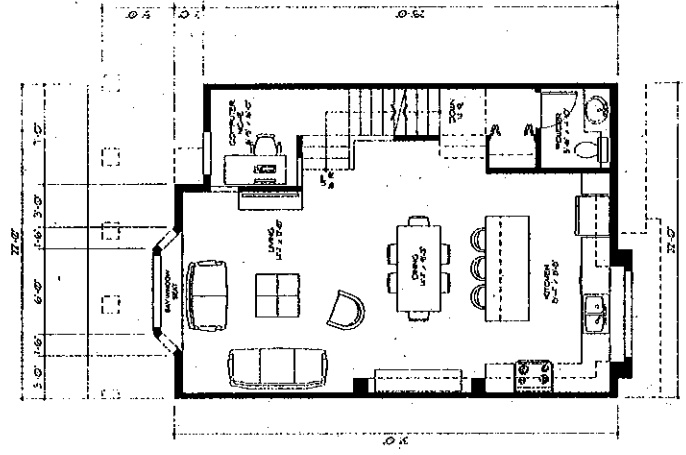
FLOOR AREA	2
GROUND FLOOR	281 sf
MAIN FLOOR	672 sf
UPPER FLOOR	418 sf
TOTAL	1371 sf
COVERAGE	907 sf

UNIT PLANS
 SCALE: 1/4" = 1'-0"

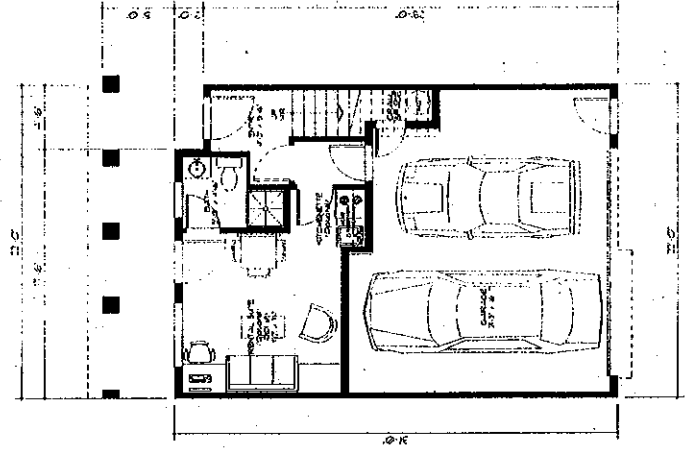
VALENCIA GARDEN
 for
 VALENCIA GARDEN LIMITED PARTNERSHIP



UPPER FLOOR



MAIN FLOOR

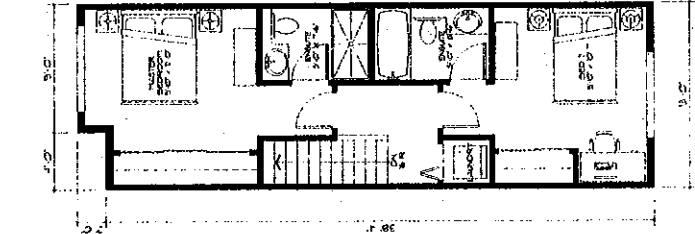


GROUND FLOOR

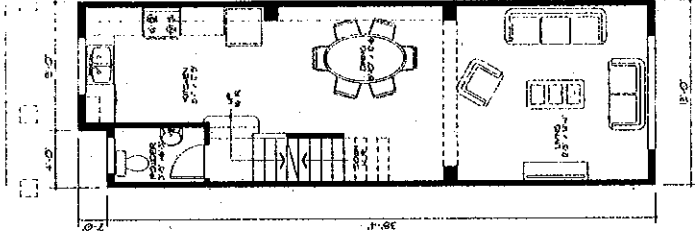
UNIT A2 (3 BED - RENTAL SUITE)
 FLOOR AREA
 GROUND FLOOR: 279 sf
 MAIN FLOOR: 668 sf
 UPPER FLOOR: 657 sf
 TOTAL: 1,604 sf
 COVERAGE: 782 sf

UNIT PLANS
 SCALE 1/4" = 1'-0"

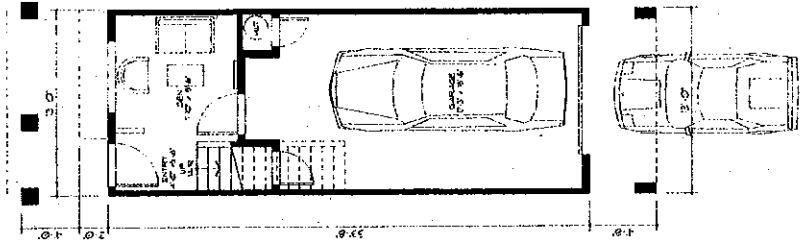
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 VALENCIA GARDEN LIMITED PARTNERSHIP



UPPER FLOOR



MAIN FLOOR



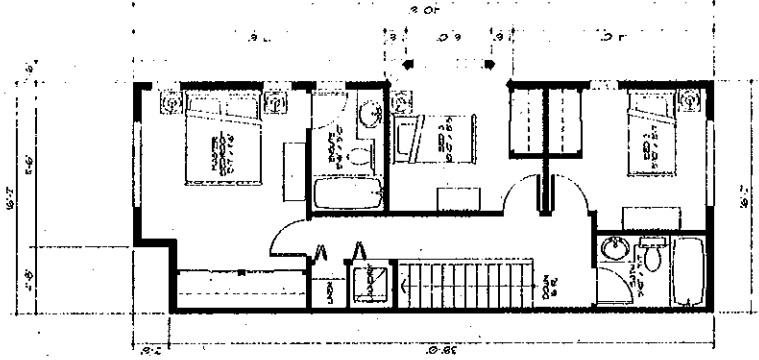
GROUND FLOOR

UNIT C (2 BED - DEN)

