

CITY OF RICHMOND
BYLAW 7274

**RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW (RZ 01-112787)
13811 AND 13911 WIRELESS WAY
13631, 13671, 13691, 13831 AND 13911 SPARWOOD PLACE
A PORTION OF THE SPARWOOD PLACE ROAD RIGHT-OF-WAY
5611 NO. 6 ROAD**

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

1. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as Section 291.110 thereof the following:

291.110 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/110)

The intent of this zoning district is to provide for clean industrial uses together with independent office uses.

291.110.1 PERMITTED USES

**LIGHT INDUSTRY;
CUSTOM WORKSHOPS, TRADES & SERVICES, but excluding
personal services;
EDUCATIONAL INSTITUTION;
RECREATION FACILITY;
OFFICE;
FOOD CATERING ESTABLISHMENT, but excluding banquet hall
facility;
COMMUNITY USE;
CARETAKER RESIDENTIAL ACCOMMODATION, limited to one
such unit per lot;
AUTOMOBILE PARKING;
ACCESSORY USES, BUILDINGS & STRUCTURES.**

291.110.2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio: 1.0

291.110.3 MAXIMUM LOT COVERAGE: 60%

291.110.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Road Setbacks: 6 m (19.685 ft.).

.02 Waterfront Setbacks: A **food catering establishment** shall not be located within 20 m (65.617 ft.) of the high water mark.

291.110.5 MAXIMUM HEIGHTS

- .01 **Buildings:** 3 storeys to a maximum of 13 m (42.651 ft.) to the roof deck and 15 m (49.213 ft.) for mechanical equipment and architectural features only.
- .02 **Structures:** 20 m (65.617 ft.).

291.110.6 OFF-STREET PARKING

Off-street parking shall be provided in accordance with Section 400 of this Bylaw, except that:

- .01 The required number of parking spaces shall be 2.8 spaces for each 100 m² (1,076.43 ft²) of **gross leasable floor area of building**.
- .02 Off-street parking spaces shall be located no closer than 1.5 m (4.921 ft.) to a property line which abuts a **public road**.

- 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/110)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 7274".

- 3. Bylaw No. 3556 is repealed and the Mayor and Clerk are hereby authorised to execute any documents necessary to discharge the Land Use Contract adopted by that Bylaw in the Land Title Office.
- 4. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7274**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

