



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

Date: May 19, 2009

From: Brian J. Jackson
Director of Development

File: RZ 08-417995

Re: Application by Yamamoto Architecture Inc. for Rezoning at 8051/8091/8111 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2-0.7D)

Staff Recommendation

1. That Bylaw No. 8499, to create "Townhouse District (R2-0.7D)" that addresses the requirements of the City's Affordable Housing Strategy, be introduced and given first reading.
2. That Bylaw No. 8504, for the rezoning of 8051, 8091, 8111 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2-0.7D)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:dcB
Att. 4

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

YAMAMOTO ARCHITECTURE INC. has applied to the City of Richmond for permission to rezone 8051, 8091 and 8111 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2-0.7D) in order to develop 16 townhouse units.

The development proposal consists of 7 two storey units at the rear of the site, primarily in duplex format with one stand alone unit, and 9 two and three storey units in two clusters, one with 5 units and the other cluster with 4 units, fronting onto Williams Road. A single vehicle/pedestrian access will be provided to Williams Road. The internal drive aisle will allow for connections to both the east and west should the adjacent properties be permitted to redevelop into multiple family residential in the future. The project will provide 36 vehicle parking stalls including 4 visitor parking stalls and will accommodate an outdoor amenity area of approximately 1090 sq. ft. in size (**Attachment 3**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (see **Attachment 2**).

Conceptual development plans are provided in **Attachment 3**.

Surrounding Development

To the North and East: A mix of older and newer single family residential homes on large lots zoned Single Family Residential (R1/E) (18m minimum width).

To the West: A newer single family residential home on a large (R1/E) lot adjacent to a corner lot (currently vacant) zoned Service Station District (G2) to accommodate a gas station.

To the South: The south side of Williams Road is primarily multiple family residential dwellings ranging from low density townhousing (Townhouse District R2) through to "Medium Density Residential District (R7)". A portion of the south-east corner of No. 3 Rd and Williams Rd. accommodates an at grade commercial development zoned as "Commercial District (C1)". The Broadmoor Shopping Centre lies just to the southwest of subject properties across No. 3 Road.

Related Policies & Studies

Official Community Plan

The proposed residential use for this site is in compliance with the Official Community Plan Neighbourhood Residential designation.

Public Input

To the time of writing, no enquires or correspondence had been received regarding this application.

Staff Comments

No significant concerns have been identified through the technical review. The proponent did make an offer to acquire 8031 Williams Rd. but was unable to come to an agreement with the current owner.

Analysis

OCP Compliance – Arterial Road Developments

The development proposal is generally consistent with the OCP provisions for Multiple-Family Residential Development particularly in terms of the site's close proximity to the Broadmoor Shopping Centre and its location along Williams Road near No. 3 Road – both of which are major arterial roadways.

Development of Adjacent Properties

A cross access easement will be required to allow residents associated with any future redevelopment of 8031 Williams Road (the lot immediately to the west of the subject property) to egress and ingress via the subject property. A similar cross access easement will be required for the property (8131 Williams Road) to the east of the subject property and any consolidations to it (i.e. 8131 to 8191 Williams Road).

Density and Form of Development

The development is generally arranged in two rows around a central drive aisle and a single vehicle access to Williams Road. The units in the rear are in two storey duplex form with the exception of a single stand alone two storey unit. Adjacent to the street frontage, the 9 units are arranged in two clusters of two and three storeys.

Massing of these two clusters has been brought down to two storeys adjacent to existing single family residential at both ends of the development (i.e. adjacent to lots to the east and west).

Servicing Agreement

If the proposed development is approved it will provide a number of community benefits including frontage improvements such as a grass boulevard strip with street trees and a new 1.5m wide concrete sidewalk. The development will also dedicate a two metre wide strip across most of its frontage to the City for future road widening.

Additional utility improvements achieved through the servicing agreement will include the upgrading of approximately 123m of storm sewer line along Williams Road, the installation of several new access manholes, and the upgrading of the sanitary sewer line across the site's frontage. A cash in lieu contribution of approximately \$10,468 will also be made for other storm sewer upgrades.

Affordable Housing

Council approved the "Richmond Affordable Housing Strategy" on May 28, 2007. The Strategy recommends an inclusionary density bonusing approach to help the City address the need for affordable housing. In accordance with the recommendations of the Affordable Housing Strategy, this townhouse development will be implementing the density bonus zoning district - Townhouse District Zoning Schedule (R2-0.7D). This zoning district permits a base density of 0.5 FAR which may be increased to a maximum density of 0.7 FAR in exchange for a cash contribution of \$2.00 per buildable square foot towards the City's affordable housing reserve. The developer has elected to provide a cash contribution of approximately \$ 56,852.00 in order to build at 0.7 FAR.

Indoor/Outdoor Amenity

The developer is providing a cash contribution of approximately \$16,000 in lieu of an indoor amenity space. This amount is based upon the construction of 16 townhouse units.

The project proposes an outdoor amenity space of 1090 sq. ft. in area along the western property line. Staff are supporting this location for this specific project due to the size constraints of the site. Should the adjacent property to the west redevelop its outdoor amenity space would be placed adjacent to this project's amenity area.

Tree Preservation

The applicant has submitted an Arborist's report for this site which has been reviewed and concurred to by the City's Tree Preservation Coordinator. Of sixteen trees assessed on site, the report recommends retention of a 25ft high Grand Fir tree in the front yard plus retention half of a cedar hedge at the south east corner of the lot. The Arborist's report also recommended pruning of a row of 22 trees overhanging into the subject lot from an adjacent property. A tree retention and removal plan is shown in **Attachment 3**.

Two for one compensation will be pursued for any trees removed when this development is reviewed under the subsequent development permit.

A detailed landscaping plan will be submitted as part of the Development Permit review process.

Shared Trash and Recycling Facilities with 8031 Williams

Registration of an agreement on title allowing future strata residents of 8031 Williams Road to utilize the recycling and garbage facilities on the subject property will be required prior to Rezoning adoption.

Flood Management

Registration of a flood indemnity restrictive covenant will be required prior to Rezoning adoption.

Development Permit Considerations

In addition to a review of the requested variances for this project, the development permit review will examine elements such as the proposed pedestrian access to the interior of the site, landscaping elements particularly associated with the site frontage and the amenity space, design and materials proposed for supporting structures such as the trash collection and mail facilities.

Development Variances

Three variances are anticipated for this development via the Development Permit review:

1. a lot coverage variance of approximately 1.4% on the net site (after dedications) over the bylaw maximum of 40%, (density is unaffected) and;
2. a front yard setback variance for all of the frontage buildings amounting to 0.6 m below the bylaw minimum of 6 m. This variance arises out of the frontage dedication provided for future road widening and to permit relocation of the trash facilities away from the front drive aisle entrance to the interior of the development site.
3. a variance to permit the introduction of tandem stalls. Registration of a restrictive covenant to prevent the conversion of the tandem parking spaces will be required at the Development Permit stage.

Staff anticipate supporting these variances but will review these in greater detail through the development permit process.

Financial Impact or Economic Impact

None.

