

CITY OF RICHMOND  
BYLAW 7087  
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300  
AMENDMENT BYLAW 7087 (RZ 99-163044)  
13020 NO. 2 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 inserting as Section 291.112 thereof the following:

**“291.112 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/112)”**

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. The district also provides for ground level studio-office components associated with residential uses.

**291.112.1 PERMITTED USES**

- .01 The following uses are permitted within the area identified as “A” in Diagram 1, Section 291.112.1.05, provided they are restricted to the ground floor:

**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**;

**STUDIO** for artist, display, dance, radio, television or recording;

**AUTOMOBILE PARKING**;

**TRANSPORTATION**;

**COMMUNITY USE**;

**ACCESSORY USES, BUILDINGS & STRUCTURES**;

**RESIDENTIAL PARKING, ACCESS AND STORAGE** within a parking garage.

.02 The following uses are permitted within the area identified as "A" in Diagram 1, Section 291.112.1.05, provided there are restricted to the second and third floors:

**RESIDENTIAL;**  
**HOME OCCUPATION;**  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**.

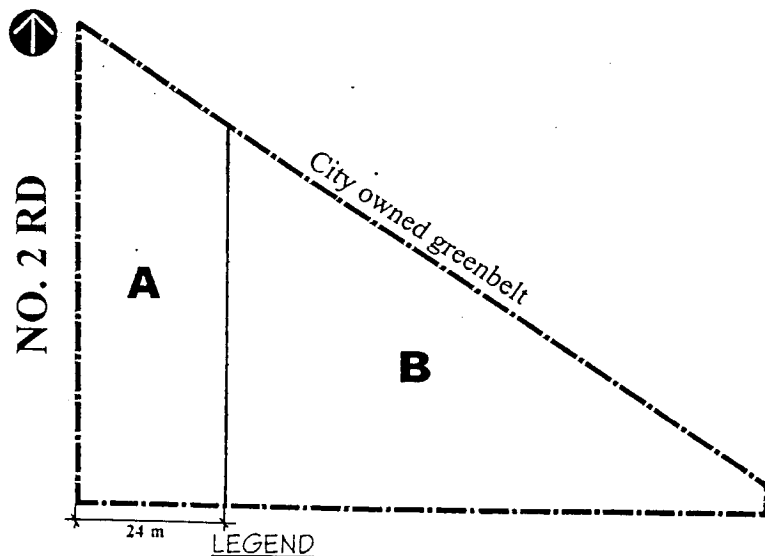
.03 The following uses are permitted within the area identified as "B" in Diagram 1, Section 291.112.1.05, provided they are restricted to the ground floor:

**OFFICE**, provided that the use is carried out only by members of the **family** residing in the **dwelling unit**;  
**STUDIO** for artist, display, dance, radio, television or recording, provided that the use is carried out only by members of the **family** residing in the **dwelling unit**;  
**ACCESSORY USES, BUILDINGS & STRUCTURES** but excluding **secondary suites**;  
**RESIDENTIAL PARKING, ACCESS AND STORAGE** within a parking garage;  
**AUTOMOBILE PARKING** accessory to uses in Area A and/or Area B.

.04 The following uses are permitted within the area identified as "B" in Diagram 1, Section 291.112.1.05, provided they are restricted to the second and third floors:

**RESIDENTIAL;**  
**HOME OCCUPATION;**  
**BOARDING & LODGING** limited to two persons per **dwelling unit**;

.05 Diagram 1



**291.112.2 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 off-street parking purposes).

**291.112.3 MAXIMUM LOT COVERAGE: 40%****291.112.4 MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Buildings**
- |     |                         |                    |
|-----|-------------------------|--------------------|
| (a) | South Property Line     | 3.0 m (9.843 ft.)  |
| (b) | Northerly Property Line | 6.7 m (21.982 ft.) |
| (c) | West Property Line      | 1.5 m (4.921 ft.)  |
- .02 No projections shall be permitted to encroach on the required setbacks, EXCEPT:
- (a) Northerly Property Line – **Building** projections, in the form of canopies, uncovered balconies, and planters, with a minimum clear distance of 3 m (9.843 ft.) above grade may project up to 1.5 m (4.921 ft.) into the setback; and
  - (b) South and West Property Lines – **Building** projections, in the form of canopies may project up to 1.5 m (4.921 ft.) into the setback.

**291.112.5 MAXIMUM HEIGHTS**

- .01 **Buildings:** 12 m (39.370 ft.), but containing not more than 3 storeys.
- .02 **Structures:** 20 m (65.617 ft.).