AUG 27 2001

SEP 17 2001

SEP 17 2001

SEP 17 2001

OCT 22 2001

FEB 18 2004

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

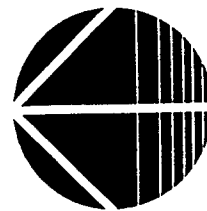
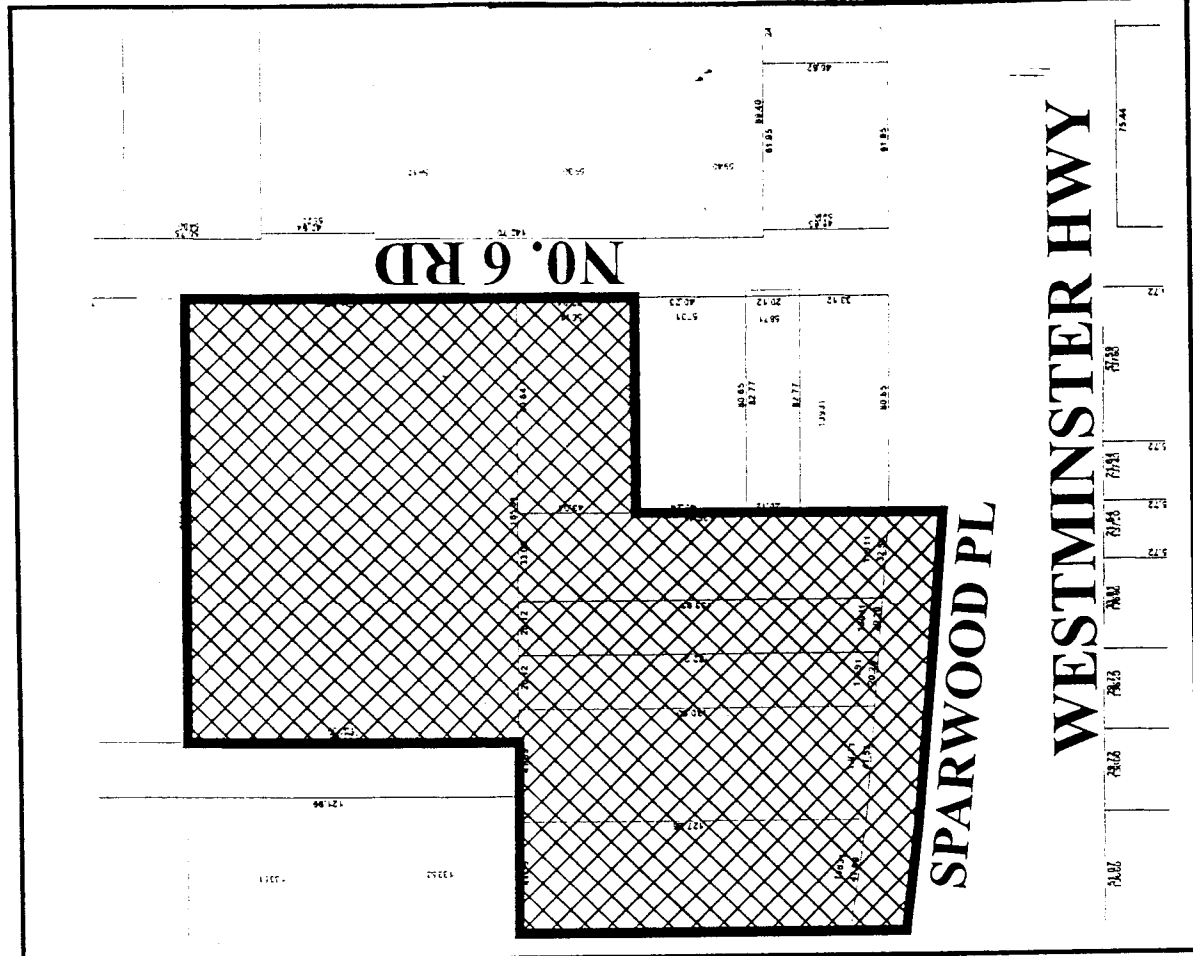
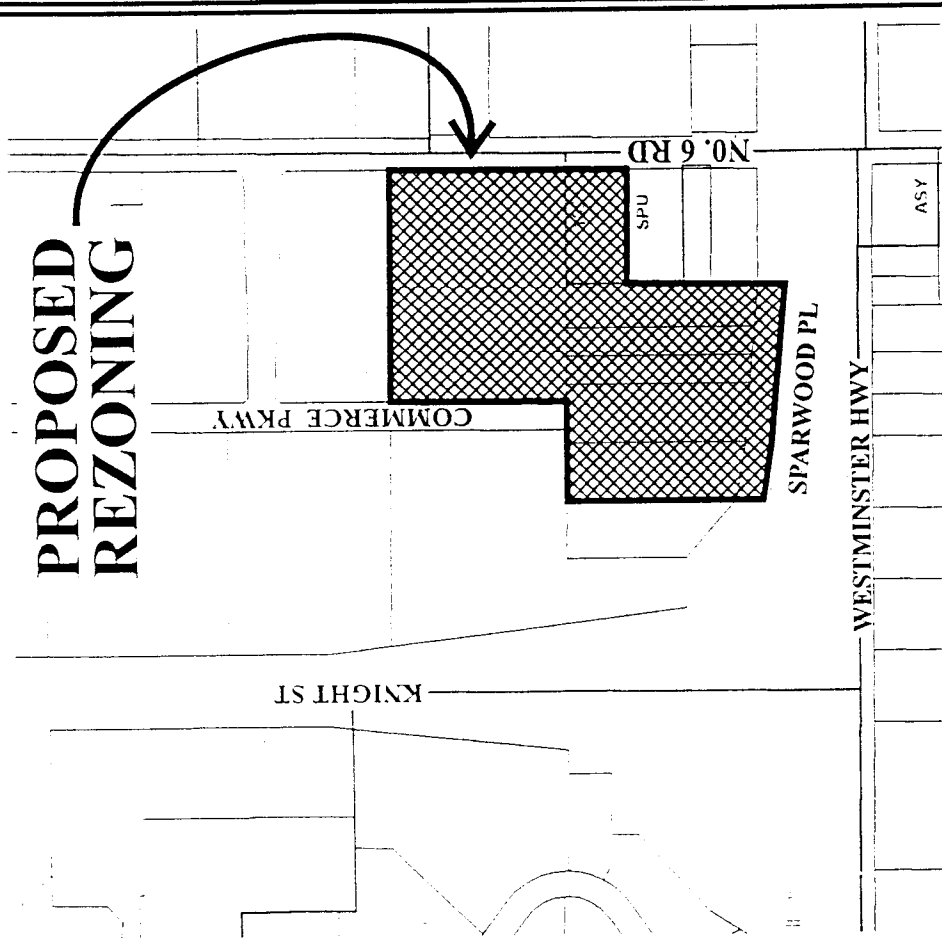
MAYOR

CITY CLERK



City of Richmond

PROPOSED REZONING



RZ 01-112787

Original Date: 02/01/01

Revision Date: 08/08/01

Note: Dimensions are in METRES