

CITY OF RICHMOND

BYLAW NO. 6893

RICHMOND ZONING AND DEVELOPMENT BYLAW NO. 5300 AMENDMENT BYLAW NO. 6893 (RZ 96-017669) 3031 NO. 3 ROAD AND 8160, 8180 AND 8200 CORVETTE WAY

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 291.85 thereof the following:

"291.85 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/85)

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

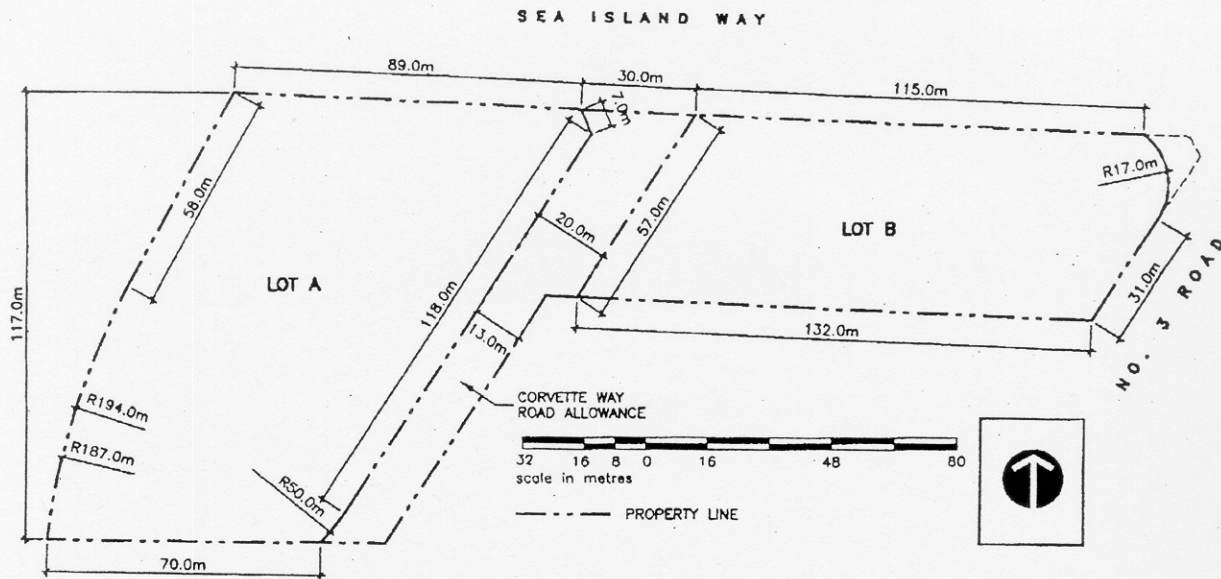
291.85.1 PERMITTED USES

- .01 In the area identified as "Lot A" in Diagram 1, Section 291.85.1.03:

HOTEL;
COMMUNITY USE;
AUTOMOBILE PARKING;
USES ACCESSORY TO HOTEL USE, limited to Retail Trade, Personal Services, Office, Food Catering Establishment, Recreation Facility, Commercial Entertainment, Adult Educational Institution, Assembly & Public Use and Radio and Television Transmission Facilities provided that the use does not occur within 20 metres (65.617 feet) the ground;
ACCESSORY USES, BUILDINGS & STRUCTURES.

- .02 In the area identified as "Lot B" in Diagram 1, Section 291.85.1.03:

RETAIL TRADE & SERVICES, but excluding gas station;
OFFICE;
FOOD CATERING ESTABLISHMENT;
EDUCATIONAL INSTITUTION;
RECREATION FACILITY;
COMMERCIAL ENTERTAINMENT;
STUDIO for artist, display, dance, radio, television or recording;
AUTOMOBILE PARKING;
TRANSPORTATION;
COMMUNITY USE;
RADIO AND TELEVISION TRANSMISSION FACILITIES, provided that this use does not occur within 20 metres (65.617 feet) of the ground;
ACCESSORY USES, BUILDINGS & STRUCTURES.

.03 Diagram 1**291.85.2 PERMITTED DENSITY**

- .01 In the area identified as "Lot A" on Diagram 1, Section 291.85.1.03, the maximum floor area ratio shall be 2.62.
- .02 In the area identified as "Lot B" on Diagram 1, Section 291.85.1.03, the maximum floor area ratio shall be 1.50.
- .03 Buildings and structures used for automobile parking are excluded from floor area ratio calculations.

291.85.3 MAXIMUM LOT COVERAGE

- .01 For the area identified as "Lot A" on Diagram 1, Section 291.85.1.03, the maximum lot coverage shall be 55%.
- .02 For the area identified as "Lot B" on Diagram 1, Section 291.85.1.03, the maximum lot coverage shall be 75%.