**291.112.6 OFF-STREET PARKING**

Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw, EXCEPT that:

- (a) For Commercial uses occurring within the area identified as "A" in Diagram 1, Section 291.112.1.05, the minimum number of spaces required shall be 4.0 for each 100m<sup>2</sup> (1076.43 ft<sup>2</sup>) of **gross leasable floor area**;

- (b) For Multiple-Family residential uses occurring within either area identified as "A" or "B" in Diagram 1, Section 291.112.1.05, the minimum number of spaces required shall be 1.5 spaces for each dwelling unit;
- (c) For OFFICE or STUDIO uses occurring within the area identified as "B" in Diagram 1, Section 291.112.1.05, the minimum number of spaces required shall be 2.0 spaces for each 100m<sup>2</sup> (1076.43 ft<sup>2</sup>) of OFFICE or STUDIO area."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw No. 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/112)**:

P.I.D. 000-450-057

Parcel "A" (Explanatory Plan 10350) Lot 1 West ½ Section 18 Plan 6195 and of West ½ Section 7 Block 3 North Range 6 West New Westminster District.

3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7087"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

MAY 08 2000

JUN 19 2000

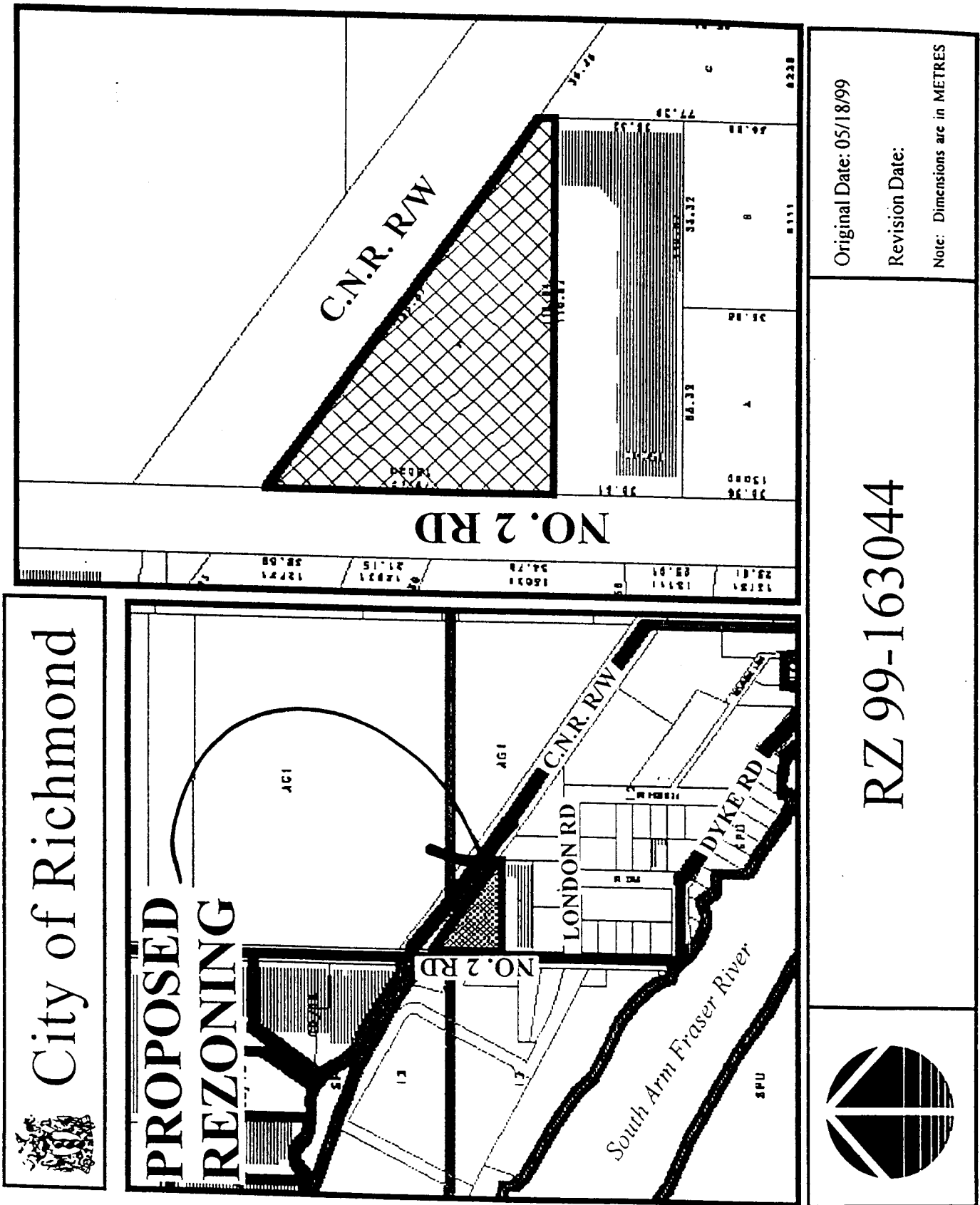
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CITY OF RICHMOND
APPROVED for content by originating dept. HB
APPROVED for legality by Solicitor <i>[Signature]</i>

\_\_\_\_\_  
CITY CLERK



City of Richmond

**PROPOSED  
REZONING**

RZ 99-163044

Original Date: 05/18/99

Revision Date:

Note: Dimensions are in METRES