Conclusion

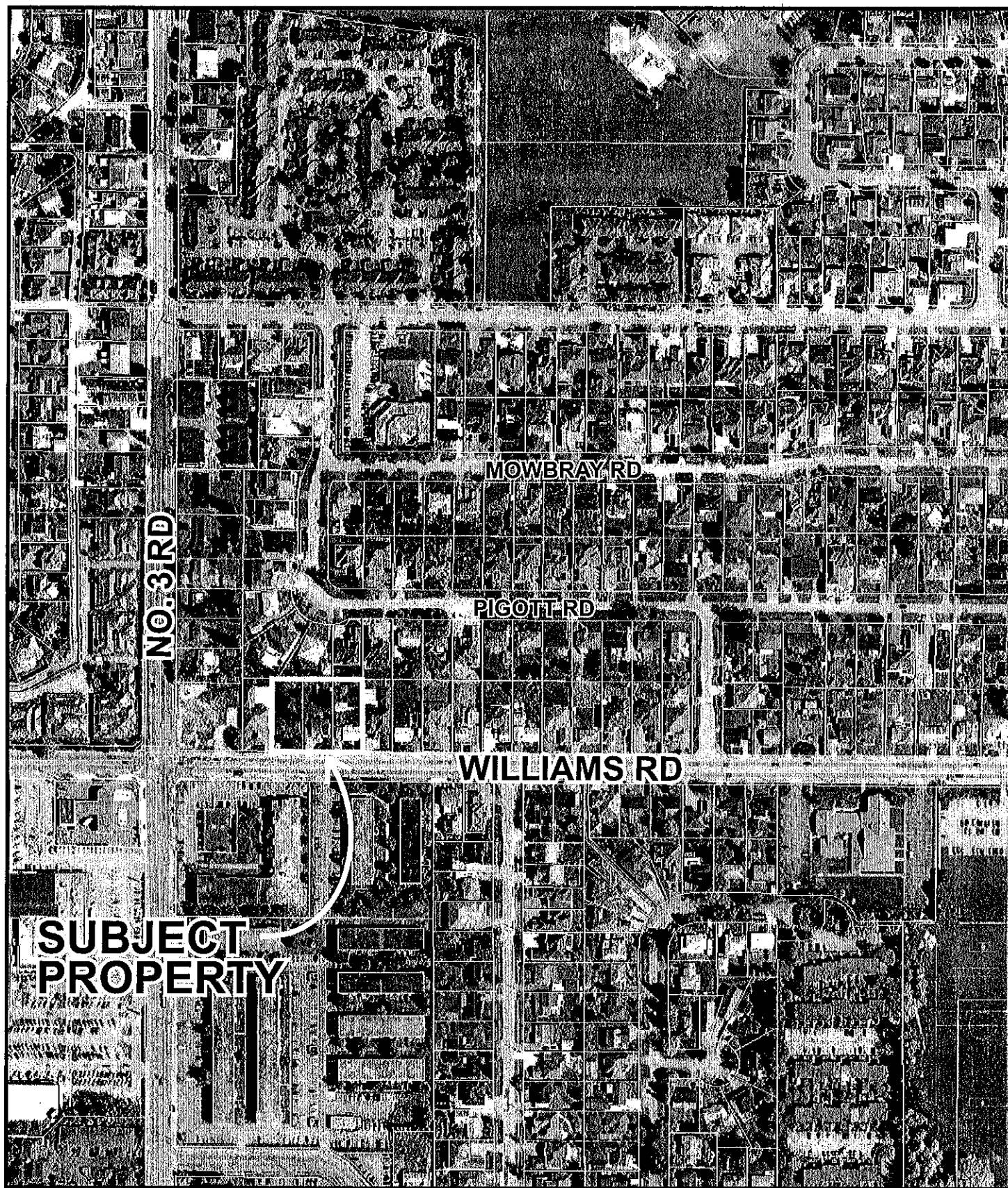
Staff are recommending support for the Rezoning of 8051 / 8091 / 8111 Williams Road from R1/E to R2-0.7D as the proposed rezoning application has satisfactorily addressed the technical requirements for this site. The proposed development conforms to the City's Affordable Housing Strategy as a cash contribution to the Affordable Housing reserve is being provided in exchange for a density bonus.



David Brownlee
Planner 2

DCB:cas

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Conceptual Development Plans
- Attachment 4: Rezoning Considerations Concurrence



RZ 08-417995

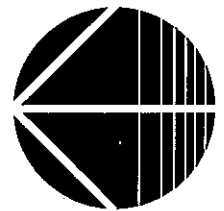
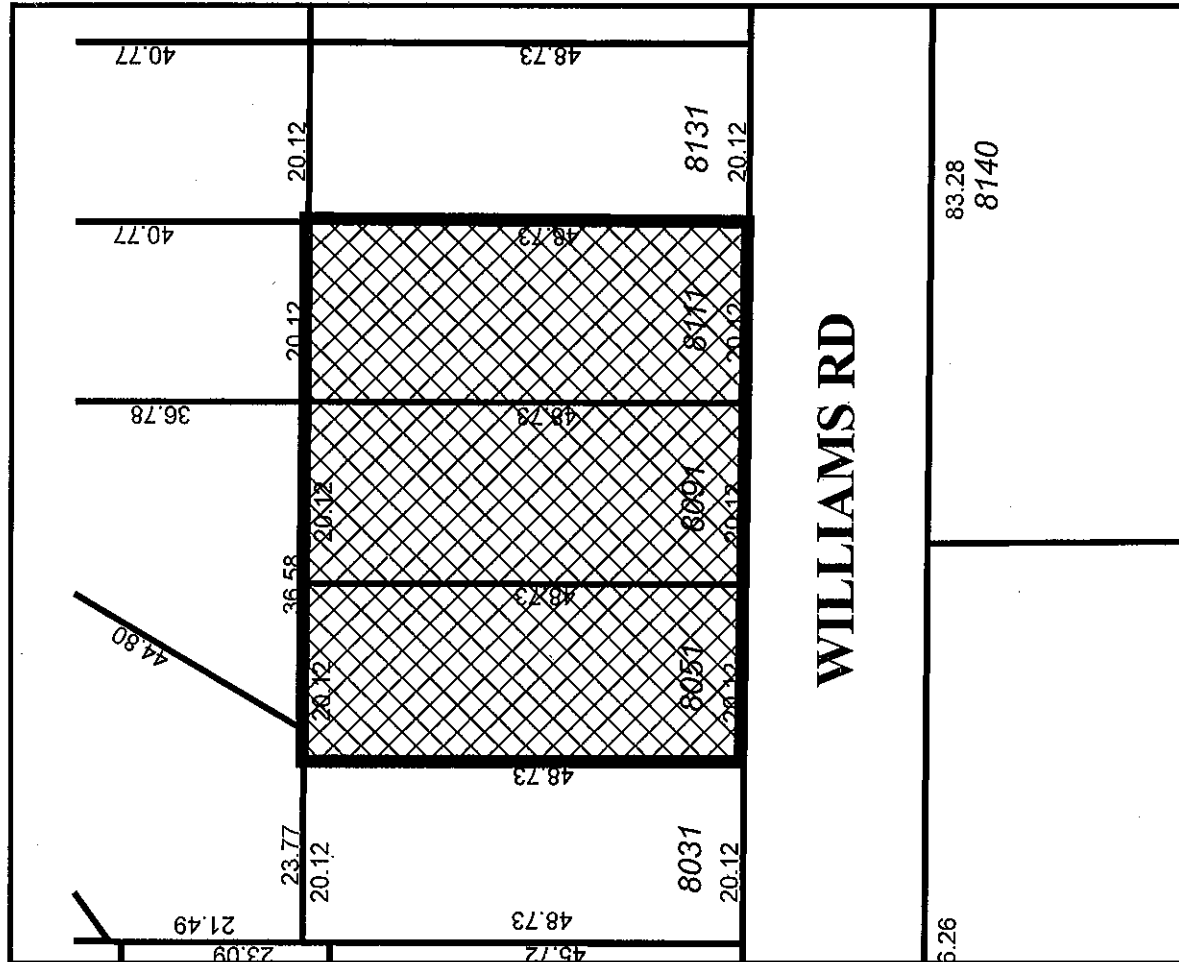
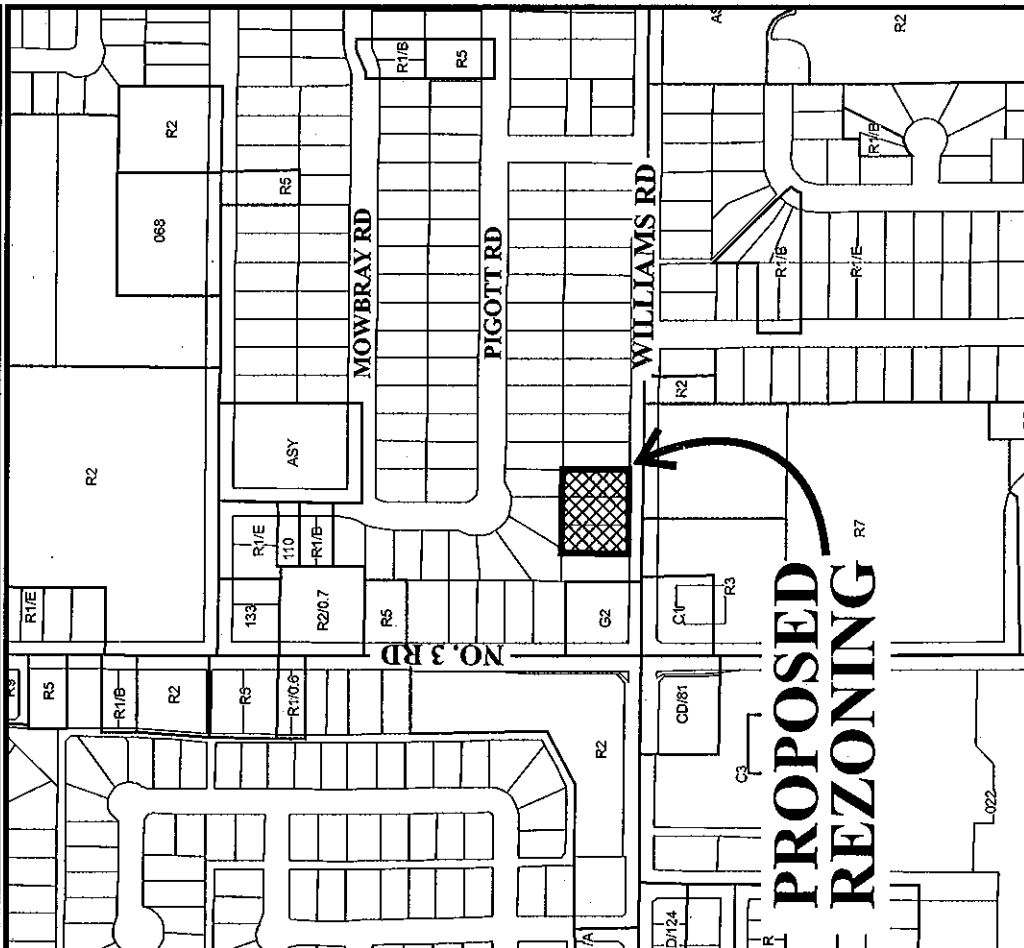
Original Date: 04/24/08

