



City of Richmond

**ADDITIONAL BYLAW
FOR ADOPTION
MONDAY, JUNE 11, 2007**

Bylaw 8072

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8072 (RZ 04-275910)
3031 NO. 3 ROAD
(formerly including 8200 CORVETTE WAY)**

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

1. Richmond Zoning and Development Bylaw 5300, Section 291.85 "Comprehensive Development District (CD/85)" is amended by replacing it with the following Section 291.85 "Comprehensive Development District (CD/85)":

" 291.85 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/85)

The intent of this zoning district is to accommodate hotel and associated accessory services, offices, and commercial uses.

291.85.1 PERMITTED USES

**HOTEL;
AUTOMOBILE PARKING;
ACCESSORY BUILDINGS & STRUCTURES;**

The following uses are permitted PROVIDED THAT they are an **ACCESSORY USE** to a **HOTEL**:

Retail Trade, but excluding a **gas station** and the sales and servicing of automobiles, trailers or motorcycles;
Personal Services;
Office;
Food Catering Establishment;
Commercial Entertainment;
Licensee Retail Store;
Neighbourhood Public House.

291.85.2 PERMITTED DENSITY

- .01 **Maximum Floor Area Ratio: 1.2**
- .02 For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude those portions of **buildings used** for automobile parking.

291.85.3 MAXIMUM LOT COVERAGE: 45%

291.85.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Public Road setback:

- a) Sea Island Way: 6 m (19.7 ft.);
- b) No. 3 Road: 6 m (19.7 ft.); and
- c) Corvette Way: 3 m (9.8 ft.);

EXCEPT THAT entry canopies, porches, balconies and bay windows forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1 m (3.3 ft.).

.02 Side & Rear Yards: 0 m (0 ft.).

291.85.5 MAXIMUM HEIGHTS

.01 Buildings & Structures: 30.5 m (100 ft.).

291.85.6 OFF-STREET PARKING

Off-street parking and loading shall be provide and maintained in accordance with Division 400 of this bylaw, EXCEPT THAT:

.01 The minimum manoeuvring aisle width shall be 6.7 m (22.0 ft.)."

2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8072".

FIRST READING

JUN 26 2006

A PUBLIC HEARING WAS HELD ON

JUL 17 2006

SECOND READING

JUL 17 2006

THIRD READING

JUL 17 2006

MINISTRY OF TRANSPORTATION

SEP 28 2006

OTHER REQUIREMENTS SATISFIED

JUN 08 2007

ADOPTED

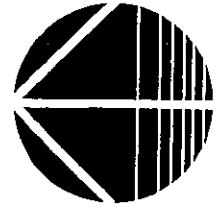
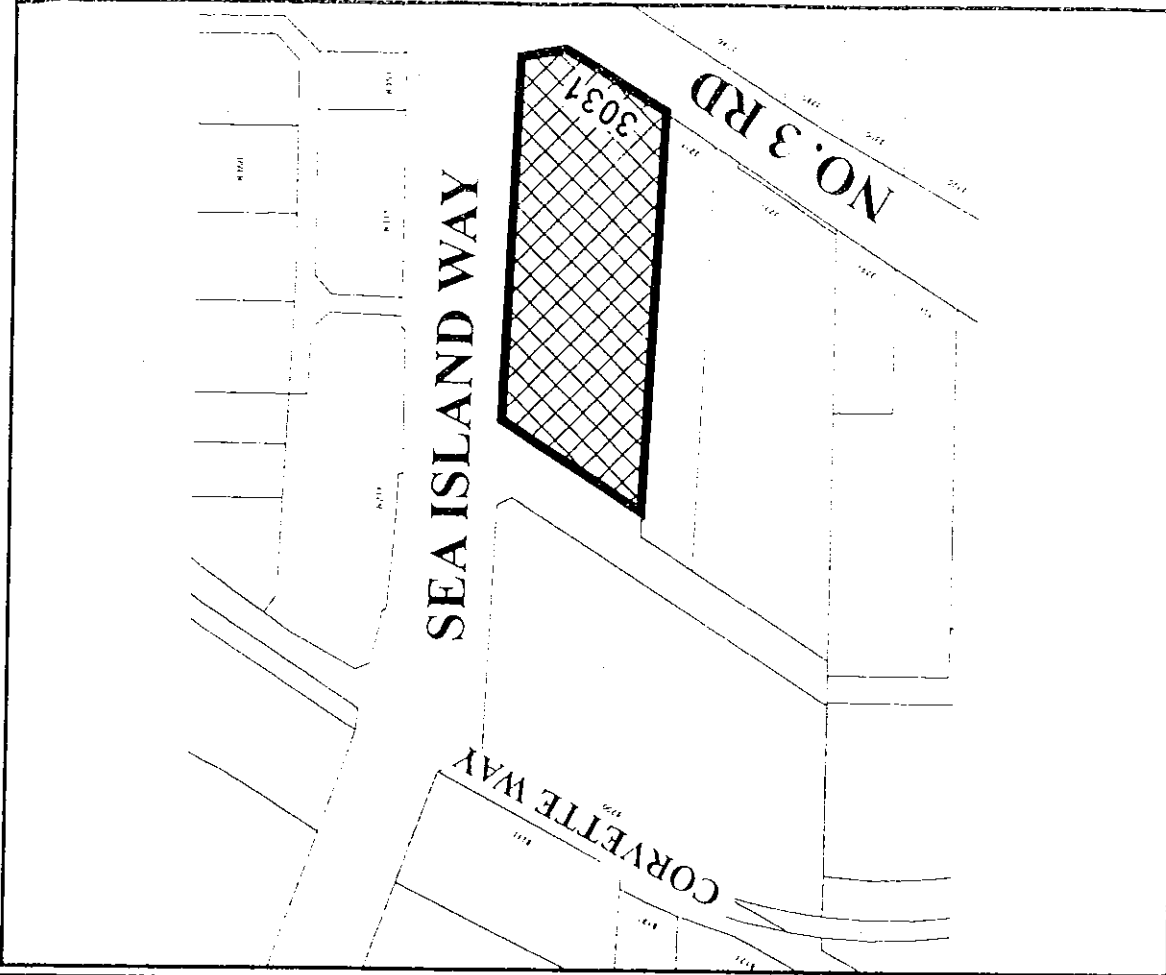


MAYOR

CORPORATE OFFICER



City of Richmond



Textural Amendment to CD/85

Original Date: 05/24/06

Revision Date: 05/26/06

Note: Dimensions are in M.F.T.S.