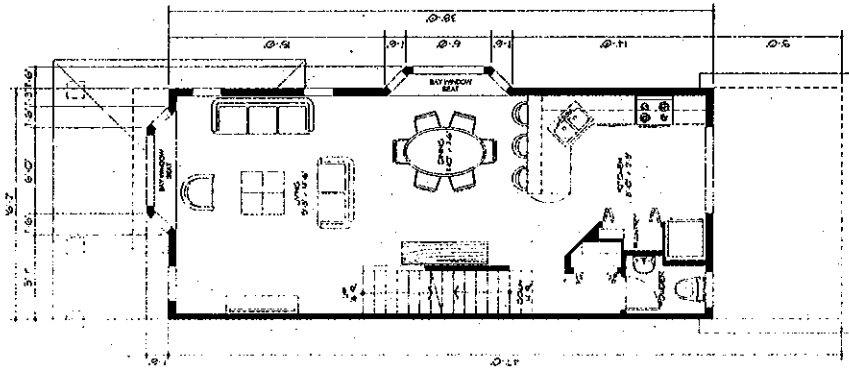
FLOOR AREA	
GROUND FLOOR	178 SF
MAIN FLOOR	518 SF
UPPER FLOOR	487 SF
TOTAL	1,183 SF
COVERAGE	575 SF

UNIT PLANS
 SCALE 1/4" = 1'-0"

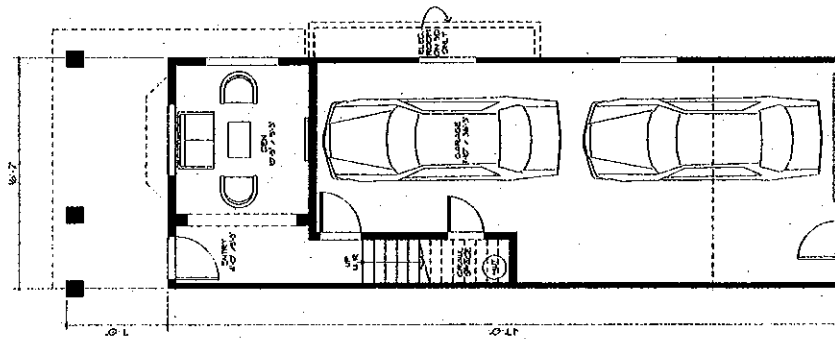
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UPPER FLOOR



MAIN FLOOR



GROUND FLOOR

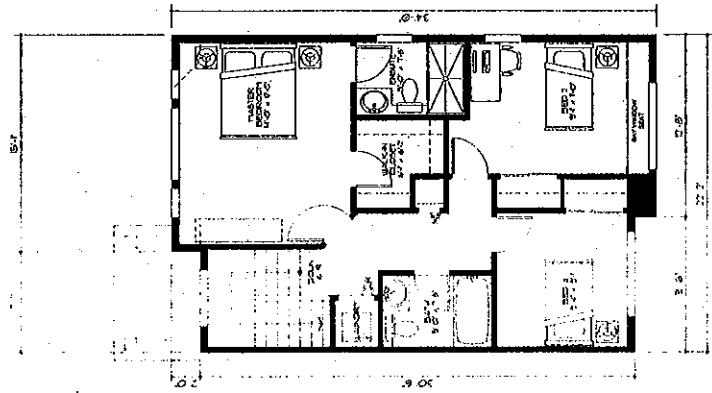
UNIT D (3 BED + DEN)

FLOOR AREA	188 SF
GROUND FLOOR	614 SF
MAIN FLOOR	614 SF
TOTAL FLOOR	1228 SF
COVERAGE	873 SF

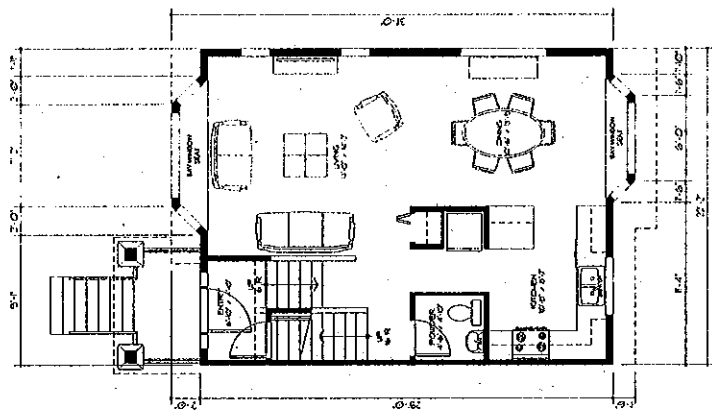
UNIT PLANS
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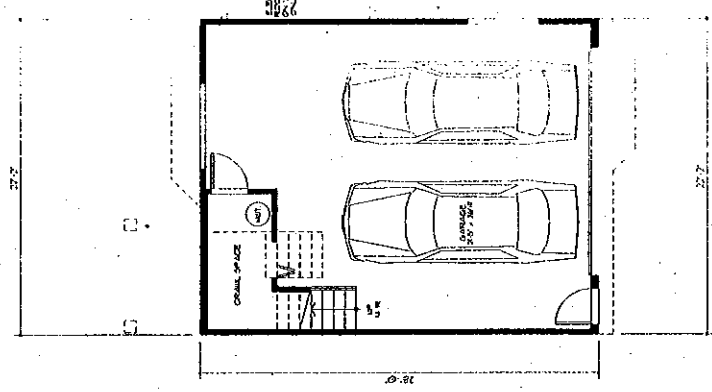
UNIT PLANS
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UPPER FLOOR