Amended Date:

Note: Dimensions are in METRES



City of Richmond



RZ 08-417995

Original Date: 04/24/08

Revision Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 08-417995

Attachment 2

Address: 8051/8091/8111 Williams Road

Applicant: Yamamoto Architecture Inc.

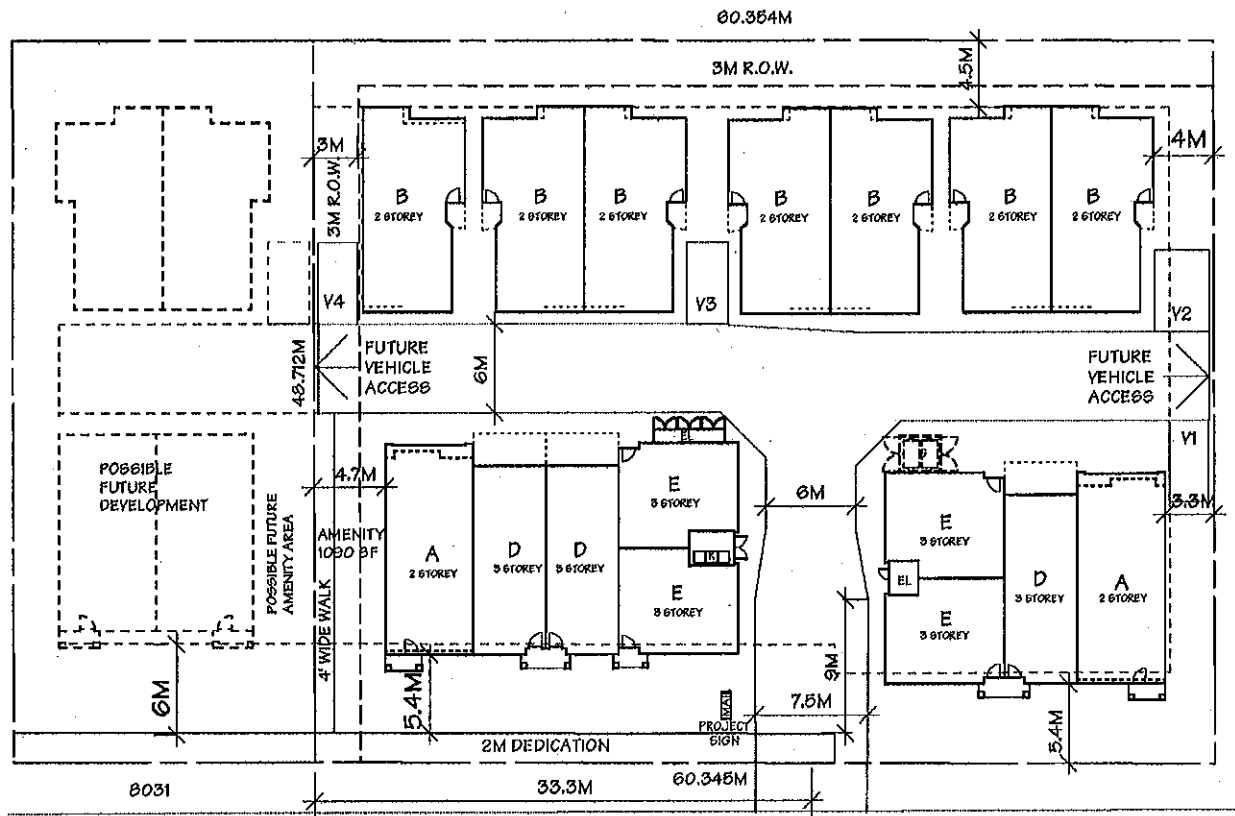
Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Kaur Sian Gurjit (8111 Williams Rd.) Sian Group Investments Inc., Inc. No. 739831 (8051, 8091 Williams Rd.)	Sian Group Investments Inc.
Site Size (m²):	2939.8 m ²	2,939.8 m ² gross 2870.0 m ² after dedications
Land Uses:	Single Family Residential	Multiple Family Residential
OCP Designation:	Neighbourhood Residential	Same
Area Plan Designation:	N/A	N/A
702 Policy Designation:	N/A	N/A
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Townhouse District (R2-0.7D)
Number of Units:	3	16
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	22.56 upa net	none permitted
Floor Area Ratio:	Max. 0.7	0.7	none permitted
Lot Coverage – Building:	Max. 40%	41.4% net	Variance Required
Lot Size (min. dimensions):	Min 30m width and 35m deep	60.354m wide and 48.712m deep	none
Setback – Front Yard (m):	Min. 6 m	5.4 m Min.	Variance Required
Setback – Side & Rear Yards (m):	Min. 3 m	Min. 3 m	none
Height (m):	Three storeys 11 m max.	Two and three storeys along frontage, two storeys at rear	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	32 (R) and 4 (V) per unit	32 (R) and 4 (V) per unit	none
Off-street Parking Spaces – Total:	36 stalls	36 including 9 small stalls plus 1 handicapped stall	none
Tandem Parking Spaces:	Not Permitted	6 stalls	Variance
Bicycle Stalls:	Class 1 stalls: 20 Class 2 stalls: 4	Class 1 stalls: 20 Class 2 stalls: 4	none
Amenity Space – Indoor:	70 m ²	Cash in Lieu (\$16,000)	none
Amenity Space – Outdoor:	96 m ²	101 m ²	none

Other: Tree replacement compensation required for loss of significant trees.



