



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7856 (ZT 04-010735)
4151 HAZELBRIDGE WAY**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by:
 - 1.1 Repealing the intent statement under Section 291.86 Comprehensive Development District (CD/86) and replacing it with the following:

“The intent of this zoning district is to provide for medium density, transit-supportive, mixed use development in an area affected by aircraft noise.”
 - 1.2 Inserting in Section 291.86.1 thereof the following:

“**MIXED COMMERCIAL/RESIDENTIAL USE**, provided that not more than 0.4 **floor area ratio** of the maximum 1.69 **floor area ratio** (exclusive of the parts of the **building** that are **used** for off-street parking purposes or unenclosed balconies) will be **used** for **residential** purposes;”
 - 1.3 Repealing Section 291.86.2.01(b) thereof and replacing it with the following:

“b) For all other **uses**: 1.69 (exclusive of parts of the **building** that are **used** for off-street parking purposes or unenclosed balconies).”
 - 1.4 Repealing Section 291.86.5.01 thereof and replacing it with the following:

“.01 Road Setbacks: 3 m (9.843 ft.)
EXCEPT THAT unenclosed balconies forming part of the principal **building** may project into the road setback for a distance of not more than 1 m (3.281 ft.)”
 - 1.5 Repealing Section 291.86.6.01(a) thereof and replacing it with the following:

“a) For **Hotel** and **Mixed Commercial/Residential Use buildings**: 34.29 m (112.5 ft.)”

1.6 Repealing Section 291.86.7.01(a) thereof and replacing it with the following:

“a) The minimum number of parking spaces provided shall be:

For **Residential**:

1 space for each **dwelling unit** having a maximum of one bedroom and 1.5 spaces for each **dwelling unit** having two or more bedrooms.

For **Hotel**:

1 space for each 2 guest sleeping rooms; plus 3.75 spaces for each 100 m² (1,076.43 ft²) of **gross leasable floor area** of **building used** for restaurant/coffee shop, lounges, meeting/convention, cabaret, banquet facilities, lobby, and commercial (office/retail) use.

For all other uses:

3.75 for each 100 m² (1,076.43 ft²) of **gross leasable floor area** of a **building**, EXCEPT that no parking shall be required for Community Amenity Space.”

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7856**”.