MAIN FLOOR

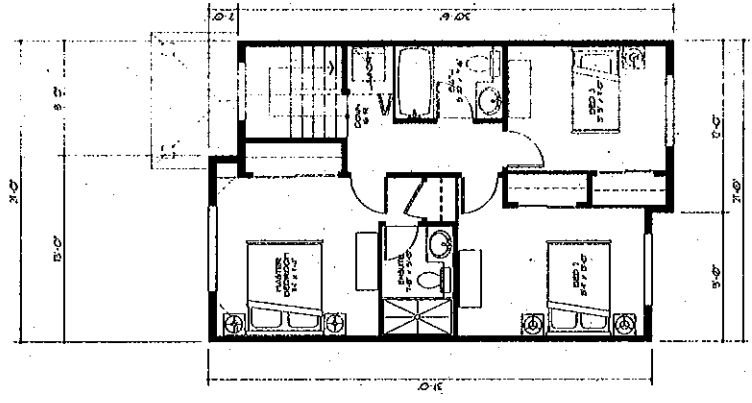


GROUND FLOOR

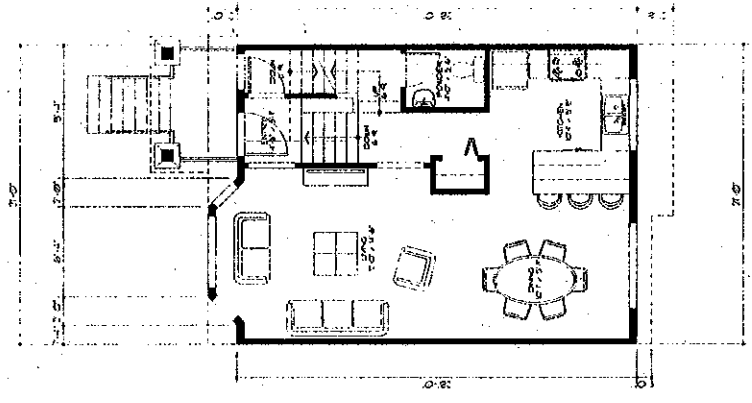
UNIT E (3 BED)

FLOOR AREA	651
GROUND FLOOR	643 #
MAIN FLOOR	643 #
UPPER FLOOR	225 #
TOTAL	1,511 #
COVERAGE	653 #

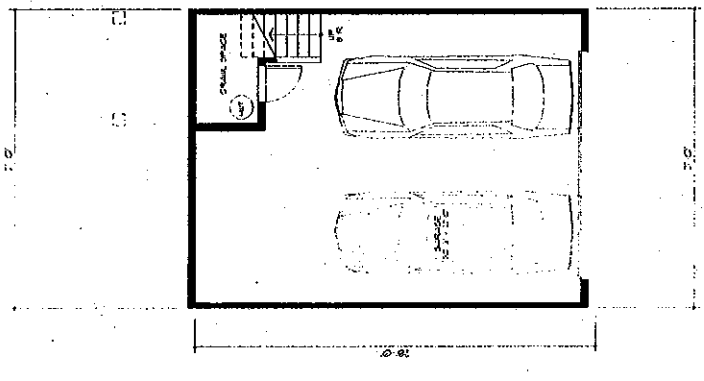
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UPPER FLOOR



MAIN FLOOR



SECOND FLOOR

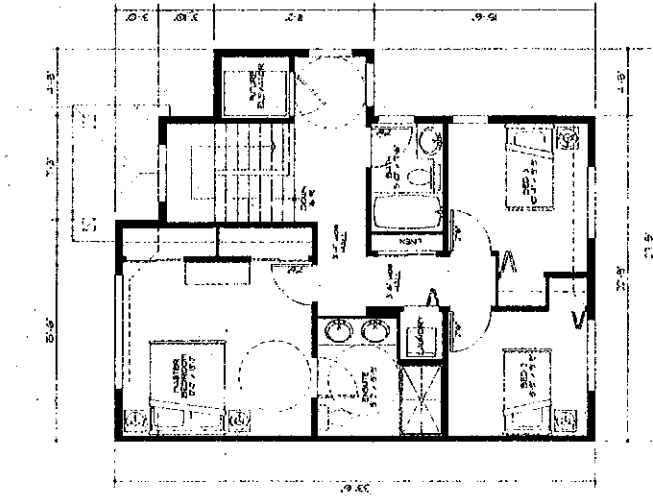
UNIT F (3 BED)