WILLIAMS ROAD

SITE PLAN

SCALE: 1"=30'-0"

BICYCLE PARKING

CLASS 1 REQUIRED: 16 UNITS X 1.25 STALLS = 20 STALLS
 PROPOSED: 20 STALLS

CLASS 2 REQUIRED: 16 UNITS X 2.2 STALLS = 3.2 STALLS
 PROPOSED: 4 STALL BIKE RACK

PARKING

REQUIRED: 16 UNITS X 2.2 CARS = 35.2 CARS
 PROPOSED:
 3 TANDEM X 2 CARS = 6 CARS (STANDARD)
 4 SIDE BY SIDE X 2 CARS = 8 CARS (STANDARD)
 9 SIDE BY SIDE X 2 CARS = 18 CARS

(9 STANDARD + 9 SMALL)
 TOTAL: 32 CARS
 (23 STANDARD + 9 SMALL)

VISITORS PARKING PROVIDED: 4 CARS
 (3 STANDARD + 1 WHEELCHAIR)
 TOTAL PROVIDED: 36 CARS

AMENITY SPACE:

REQUIRED: 96 SM (1,033 SF)
 PROVIDED: 101 SM (1,090 SF)

STATISTICS:

SITE AREA: 2,939.8 SM (31,645 SF) GROSS
 2,870.0 SM (30,894 SF) NET

PROPOSED ZONING: R2-0.7

SITE COVERAGE

MAX. ALLOWED: 12,358 SF (40%)

PROPOSED: 12,790 SF INCLUDING PORCHES 179 SF

(41.4% OF NET SITE AREA, 40.4% OF GROSS SITE AREA)

FLOOR AREA

MAX. ALLOWED: 0.7 X 30,894 SF = 21,626 SF

PROPOSED:

UNIT-A: 1,326 SF X 2 UNITS = 2,652 SF

UNIT-B: 1,412 SF X 7 UNITS = 9,884 SF

UNIT-D: 1,375 SF X 3 UNITS = 4,125 SF

UNIT-E: 1,220 SF X 4 UNITS = 4,880 SF

TOTAL 16 UNITS: 21,541 SF

ACCESSORY USE

MAX. ALLOWED:

538.21 SF X 16 UNITS = 8,611.4 SF

PROPOSED:

GARAGES

UNIT-A: 376 SF X 2 UNITS = 752 SF

UNIT-B: 360 SF X 7 UNITS = 2,520 SF

UNIT-C: 563 SF X 3 UNITS = 1,689 SF

UNIT-E: 461 SF X 4 UNITS = 1,844 SF

TOTAL: 6,805 SF

ELECTRIC ROOMS: 80 SF

TOTAL ACCESSORY USE: 6,885 SF

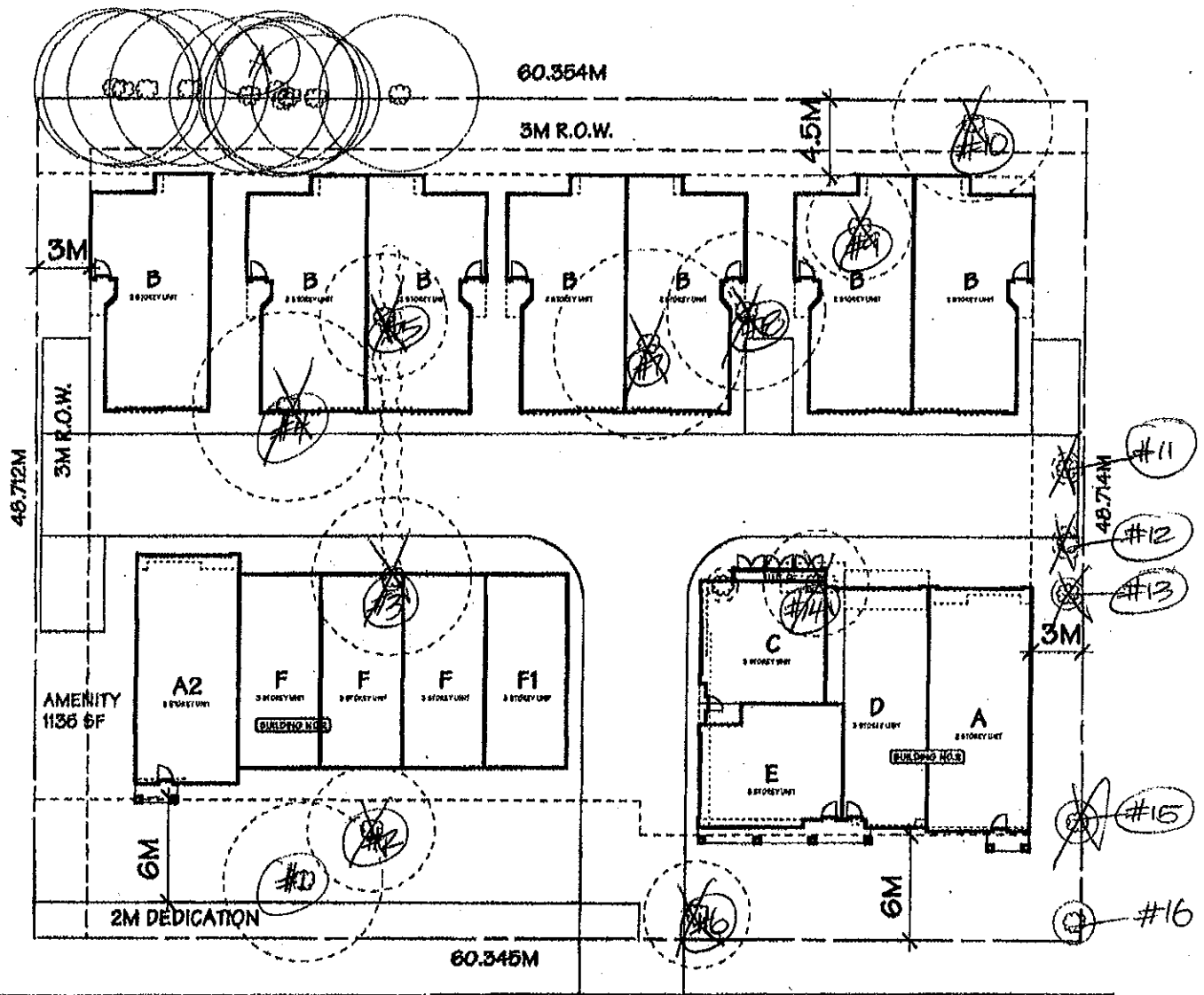
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MAY 25, 2009

TOWNHOUSE DEVELOPMENT
 8051, 8091, 8111 WILLIAMS ROAD,
 RICHMOND

YAMAMOTO ARCHITECTURE INC.
 2386 oak street vancouver b.c. V6H 4J1
 tel:(604)731-1127 fax:(604)731-1327

Tree Retention And Removal PLAN



WILLIAMS ROAD



SITE PLAN

SCALE: 1"=30'-0"

AMENITY SPACE:

REQUIRED: 96 SM (1,033 SF)
PROVIDED: 102 SM (1,095 SF)

STATISTICS:

SITE AREA: 2,939.8 SM (31,845 SF) GROSS
2,870.0 SM (30,894 SF) NET

PROPOSED ZONING: R2-0.7

LOT COVERAGE

MAX. ALLOWED: 12,358 SF (40%)

PROPOSED: 12,358 SF (40%) INCLUDING PORCHES 112 SF

FLOOR AREA

MAX. ALLOWED: 0.7 X 30,894 SF = 21,625 SF

PROPOSED: UNIT-A: 1,350 SF X 2 UNITS = 2,700 SF

UNIT-B: 1,425 SF X 7 UNITS = 9,975 SF

UNIT-C: 1,300 SF X 1 UNIT = 1,300 SF

UNIT-D: 1,370 SF X 1 UNIT = 1,370 SF

UNIT-E: 1,280 SF X 1 UNIT = 1,280 SF

UNIT-F: 1,250 SF X 4 UNITS = 5,000 SF

TOTAL 16 UNITS: 21,630 SF

PARKING

REQUIRED: 16 UNITS X 2.2 CARS = 35.2 CARS

PROPOSED:

16 UNITS X 2 CARS = 32 CARS (8 TANDEM PARKING)

VISITORS PARKING 4 CARS

TOTAL PROVIDED 36 CARS

#0806

MARCH 28, 2008

TOWNHOUSE DEVELOPMENT

8051, 8091, 8111 WILLIAMS ROAD, RICHMOND

YAMAMOTO ARCHITECTURE INC.