291.85.4 MINIMUM SETBACKS FROM PROPERTY LINES: 6 metres (19.685 feet)

PROVIDED THAT there shall be no minimum setback from the south property line of the area identified as "Lot B" in Diagram 1, Section 291.85.1.03.

291.85.5 MAXIMUM HEIGHTS

- .01 **Buildings & Structures:** 47 metres (154.20 feet) in the area identified as "Lot A" on Diagram 1, Section 291.85.1.03.
- .02 **Buildings & Structures:** 30.48 metres (100 feet) in the area identified as "Lot B" in Diagram 1, Section 291.85.1.03.

291.85.6 PARKING

- .01 Off-street parking shall be developed, provided and maintained in accordance with Section 400 of this Bylaw, provided that, at the completion of development of the area identified as "Lot A" in Diagram 1, Section 291.85.1.03, the minimum number of parking spaces, including a maximum of 249 off-site spaces, provided for the combined areas identified as "Lot A" and "Lot B" in Diagram 1, Section 291.85.1.03, shall be 746;

AND FURTHER PROVIDED THAT at the completion of development on both areas, identified as "Lot A" and "Lot B" in Diagram 1, Section 291.85.1.03, the combined minimum number of on-site parking spaces provided on the said areas "Lot A" and "Lot B" shall be 766.

- .02 For the purposes of this section, completion of development shall mean final inspection or issuance of a provisional occupancy permit for the principal buildings on the respective sites, whichever comes first."

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of the 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/85):**

P.I.D. 001-659-391

Lot 5 Except: Part Included in Plan 24687; Section 28 Block 5
North Range 6 West New Westminster District Plan 11446

P.I.D. 001-659-413

Lot 6 Except: Part Included in Plan 24687; Section 28 Block 5
North Range 6 West New Westminster District Plan 11446

P.I.D. 001-659-421

Lot 7 Except: Firstly: Part Included in Plan 24687 and Secondly:
Part on Plan with Bylaw Filed A1160; Section 28 Block 5 North
Range 6 West New Westminster District Plan 11446

P.I.D. 017-644-143

Parcel A Section 28 Block 5 North Range 6 West New
Westminster District Plan LMP2896

3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw
No. 5300, Amendment Bylaw No. 6893".

READ A FIRST TIME ON:

APR 14 1998

A PUBLIC HEARING WAS HELD ON:

MAY 19 1998

READ A SECOND TIME ON:

MAY 19 1998

READ A THIRD TIME ON:

MAY 19 1998

APPROVED BY THE MINISTRY OF
TRANSPORTATION AND HIGHWAYS ON:

JUL 20 1998

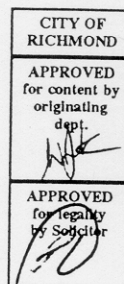
OTHER REQUIREMENTS SATISFIED ON:

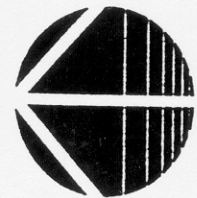
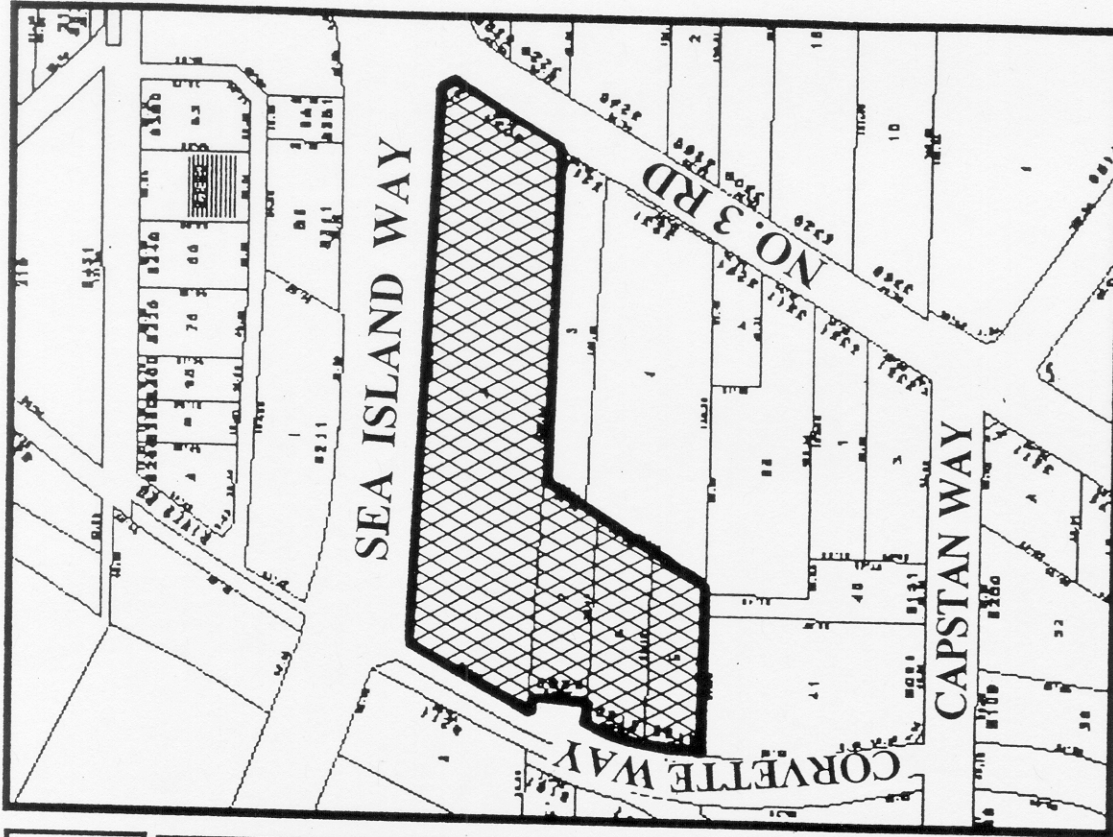
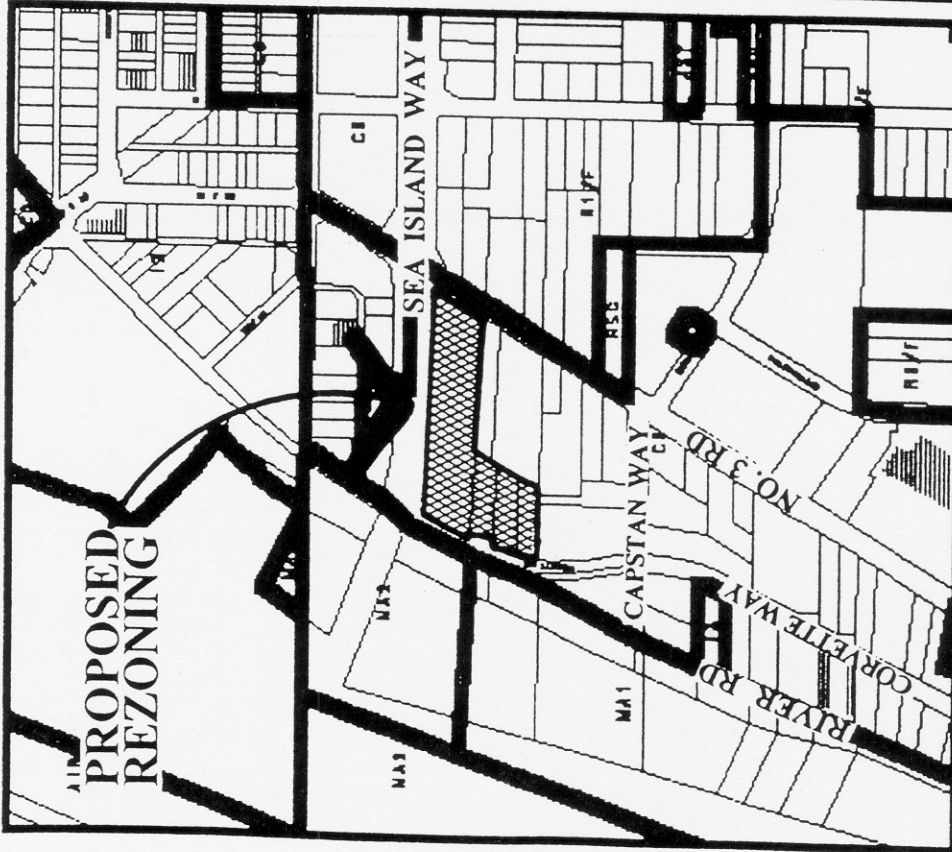
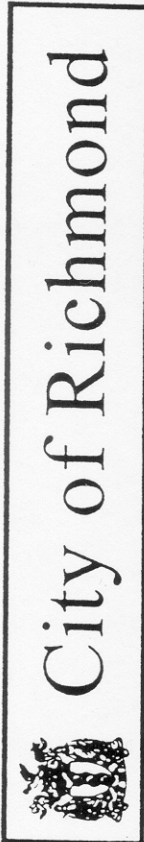
JUL 05 2000

ADOPTED ON:

MAYOR

CITY CLERK





RZ 96-017669

Original Date: 01/07/97

Revision Date: 03/16/98

Note: Dimensions are in METRES