FLOOR AREA	0 SF
GROUND FLOOR	633 SF
MAIN FLOOR	633 SF
UPPER FLOOR	633 SF
TOTAL	1,266 SF
COVERAGE	633 SF

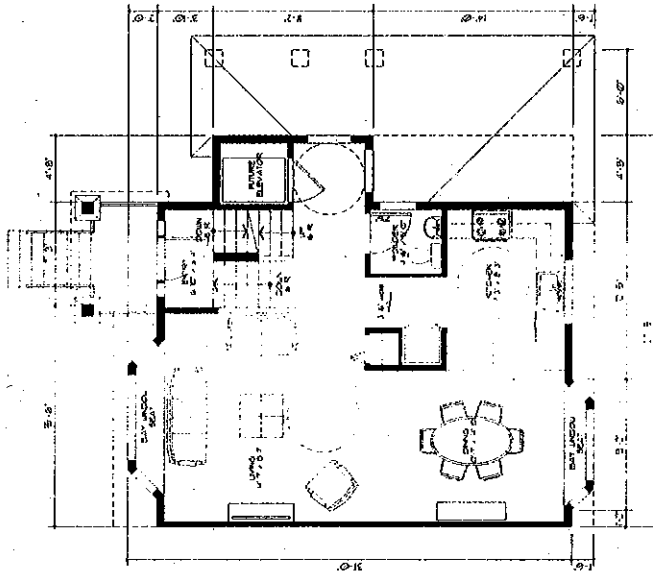
UNIT PLANS
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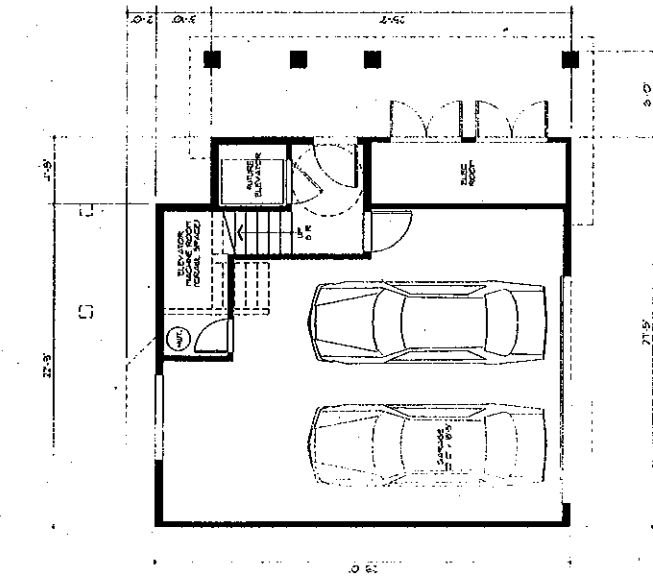
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UPPER FLOOR