2386 oak street vancouver b.c. V6H 4J1
tel:(604)731-1127 fax:(604)731-1327



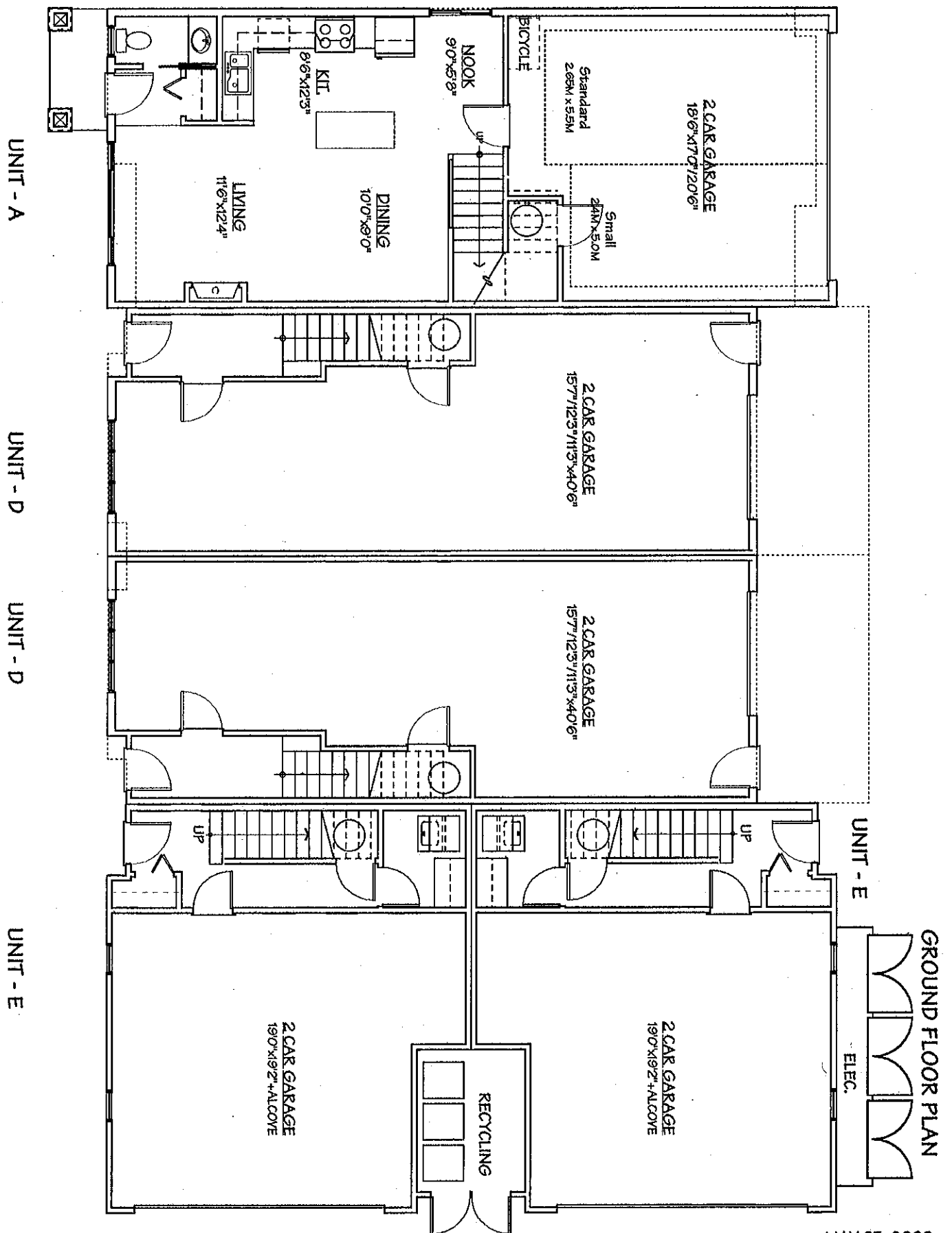
WILLIAMS ROAD ELEVATION

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JULY 23, 2008

TOWNHOUSE DEVELOPMENT
8051, 8091, 8111 WILLIAMS ROAD,
RICHMOND

YAMAMOTO ARCHITECTURE
INC.
1036 oak street vancouver b.c. V6H 4J1
tel: (604) 731-1127 fax: (604) 731-1327



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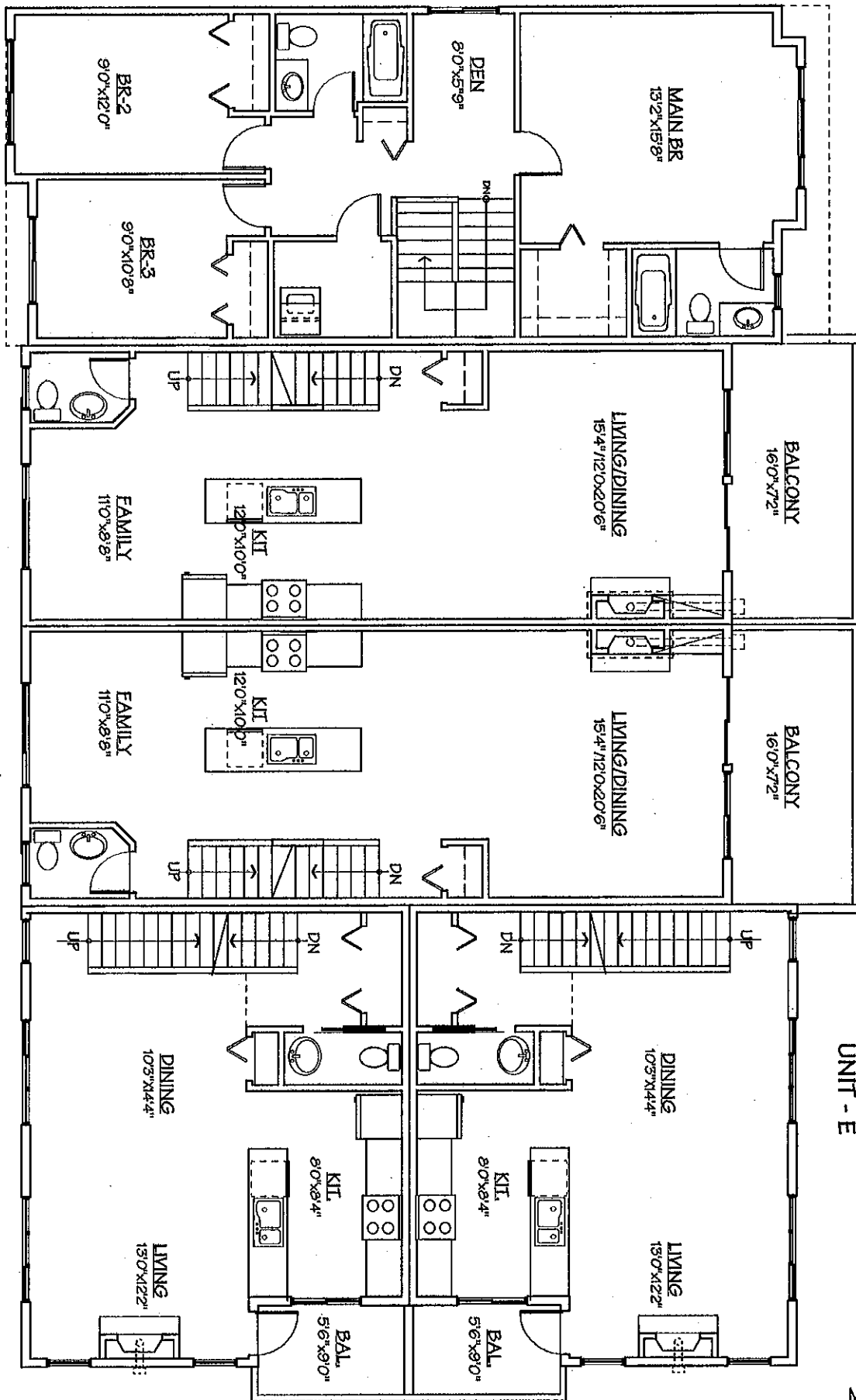
MAY 25, 2009

