



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7339 (RZ 01-195103)  
NORTH 25.603 M (84 FT.) OF 8868 ODLIN CRESCENT**

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 291.132 thereof the following:

**“291.132 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/132)”**

The intent of this zoning district is to accommodate light industrial uses, commercial support services, and limited places of worship and assembly uses.

**291.132.1 PERMITTED USES**

**LIGHT INDUSTRY;**  
**CUSTOM WORKSHOPS, TRADES & SERVICES;**  
**OFFICE;**  
**COMMUNITY USE;**  
**CARETAKER RESIDENTIAL ACCOMMODATION**, limited to one such unit per lot;  
**PLACES OF WORSHIP & ASSEMBLY**, provided that not more than 0.3 floor area ratio of the maximum 1.0 floor area ratio (exclusive of parts of the building which are used for off-street parking purposes) will be used for such purposes;  
**ADULT EDUCATIONAL INSTITUTIONS;**  
**PRIVATE EDUCATIONAL INSTITUTIONS;**  
**STUDIO** for artist, display, dance, radio, television or recording;  
**AUTOMOBILE PARKING;**  
**RADIO AND TELEVISION TRANSMISSION FACILITY;**  
**ACCESSORY USES, BUILDINGS & STRUCTURES.**

**291.132.2 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).
  - (c) An additional 0.1 **floor area ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**.
  - (d) An additional 0.2 **floor area ratio** is permitted provided that it is entirely **used** to accommodate **Public Amenity Space**.

**291.132.3 MAXIMUM LOT COVERAGE: 60%**

**291.132.4 MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Front Yard:** 3 m (9.843 ft.)

**291.132.5 MAXIMUM HEIGHTS**

- .01 **Buildings:** 15 m (49.213 ft.)
- .02 **Structures:** 20 m (65.617 ft.)

**291.132.6 OFF-STREET PARKING**

- .01 Off-street parking shall be provided in accordance with Division 400 of this bylaw, **EXCEPT THAT:**
- (a) The minimum aisle width shall be 6.71 m (22.014 ft.).
  - (b) No parking shall be located between the **building** and a **property line** abutting a **public road**.

**291.132.7 SIGNAGE**

- .01 Signage shall be in compliance with City of Richmond's Sign Bylaw No. 5560 as it applies to development in the Downtown Commercial District (C7), EXCEPT THAT no freestanding sign shall be permitted.
  
- 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/132)**.  
  
P.I.D. 023-597-071  
North 25.603 m (84 ft.) of Lot 9 Section 33 Block 5 North Range 6 West New Westminster District Plan LMP30785
  
- 3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7339"**.

