

CITY OF RICHMOND
BYLAW 7019
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7019 (RZ 98-138064)
3800 BAYVIEW STREET

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.96 thereof the following:

"291.96 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/96)"

The intent of this medium-density zoning district is to provide for the shopping, personal service, business, entertainment, mixed commercial/residential and industrial needs of the Steveston area, including a limited area for one neighbourhood public house.

291.96.1 PERMITTED USES

RETAIL TRADE & SERVICES, but excluding **gas station**, and the sales and servicing of automobiles, trailers or motorcycles;
OFFICE;
FOOD CATERING ESTABLISHMENT ;
ANIMAL HOSPITAL or **CLINIC**, **including caretaker residential accommodation** in conjunction therewith;
EDUCATIONAL INSTITUTION;
RECREATION FACILITY;
COMMERCIAL ENTERTAINMENT ;
HOTEL;
NEIGHBOURHOOD PUBLIC HOUSE but limited to the second storey;
STUDIO for artist, display, dance, radio, television or recording;
MIXED COMMERCIAL/RESIDENTIAL USE;
AUTOMOBILE PARKING;
TRANSPORTATION;
LIGHT INDUSTRY;
COMMUNITY USE;
ACCESSORY USES, BUILDINGS & STRUCTURES.

291.96.2 PERMITTED DENSITY

- .01 **Maximum Floor Area Ratio:**
 - a) For Automobile Parking as a principal use: No maximum limit.
 - b) For all other uses: 1.0 (exclusive of parts of the **building** which are **used** for for-street parking purposes).
- .02 Notwithstanding .01 above, the **Neighbourhood Public House** shall be permitted to have a maximum area of 120.77 m² (1300 ft²)

291.96.3 MAXIMUM HEIGHTS

.01 **Buildings:** 9 m (29.528 ft.), but containing not more than 2 **storeys**.

.02 **Structures:** 20 m (65.617 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/96)**.

P.I.D. 013-036-581

Parcel "ONE" Section 10 Block 3 North Range 7 West New Westminster District Reference Plan 80414

- 3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7019**".

READ A FIRST TIME ON :

A PUBLIC HEARING WAS HELD ON:

READ A SECOND TIME ON:

READ A THIRD TIME ON:

OTHER REQUIREMENTS SATISFIED ON:

