

CITY OF RICHMOND
BYLAW 7037
RICHMOND ZONING AND DEVELOPMENT BYLAW 5300
AMENDMENT BYLAW 7037 (RZ 98-148931)
6020 BLUNDELL 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 291.66 thereof the following:

“291.66 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/66)

The intent of this zoning district is to permit the retention of the existing shopping centre to serve the shopping, personal service, business and recreational needs of area residents.

291.66.1 PERMITTED USES

RETAIL TRADE & SERVICES, but excluding **gas station**, and the sales and servicing of automobiles, trailers, motorcycles or boats;
OFFICE;
FOOD CATERING ESTABLISHMENT;
ANIMAL HOSPITAL or CLINIC, including **caretaker residential accommodation** in conjunction therewith;
EDUCATIONAL INSTITUTION;
RECREATION FACILITY;
COMMUNITY USE;
REFUND CONTAINER RETURN CENTRE;
ACCESSORY USES, BUILDINGS & STRUCTURES.

291.66.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:** 0.508

291.66.3 MAXIMUM LOT COVERAGE: 35.6%

291.66.4 MINIMUM SETBACKS FROM PROPERTY LINES

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

291.66.5 MAXIMUM HEIGHTS

.01 **Buildings:** 9 m (29.528 ft.).

.02 **Structures:** 20 m (65.617 ft.).

291.66.6 OFF-STREET PARKING, SCREENING AND LANDSCAPING

- .01 Off-street parking shall be provided and maintained in accordance with Division 400 of this bylaw, except that the maximum number of spaces required shall be 153.
 - 0.2 The off-street parking spaces along Blundell Road may be located no closer than 0.914 m (3.0 ft.) to the northern property line and this setback shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by releasing the following property from the provisions of Land Use Contract 087 (Bylaw 3441) and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/66)**.
- P.I.D. 001-916-165
Lot 161 Section 19 Block 4 North Range 6 West New Westminster District Plan 55172
3. The Mayor and City Clerk are authorized to execute such documents or agreements necessary to release the property described in paragraph 2 hereof from the provisions of Land Use Contract 087 (Bylaw 3441) by affixing the seal of the City to the said documents or agreements and attesting to the fact by signing their names.
4. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7037**".

FIRST READING
 A PUBLIC HEARING WAS HELD ON
 SECOND READING
 THIRD READING
 OTHER REQUIREMENTS SATISFIED
 ADOPTED

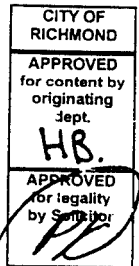
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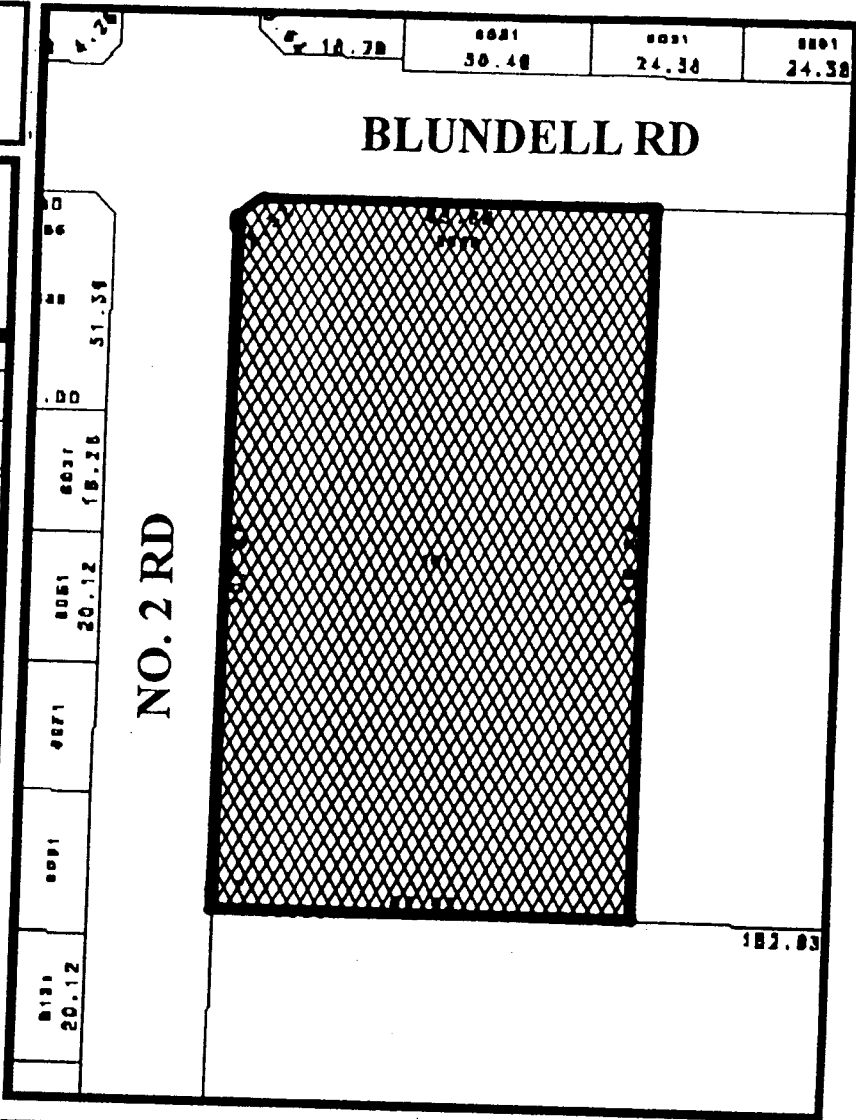


 MAYOR

 CITY CLERK



City of Richmond



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RZ 98-148931

Original Date: 10/13/98

Revision Date:

Note: Dimensions are in METRES