FIRST READING

MAR 25 2002

PUBLIC HEARING

APR 15 2002

SECOND READING

APR 15 2002

THIRD READING

APR 15 2002

OTHER REQUIREMENTS SATISFIED

MAY 21 2002

ADOPTED

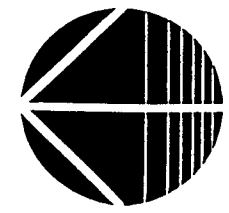
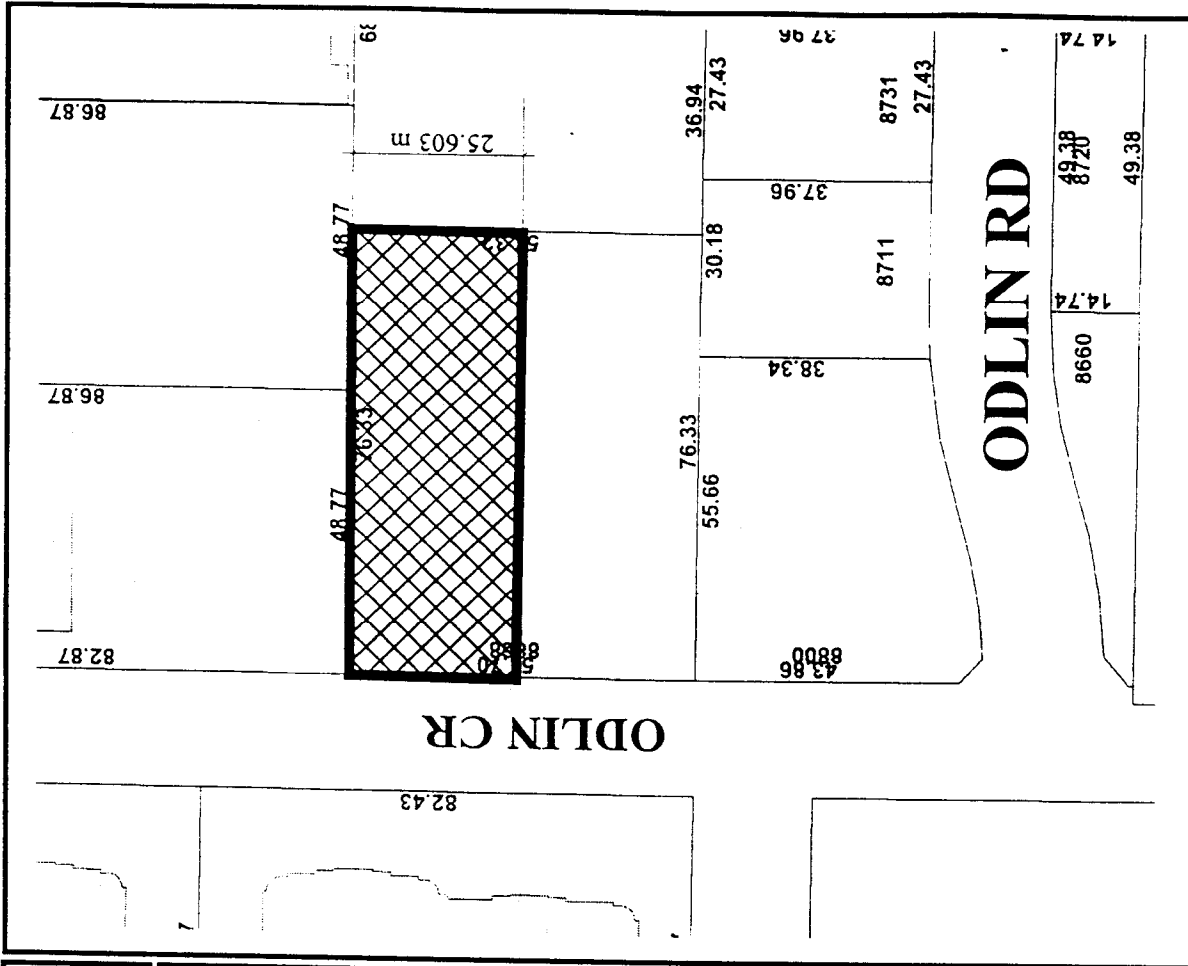
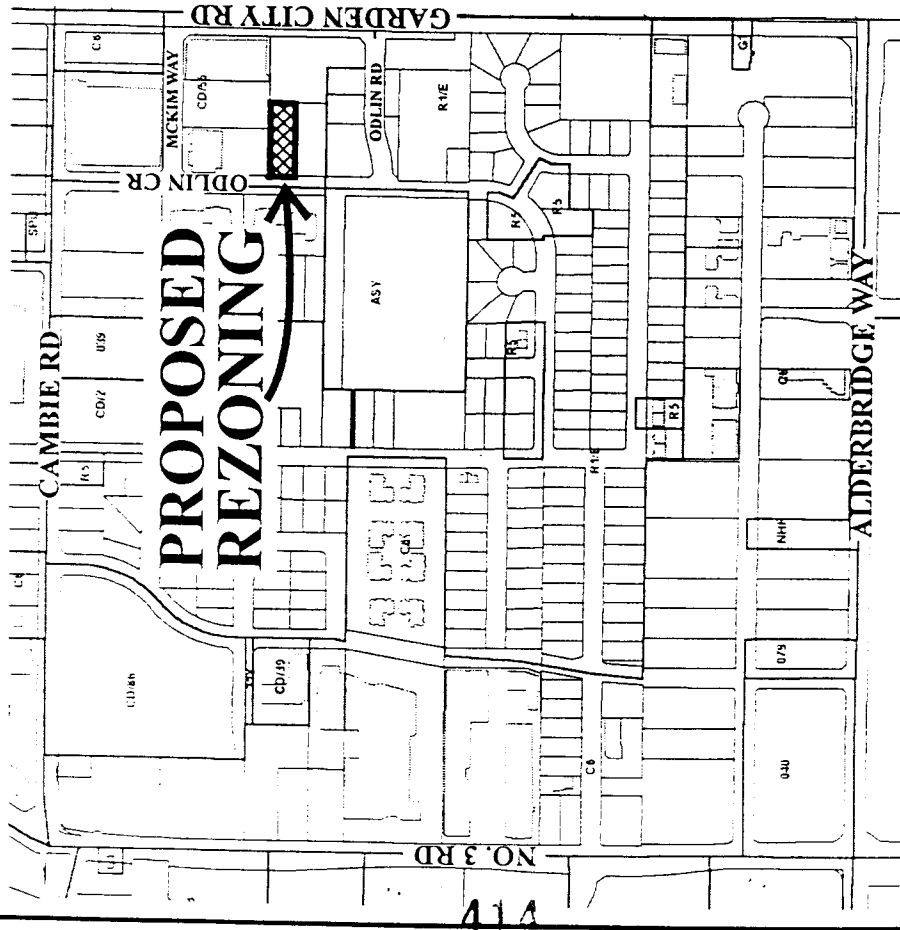
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MAYOR

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CITY CLERK





# City of Richmond



## RZ 01-195103

Original Date: 10/09/01

Revision Date: 03/06/02

Note: Dimensions are in METRES