FIRST READING

DEC 13 2004

PUBLIC HEARING

JAN 17 2005

SECOND READING

JAN 17 2005

THIRD READING

JAN 17 2005

OTHER REQUIREMENTS SATISFIED

FEB 10 2005

ADOPTED

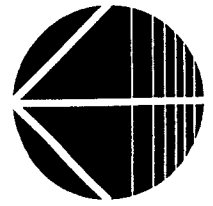
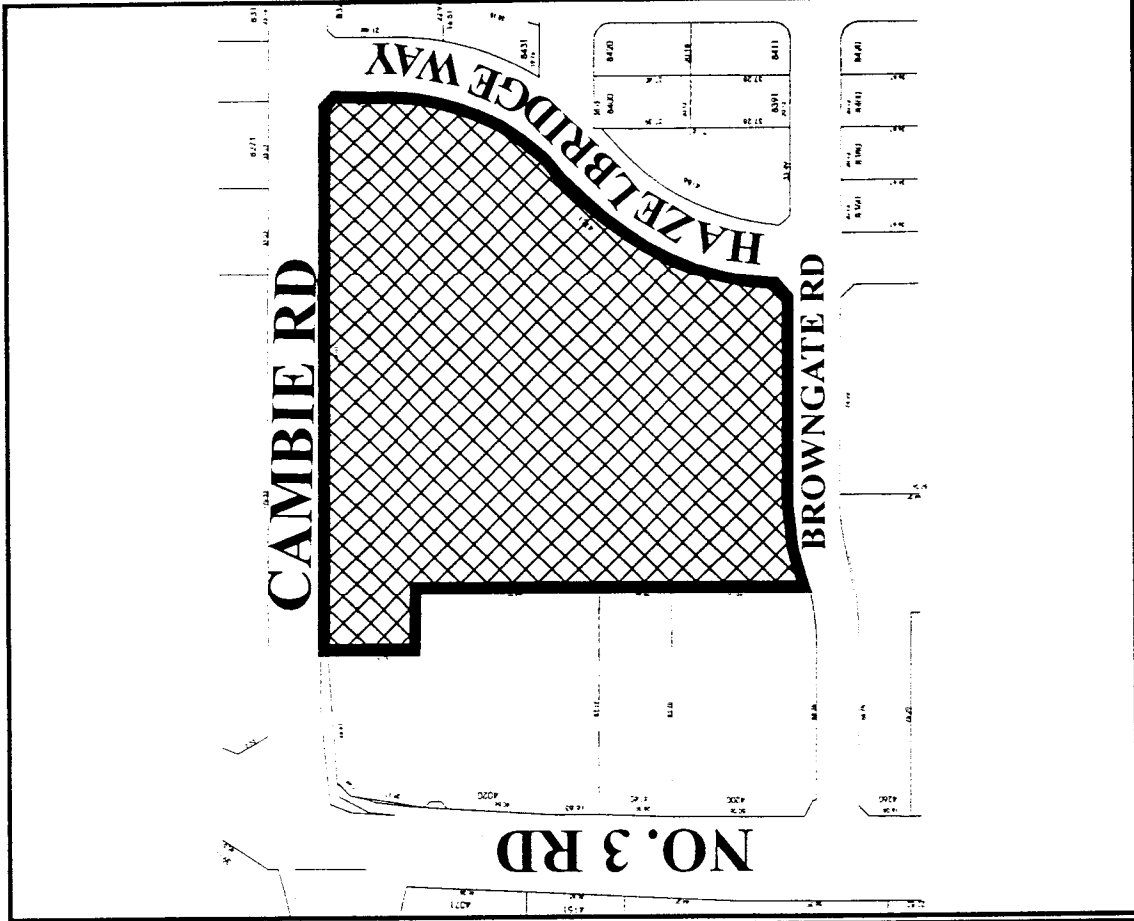
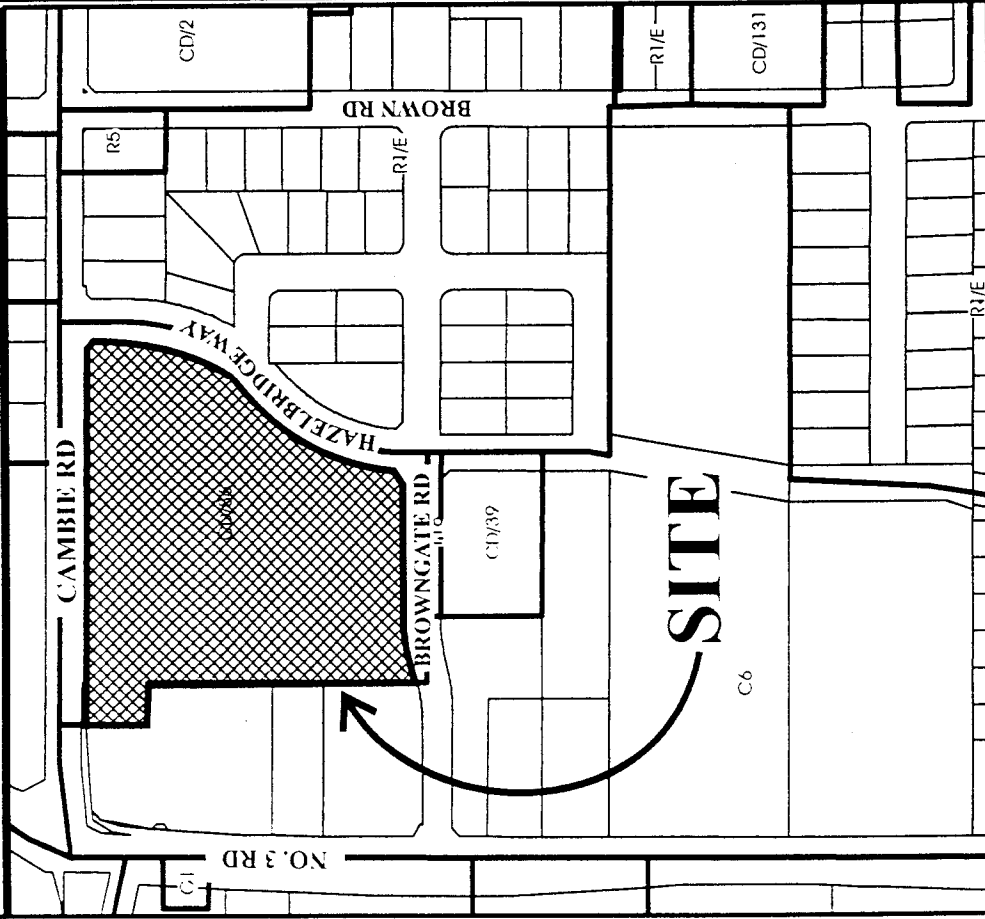
MAYOR

CITY CLERK





City of Richmond



ZT04-010735

Original Date: 11/04/04

Revision Date:

Note: Dimensions are in METRES