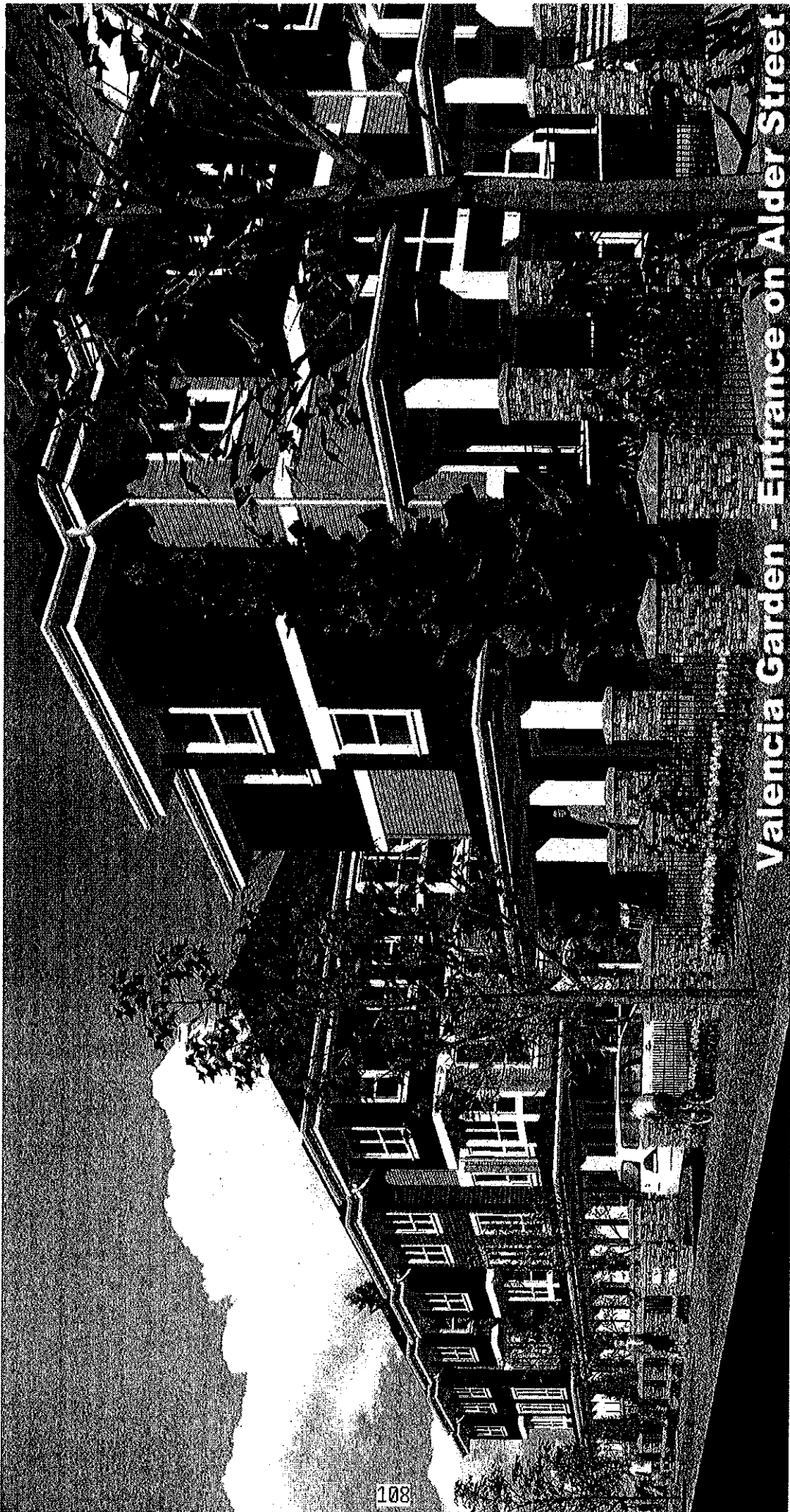
MAIN FLOOR



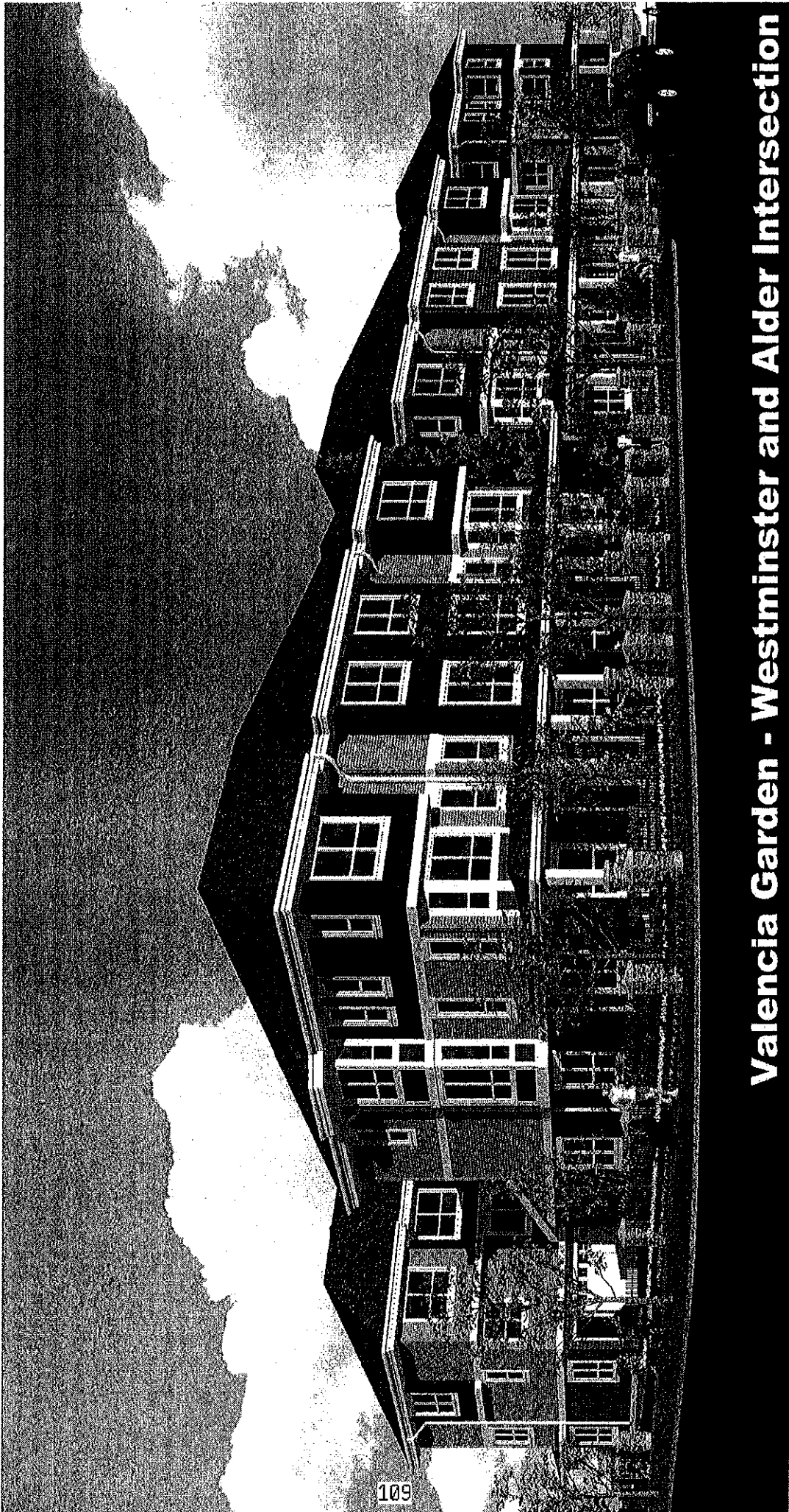
SECOND FLOOR

UNIT G (3 BED)

FLOOR AREA	483 sf
GROUND FLOOR	483 sf
UPPER FLOOR	713 sf
TOTAL FLOOR	1,196 sf
COVERARGE	973 sf



Valencia Garden - Entrance on Alder Street



Valencia Garden - Westminster and Alder Intersection

RZ 08-427931

Address: 9460 and 9480 Westminster Highway

Applicant: Valencia Garden Limited Partnership

Planning

Area(s): McLennan North Sub-Area (Schedule 2.10C)

	Existing		Proposed
Civic Address:	9460 Westminster Highway	9480 Westminster Highway	To Be Determined
Owner or Applicant:	Valencia Garden Limited Partnership	Valencia Garden Limited Partnership	No Change
Site Size (m²):	1,900m ²	1,902m ²	3,802m ² (3,052m ² after road dedication and corner cut)
Land Uses:	Single-Family	Single-Family	Townhouse Residential with three (3) Secondary Units.
OCP Area Plan Designation:	Area 3 Residential (0.65 FAR base)	Area 3 Residential (0.65 FAR base)	No Change
Zoning:	Single-Family Housing District (R1/F)	Single-Family Housing District (R1/F)	Comprehensive Development District (CD/202) Permits Townhouses at 0.75 F.A.R. with 3 storey townhouses and Secondary Units
Number of Units:	1 Single-Family	1 Single-Family	18 Townhouse Units plus 3 Secondary Units
Other Designations:	Airport Noise Sensitive Development Area 4		No Change