TOWNHOUSE DEVELOPMENT
8051, 8091, 8111 WILLIAMS ROAD,
RICHMOND

YAMAMOTO ARCHITECTURE INC.
2386 oak street vancouver b.c. V6H 4J1
tel:(604)731-1127 fax:(604)731-1327

SECOND FLOOR PLAN

UNIT - E



MAY 25, 2009

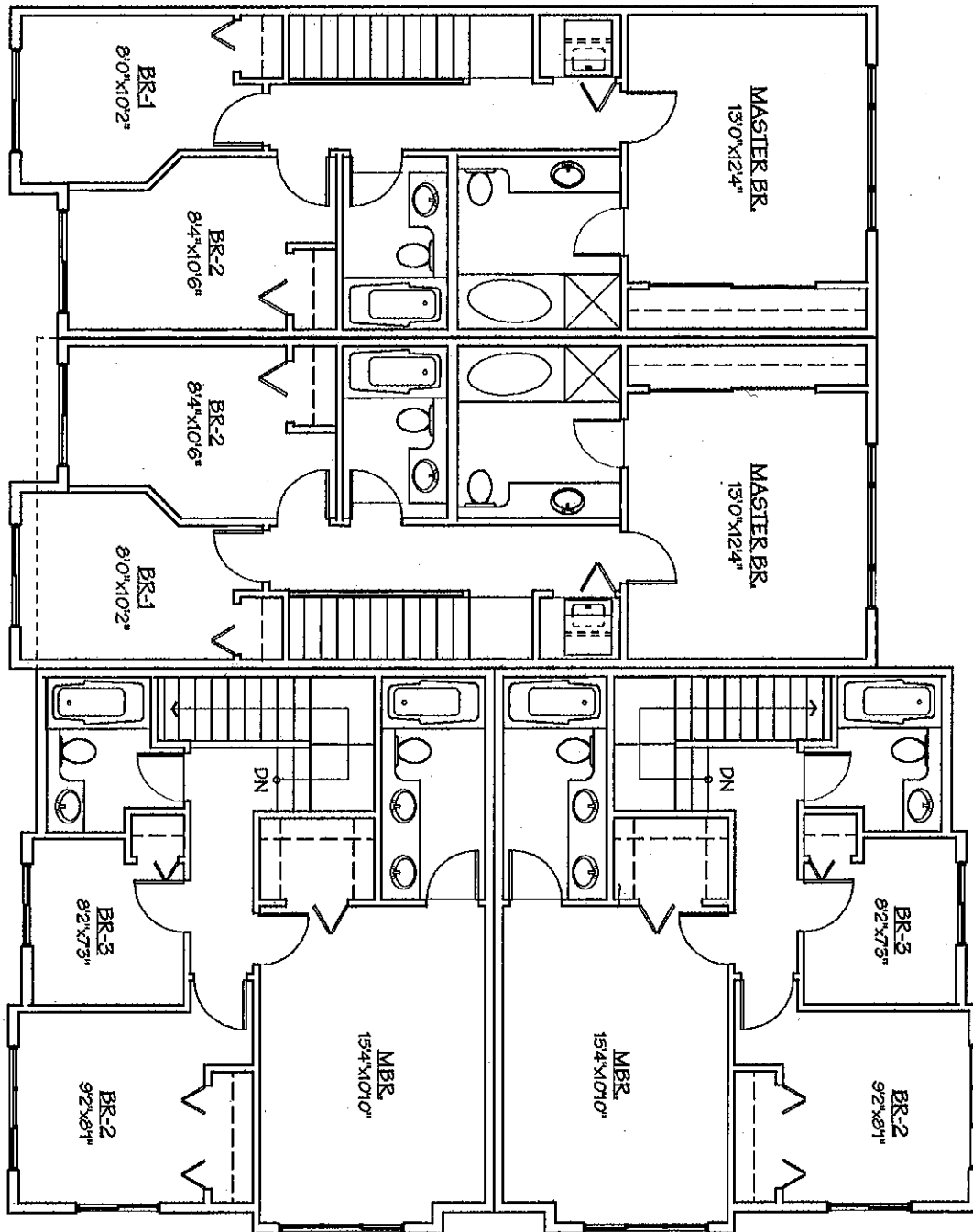
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TOWNHOUSE DEVELOPMENT
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RICHMOND