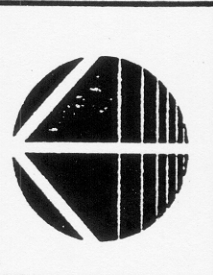
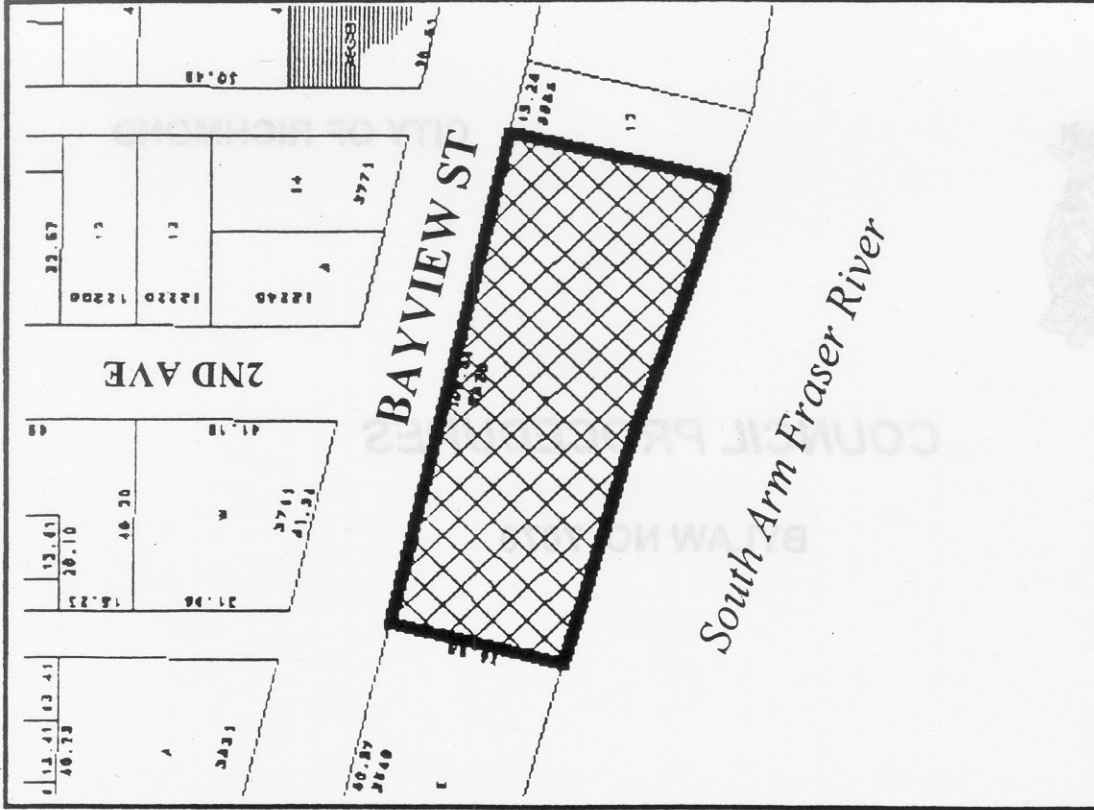
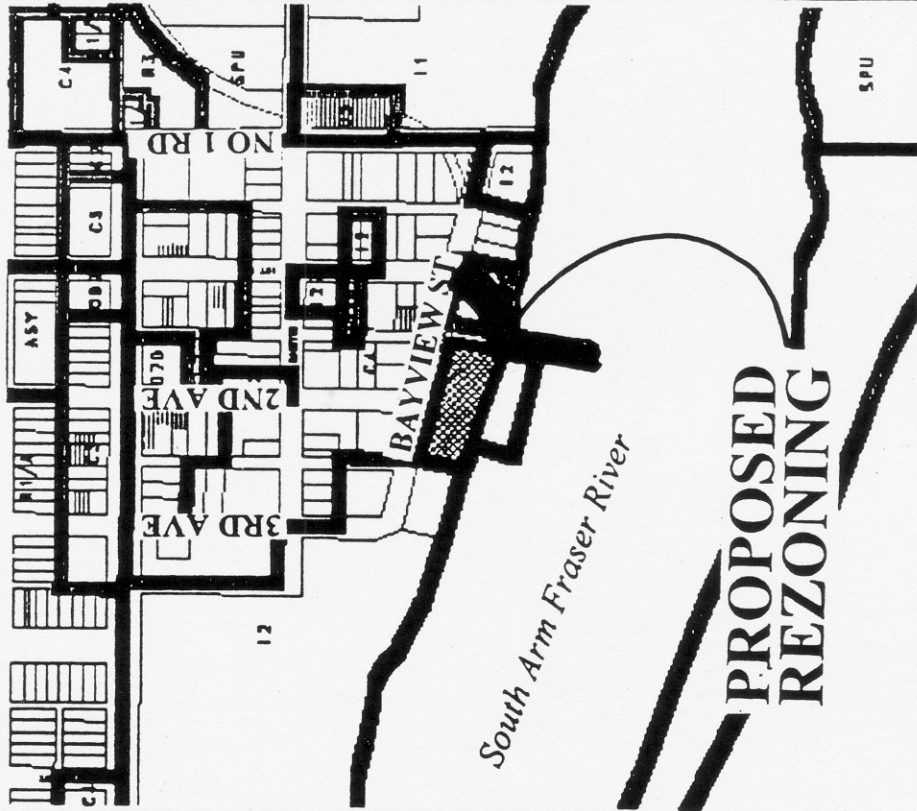
ADOPTED ON:

MAYOR

CITY CLERK

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

City of Richmond



RZ 98-138064

Original Date: 05/06/99

Revision Date:

Note: Dimensions are in METERS