	Bylaw Requirement CD/202	Proposed	Variance
Density (FAR):	Site Area = 3,052m ² 0.75 FAR = 2,289m ²	2,245m ² (0.74 FAR)	none required
Lot Coverage – Building:	Max. 41%	41%	none
Lot Size:	No less than 0.3ha	0.305ha	none

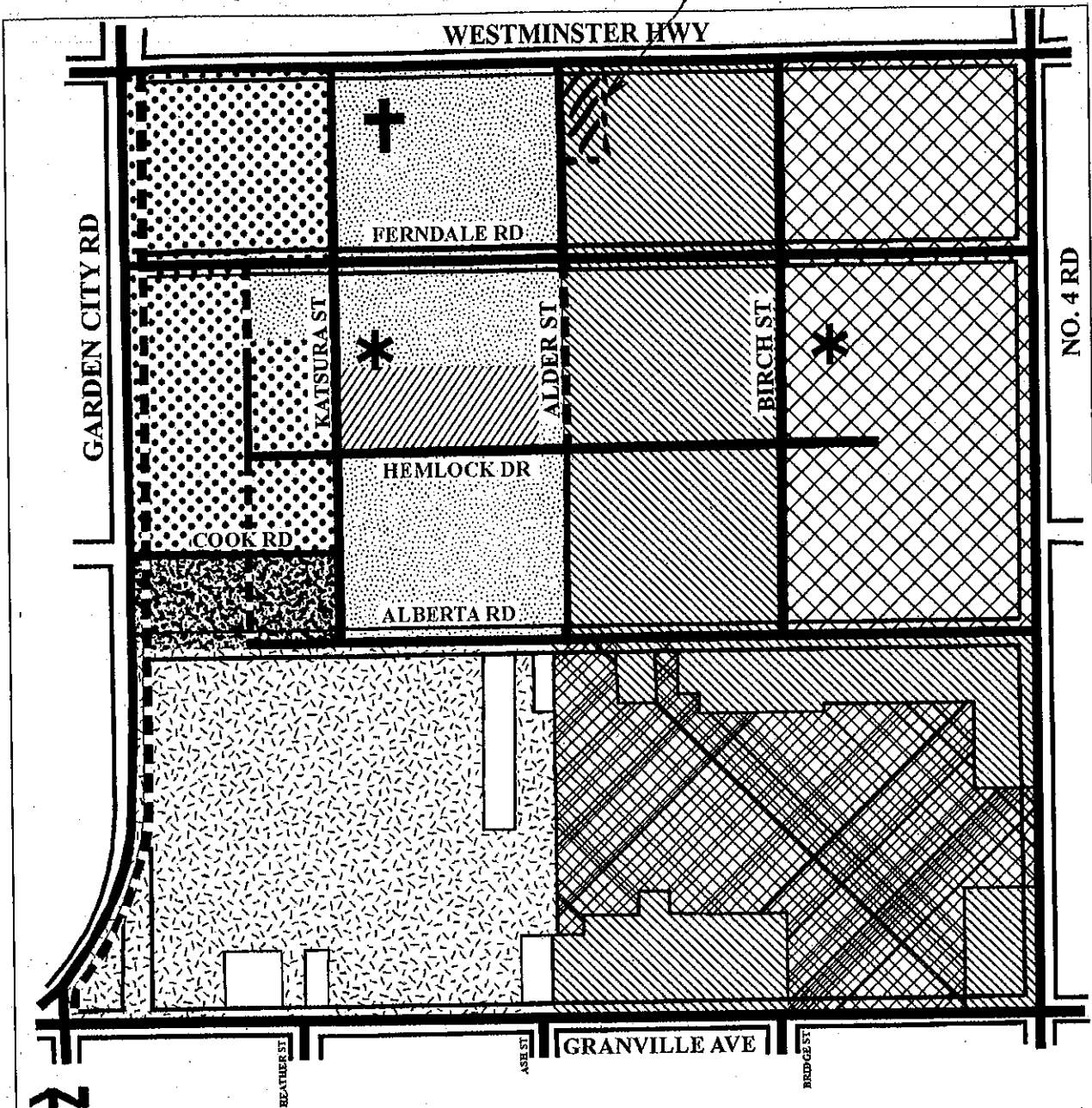
	Bylaw Requirement CD/202	Proposed	Variance
Front Setback – Westminster Highway:	6.0m Min.	6.0m	none
Setback – Alder Street Side & Rear Yards (m):	Min. 4.5m Min. 3.0m	4.5m 3.49m	none
Height (m):	13.2m, and no more than 3 storeys	Height TBD 3 Stories	none
Off-street Parking Requirements:	1.5 spaces per unit (1.5 x 18 = 27) <i>plus</i> 0.2 spaces for visitor (0.2 x 18 = 3.6 → 4) <i>plus</i> 1 space per Secondary Unit (1 x 3 = 3) 34 spaces required	2 spaces per unit (2 x 18 = 36) <i>plus</i> 4 spaces for visitor (including one universal) 40 spaces proposed	none
Amenity Space – Indoor:	70 m ² or cash-in-lieu payment	cash-in-lieu payment of \$18,000.00 (18 units x \$1,000 per)	none
Amenity Space – Outdoor:	6 m ² per unit x 18 units = 108 m ²	116 m ²	none