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THIRD FLOOR PLAN

UNIT - E



UNIT - D

UNIT - D

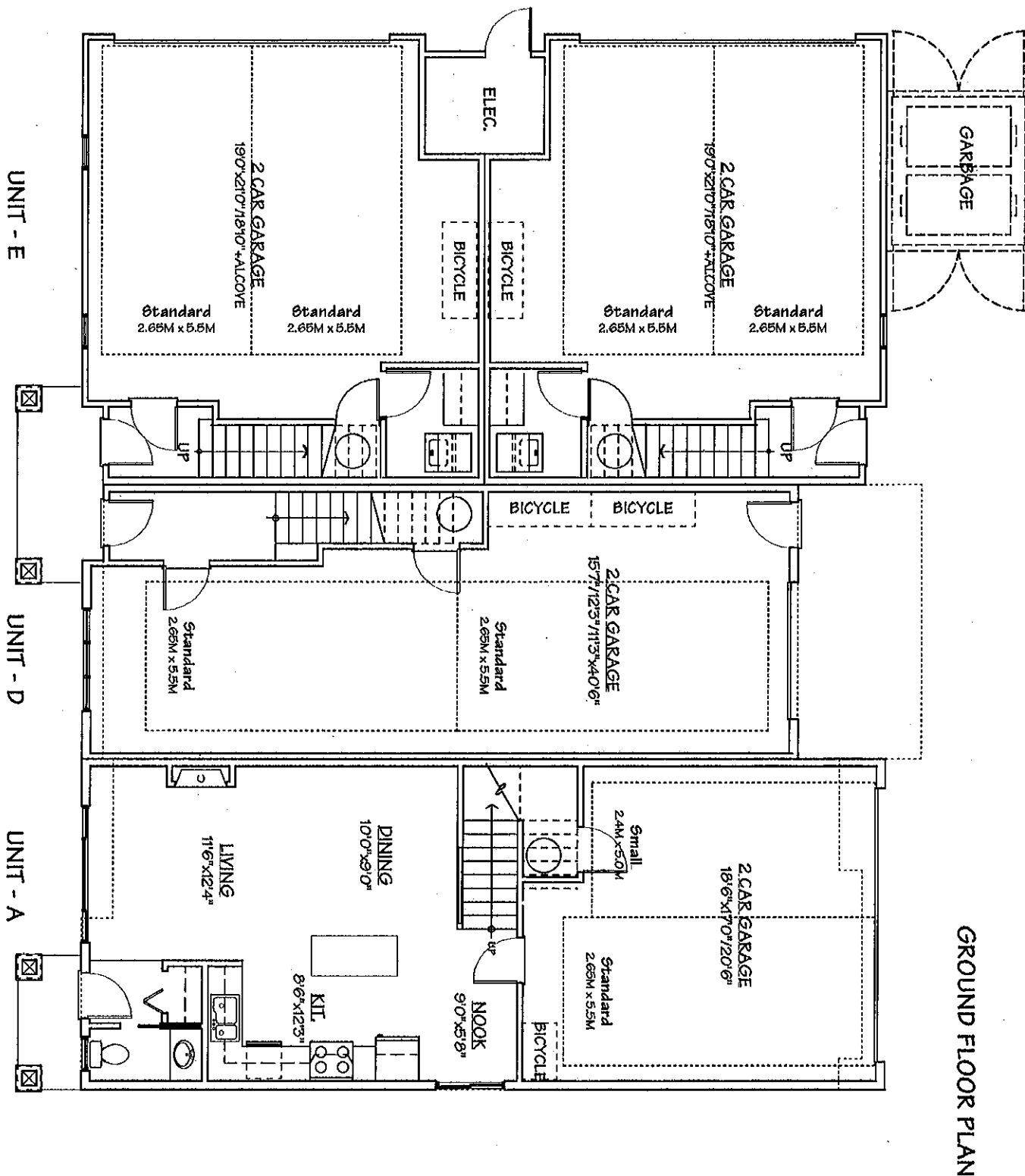
UNIT - E

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MAY 26, 2009

TOWNHOUSE DEVELOPMENT
8051, 8091, 8111 WILLIAMS ROAD,
RICHMOND

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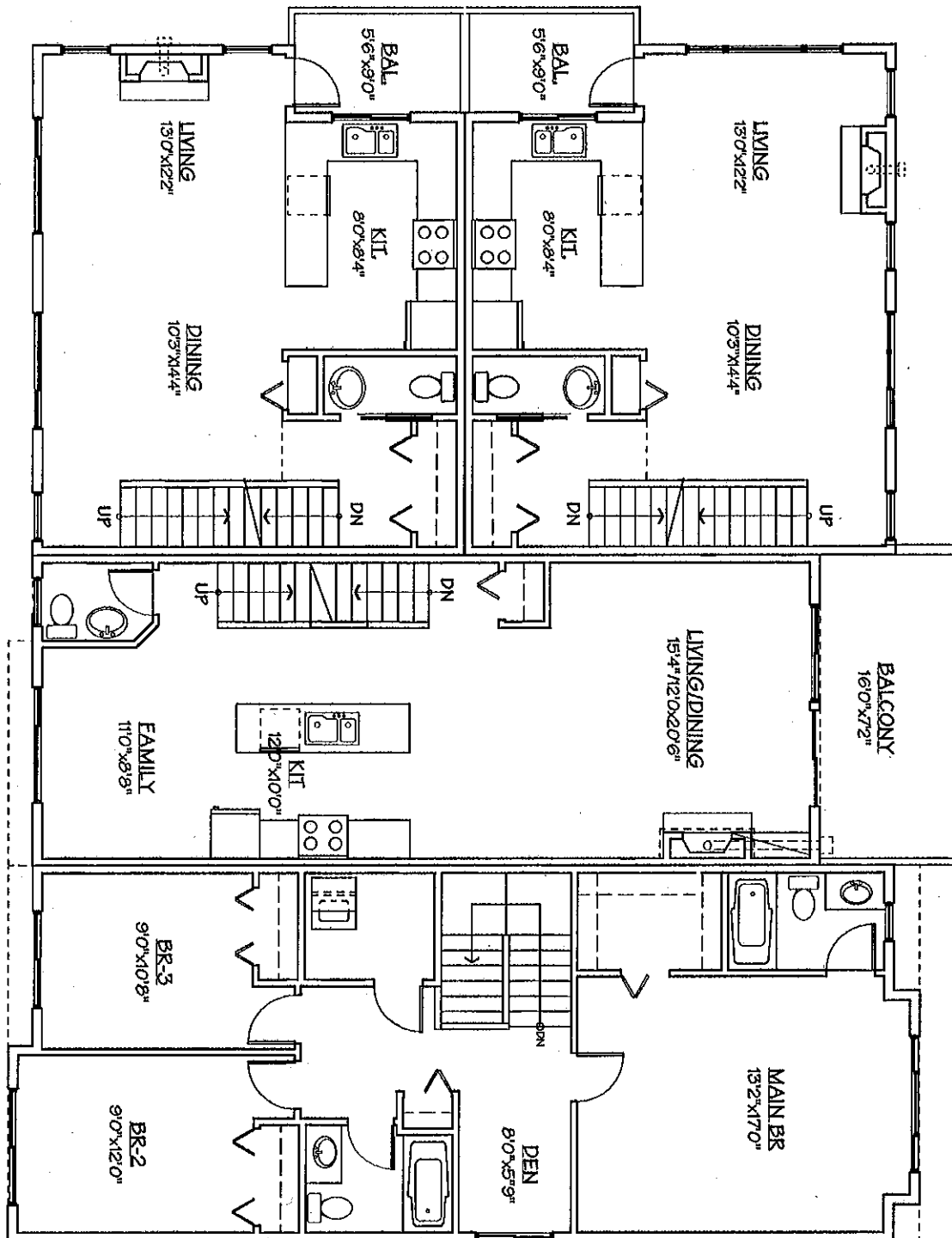
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MAY 25, 2009

TOWNHOUSE DEVELOPMENT
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RICHMOND

YAMAMOTO ARCHITECTURE INC.
2386 oak street vancouver b.c. V6H 4J1
tel: (604) 731-1127 fax: (604) 731-1327

SECOND FLOOR PLAN



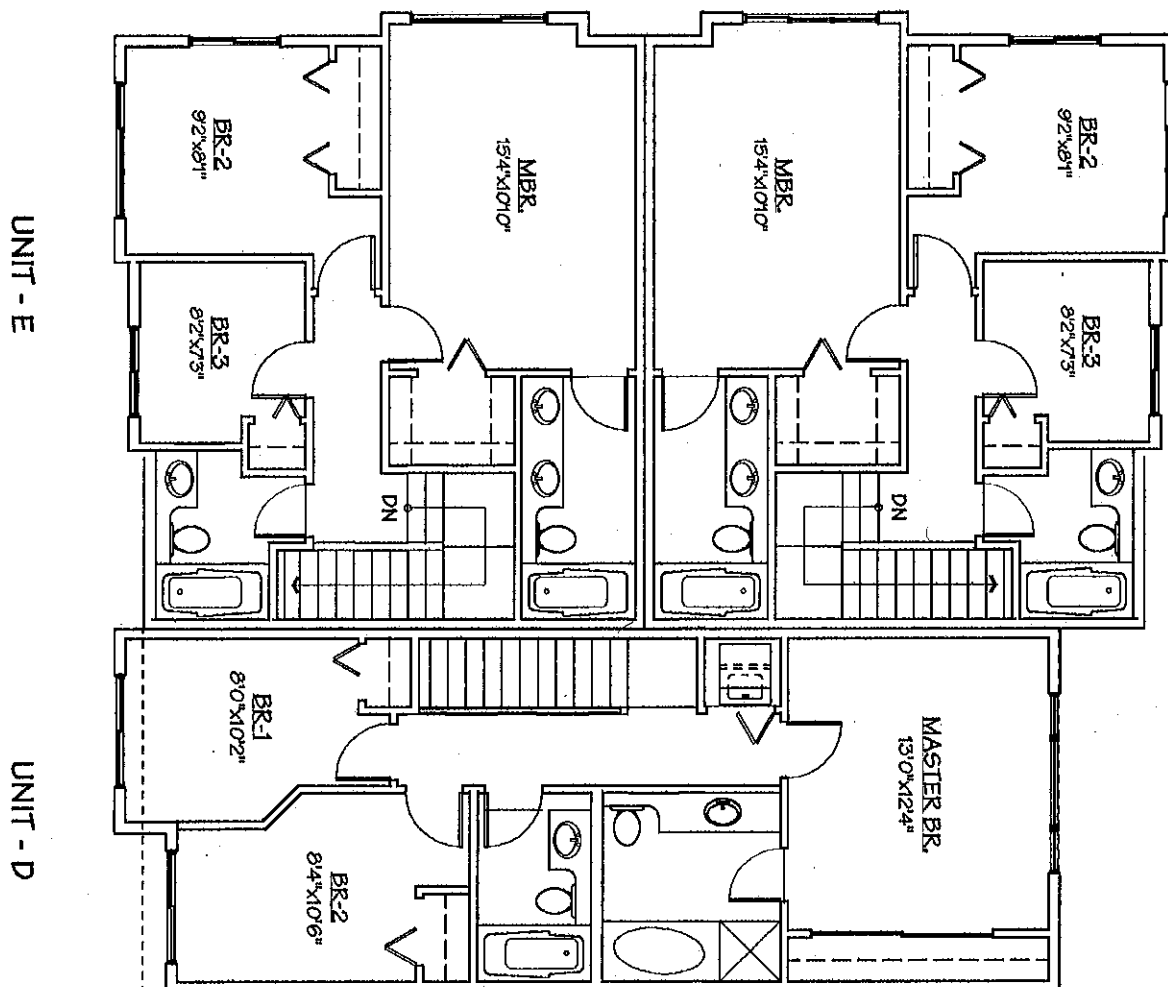
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MAY 25, 2009

TOWNHOUSE DEVELOPMENT
8051, 8091, 8111 WILLIAMS ROAD,
RICHMOND

YAMAMOTO ARCHITECTURE INC.
2386 oak street vancouver b.c. V6H 4J1
tel:(604)731-1127 fax:(604)731-1327

THIRD FLOOR PLAN



#0806

MAY 25, 2009

TOWNHOUSE DEVELOPMENT
8051, 8091, 8111 WILLIAMS ROAD,
RICHMOND

YAMAMOTO ARCHITECTURE INC.

2386 oak street vancouver b.c. V6H 4J1
tel:(604)731-1127 fax:(604)731-1327

**Rezoning Considerations
8051/8091/8111 Williams Road
RZ 08-417995**

Prior to final adoption of Zoning Amendment Bylaw 8504, the developer is required to complete the following:.

1. Dedicate a 2m wide Road strip across the Williams Road frontage from the west property line of 8051 Williams to approximately 35m east (up to 100m from No. 3 Road).
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Registration of a flood indemnity covenant on title.
4. Registration of cross access easement/agreements on title allowing future strata residents of 8031 Williams Road to utilize the recycling and garbage facilities on the subject lot and allowing access to/from 8031 Williams Road through the subject property.
5. Registration of cross access easement/agreements on title allowing future strata residents of 8131 Williams Road, and any consolidation thereof, access to/from the future development site.
6. Contribution of \$16,000 in-lieu of on-site amenity.
7. Contribution of \$2.00 per buildable square foot (e.g. \$56,852) to the City's affordable housing fund in keeping with the density bonus provisions of Townhouse District Zoning Schedule (R2-0.7D).
8. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to final adoptions of the rezoning bylaw or any construction activities, including building demolition, occurring on site.
9. Adoption of Bylaw 8499 (Townhouse District (R2-0.7D)).
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to issuance of a Building Permit the developer will be required to do the following:

1. Enter into a standard Servicing Agreement for the Design & Construction of a new 1.5m concrete sidewalk, grass boulevard, and street trees at 9m spacing along the entire frontage. Upgrading as determined by the Capacity Analysis including, but not limited to:
 - a. Upgrade 123m of storm sewer to minimum 600mm diameter along Williams Road from the east property line of #8111 Williams Road and the manhole at the east side of No. 3 Road (STMH2878/ EXD09);
 - b. Install high point manhole at the east property line of #8111 Williams Road, and;
 - c. Remove existing manhole STMH2881/ EXD08 and install new manhole to provide approximate equal pipe spacing between the new manhole at the east property line of #8111 Williams Road and existing manhole STMH 2878/ EXD09.

ATTACHMENT 4

- d. Submission of a cash in lieu of construction contribution in the amount of \$10,468 for upgrading the 19.3m of 200mm diameter storm sewer connected to the No. 3 Road major conveyance (STMH2878 to STMH2869/ EXD09 to EXD10).
 - e. Upgrade the frontage sanitary sewer (typically existing manhole to manhole) to a minimum 200 mm diameter sewer as per the City of Richmond Engineering Design Specifications.
 - f. Both storm sewer and sanitary capacity analyses are to be submitted on the Servicing Agreement Design Drawings.
2. Submit a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw No. 8499 (RZ 08-417995)
8051, 8091, 8111 WILLIAMS ROAD**

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

1. Richmond Zoning and Development Bylaw No. 5300, as amended, is further amended by inserting Section 203(E) thereof the following:

"203(E) TOWNHOUSE DISTRICT (R2 – 0.7D)"

The intent of this zoning district is to accommodate townhouses for the provision of affordable housing and to provide for a density increase.

203(E).1 PERMITTED USES

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

203(E).2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio: 0.5; PLUS

- (a) an additional 50 m² (538 ft²) per **dwelling unit** (for the exclusive use of individual units) for use as **accessory buildings** and off-street parking;
- (b) an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **Amenity Space**;
- (c) 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 203(E).2.01, the references to “0.5” in that Section are increased to a higher density of “0.7” 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 principal **building(s)**.

203(E).3 MAXIMUM LOT COVERAGE: 40%

203(E).4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Front Yard:** 6.0 m (20 ft.); EXCEPT THAT
- (a) portions of the principal **building** which are less than 5 m (16 ft.) in height and are open on those sides which face a **public road** may project into the **front yard** setback for a distance of not more than 1.5 m (5 ft.) and bay windows may project into the required **front yard** setback for a distance of not more than 0.6 m (2 ft.); and
 - (b) gateways and landscape structures, excluding garbage and recycling enclosures, that do not form part of the principal **building** are less than 3m (10ft) in height and 10 m² (107 ft²) in area, may be located within the **public road** setback.
- .02 **Side & Rear Yards:** 3 m (10 ft.); or in the case where a property line abuts a **public road:** 6 m (20 ft.); EXCEPT THAT:
- (a) balconies, bay windows, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance of not more than 0.6 m (2 ft.) and the **rear yard** for a distance of not more than 1.8 m (6 ft.);
 - (b) portions of the principal **building** which are less than 5 m (16 ft.) in height and are open on those sides which face a **public road** may project into the **side yard** setback for a distance of not more than 1.5 m (5 ft.).

203(E).5 MAXIMUM HEIGHTS

- .01 **Buildings & Structures:** Three storeys but not to exceed 11 m (36 ft.).
- .02 **Accessory Buildings & Structures:** 5 m (16 ft.).

203(E).6 MINIMUM LOT SIZE

- .01 A **building** shall not be constructed on a **lot** having a width of less than 30 m (98 ft.) or a depth of less than 35 m (115 ft.).

203(E).7 OFF-STREET PARKING

- .01 Off-street parking shall be developed and maintained in accordance with Division 400 of this Bylaw."

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw No. 8499"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8504 (RZ 08-417995)
8051, 8091, 8111 Williams Road**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing zoning designation of the following areas and by designating them **TOWNHOUSE DISTRICT (R2-0.7D)**

P.I.D. 009-913-271

Lot 3 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

P.I.D. 004-035-941

Lot 4 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

P.I.D. 004-931-505

Lot 5 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8504**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____ _____ _____ _____ _____ _____
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CITY OF RICHMOND
APPROVED by <i>al</i>
APPROVED by Director or Solicitor <i>R</i>

MAYOR

CORPORATE OFFICER