City of Richmond

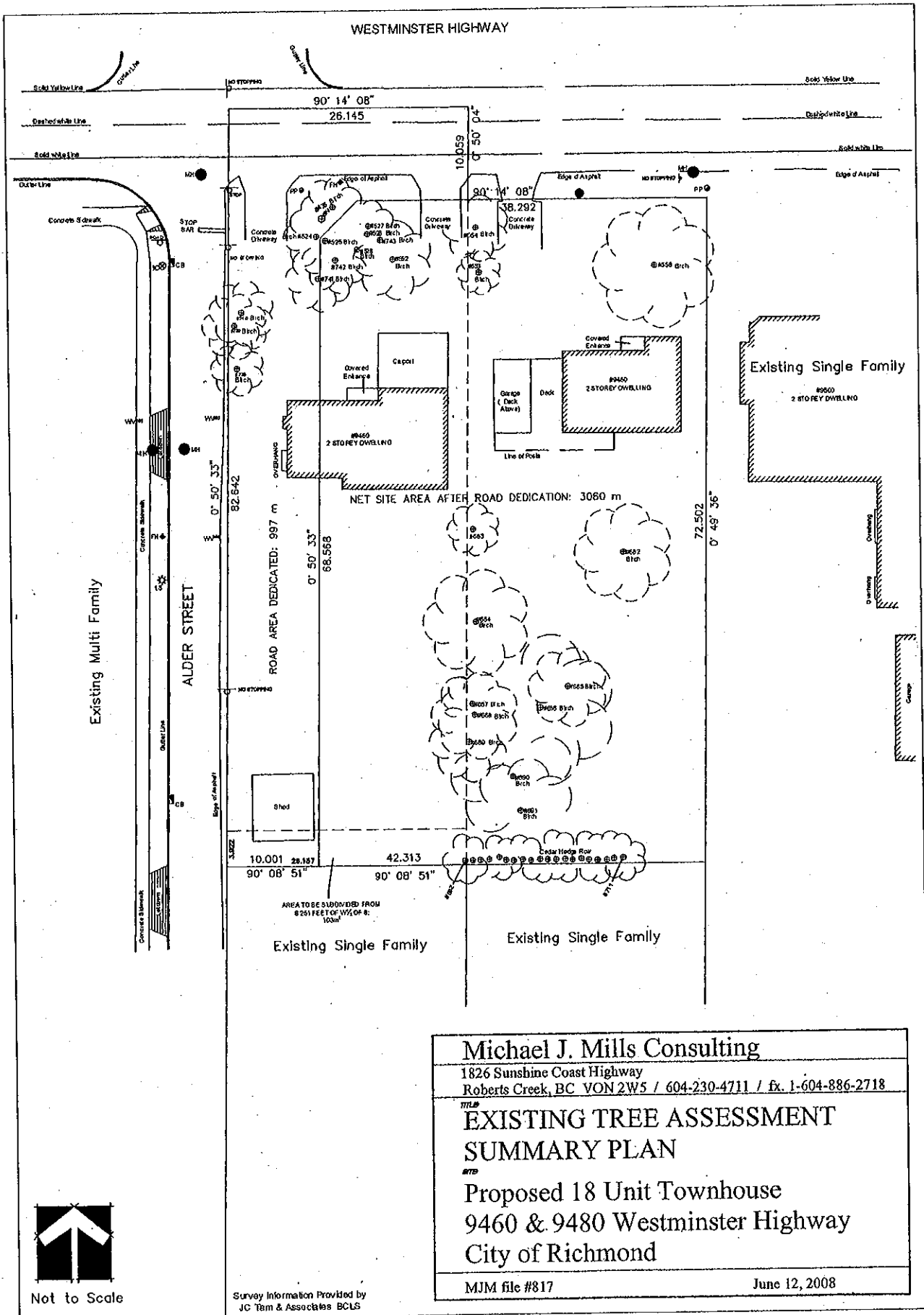
Land Use Map

Bylaw 7966
2006/01/09

SUBJECT SITE



 Residential Area 1 1.6 base F.A.R. 4-storey Th., Low-rise Apts. (4-storeys max.) / Mid-rise Apts. (Up to 8-storeys) / High-rise Apts. (Up to 45 m)	 Residential Area 3 0.65 base F.A.R. Two-Family Dwelling / 2 & 3-storey Townhouses	 Community Park
 Residential Area 2 0.95 base F.A.R. 2, 3 & 4-storey Townhouses, Low-rise Apts. (4-storeys max.)	 Residential Area 4 0.55 base F.A.R. One & Two-Family Dwelling & Townhouses (2 1/2-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved)	 School
 Residential Area 2A 0.95 base F.A.R. 2, 3 & 4 & 5-storey Townhouses, Low-rise Apts. (5-storeys max. Up to 19 m)	 Residential Area 5 0.55 base F.A.R. One-Family Dwelling	 Neighbourhood Parks
 Mixed Residential/ Retail/Community Uses	 Trail	 Principal Roads
	 Church	



Not to Scale

Survey Information Provided by
JC Tam & Associates BCLS

Michael J. Mills Consulting	
1826 Sunshine Coast Highway Roberts Creek, BC V0N 2W5 / 604-230-4711 / fx. 1-604-886-2718	
EXISTING TREE ASSESSMENT SUMMARY PLAN	
Proposed 18 Unit Townhouse 9460 & 9480 Westminister Highway City of Richmond	
MJM file #817	June 12, 2008

**Conditional Zoning Requirements
9460 and 9480 Westminster Highway
RZ 08-427931**

Prior to adoption of Zoning Amendment Bylaw 8460, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Consolidation of lots to both 9460 and 9480 Westminster Highway.
2. A Flood Indemnity Covenant is to be registered on title.
3. Register Aircraft Noise Sensitive Use restrictive covenant on title of both parcels or on the single consolidated parcel.
4. A 10.0-meter wide road dedication will be provided along the western edge of the property to widen Alder Street as well as a 4 meter by 4 meter triangular road dedication at the corner of Alder Street and Westminster Highway for the purpose of a corner cut.
5. Registration of a 2.5 meter Public Rights of Passage Right-of-Way along the north property line to allow for a pedestrian sidewalk to run parallel with Westminster Highway.
6. Registration is a cross-access easement over the internal drive-aisle in favour of the property to the east (9500 Westminster Highway and any consolidation thereof) to allow access to these sites from the subject property.
7. The submission and processing of a Development Permit* completed to a level of acceptance by the Director of Development. This includes a landscaping plan prepared by a professional landscape architect depicting the harvesting of existing trees and a planting schedule with a minimum of two trees for every current one removed from the site.
8. Contribution toward the North McLennan Roads Fund of \$190,660.00. A reduction of the contribution is applicable and will be outlined in the Servicing Agreement.
9. Payment of \$18,000.00 cash-in-lieu of on-site indoor amenity space.
10. Voluntary contribution of \$48,379.50 towards the City's Affordable Housing Fund.

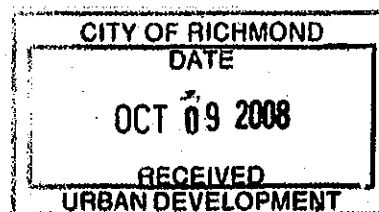
11. Enter into the City's standard Servicing Agreement to design and construct offsite works on both frontages. Works include, but are not limited to:

- Westminster Highway = the scope is to include the frontage of 9500 Westminster Hwy, tying into works done via SA04-275411. Widen the existing roadway by approximately 0.70m, complete with curb and gutter, creation of a 3m grass and treed boulevard with 7cm calliper European Beech trees, completed with a 2m concrete sidewalk to the back of the new PROP ROW. The works across 9500 cannot include anything inside the Property Line, so no sidewalk can be constructed at this time;
- Alder Street = complete the works started via SA05-300814. This includes widening the existing asphalt to 11.2m (a no-post barrier will be required at the south end of this road widening at the current Property Line of 9460 Westminster and 9451 Ferndale), curb and gutter, creation of a 3.3m grass and treed boulevard with 7cm calliper Red Alder trees and Zed street lights and a 1.75 concrete sidewalk at the new East Property Line;
- Water, Storm and Sanitary Sewer Upgrades = any upgrades determined via the capacity analysis process are to be included via this SA process. Potential cash-in-lieu of construction for possible utility upgrades as determined by the Director of Engineering may be applied.

12. Prior to issuance of Building Permit*, submission of a Construction Parking and Management Plan.

* Note: This requires a separate application

Richmond City Hall: 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1



Hi, MR. D. JOHNSON

This letter is regarding the development which is going to be next to my property. We live at 9500 Westminster Hwy Richmond, BC. We would be very grateful to you to let us know how our privacy is going to be affected by this project.

The reason we are concerned about it is that there has been other developments in the past and it left us with no privacy. We had to put up trees and built some area to block others to look in our back yard. We are unable to enjoy our backyard freely.

We would appreciate if you would please look in to the drawings and see that it does not leave us with same problem. We don't want people to see in to our backyard. We have been in to the City Hall few times and we were told that we will receive a letter and we didn't received any letter. We went back to inquire and this time we been advised that we have to write the letter to you.

Please can you let us know what is happening and how can you make it easier for us. This will be appreciated.

Thank you

Daljit Dogra
Sukhraj Dogra





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8460 (RZ 08-427931)
9460 and 9480 Westminster Highway**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.202 thereof the following:

“291.202 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/202)

The intent of this zoning district is to accommodate townhouses and secondary suites.

291.202.1 PERMITTED USES

RESIDENTIAL, limited to **Townhouses**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, including a maximum of three (3) **secondary suites**.

291.202.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio**: 0.75; plus

- a) 10% of the floor area total calculated above for the **lot** in question, which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides;
- b) 50 m² (538.2 ft²) per **dwelling unit** for use as **accessory buildings** or off-street parking;
- c) an additional 0.1 **Floor Area Ratio** will be permitted to be **used** exclusively for **amenity space**.

PROVIDED THAT any portion of floor area which exceeds 5 m (16.4 ft.) in height, save and except an area of up to 10 m² (107.6 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.

291.202.3 MAXIMUM LOT COVERAGE: 41%**291.202.4 MINIMUM SETBACKS FROM PROPERTY LINES****.01 Public Road Setback:**

- a) Katsura Street and Alder Streets: 4.5 m (14.7 ft.);
- b) Other **Public Roads**: 6 m (19.7 ft.);
- c) Bay windows and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1.2 m (3.9 ft.), and porches, and balconies may project into the **public road** setback for a distance of not more than 2 m (6.5 ft.);
- d) Gateways, pergolas, and similar landscape **structures** that do not form part of the principal **building**, and entry stairs which provide access to an entrance at the **first-storey** level may be located within the **public road** setback, but shall be no closer to a property line than 2 m (6.5 ft.).

.02 Side & Rear Yards: 3.0 m (9.8 ft.);

- a) Porches, balconies, bay windows, electrical closets and cantilevered roofs forming part of the principal **building** may project into the **side and rear yards** for a distance of not more than 0.6 m (2.0 ft.).

291.202.5 MAXIMUM HEIGHTS

.01 Buildings and structures: 13.2 m (43.3 ft), but containing no more than three storeys.

.02 Accessory Buildings and Structures: 5 m (16.4 ft).

291.202.6 OFF-STREET PARKING

.01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw.”

- 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/202)**.

P.I.D. 012-106-780

West Half Lot 8 Except: The South 251 feet; Block "A" Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

P.I.D. 012-106-739

Parcel "C" (Explanatory Plan 16827) East half of Lot 8 Block "A" Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

- 3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8460"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

NOV 24 2008

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER