



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7884 (RZ 04-286494)
11000, 11020, 11040, 11080, 11100 NO. 5 ROAD AND
12000 STEVESTON HIGHWAY**

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 291.161 the following:

“291.161 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/161)”

The intent of this low-density zoning district is to provide for the shopping, personal service, business, entertainment, commercial and light industrial uses of the community.

291.161.1 PERMITTED USES

RETAIL TRADE & SERVICES, but excluding **gas station**;
OFFICE;
FOOD CATERING ESTABLISHMENT;
EDUCATIONAL INSTITUTION;
ANIMAL HOSPITAL OR CLINIC, including **caretaker residential accommodation** in conjunction therewith;
RECREATION FACILITY;
COMMERCIAL ENTERTAINMENT;
HOTEL;
STUDIO for artist, display, dance, radio, television or recording;
AUTOMOBILE PARKING;
TRANSPORTATION;
LIGHT INDUSTRY;
COMMUNITY USE;
RADIO AND TELEVISION TRANSMISSION FACILITIES, provided that this use does not occur within 20 m (65.617 ft.) of the ground;
NEIGHBOURHOOD PUBLIC HOUSE;
LICENSEE RETAIL STORE;
ACCESSORY USES, BUILDING & STRUCTURES;
PAWNBROKER, provided that this use does not occur within 100 m (328 ft.) of any **residential** or public use zones; and provided that this use does not occur within 1,500 m (1,641 ft.) of Comprehensive Development (CD/87); and

The following uses are permitted, provided that these uses do not occur within 100 m (328 ft.) of any **residential** or public use zones; and that these uses do not occur within 500 m (1,641 ft.) of Comprehensive Development (CD/87):

**ADULT VIDEO STORE;
ADULT PARAPHERNALIA STORE; and
UNREGISTERED MASSAGE PARLOURS (BODY-PAINTING/BODY-RUB
STUDIOS).**

291.161.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:**

- (a) For Automobile Parking as a principal use: No maximum limit.
- (b) For **Hotel**: 1.5 (exclusive of parts of the building which are used for off-street parking purposes).
- (c) For all other uses: 0.50 (exclusive of parts of the **building** which are **used** for off-street parking purposes).

291.161.3 MAXIMUM LOT COVERAGE: 50%

291.161.4 MINIMUM SETBACKS FROM PROPERTY LINES

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

291.161.5 MAXIMUM HEIGHTS

.01 **Buildings:**

- (a) For **Hotels**: 45 m (147.638 ft.).
- (b) For all other **buildings**: 12 m (39.370 ft.).

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

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/161)**.

P.I.D. 003-484-203

Lot 17 Section 6 Block 3 North Range 5 West New Westminster District Plan 49503

P.I.D. 004-211-057

Parcel "A" (Reference Plan 8424) of Parcel "C" (Reference Plan 4199) Section 6 Block 3 North Range 5 West Except: Part Subdivided by Plan 49503 New Westminster District

P.I.D. 013-063-171

Parcel "A" (Reference Plan 11198) of Part 0.25 Acre (Reference Plan 10083) and of Lot 1 Plan 9298 of Section 6 Block 3 North Range 5 West New Westminster District

P.I.D. 007-986-092

Lot 1 Except: Part Included in Parcel "A" (Reference Plan 11198) Section 6 Block 3 North Range 5 West New Westminster District Plan 9298

P.I.D. 011-431-083

Lot 2 Section 6 Block 3 North Range 5 West New Westminster District Plan 9298

P.I.D. 024-665-282

Lot 3 Section 6 Block 3 North Range 5 West New Westminster District Plan LMP44576

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7884”**.

FIRST READING

JAN 24 2005

A PUBLIC HEARING WAS HELD ON

FEB 21 2005

SECOND READING

FEB 21 2005

THIRD READING

FEB 21 2005

MINISTRY OF TRANSPORTATION APPROVAL

FEB 25 2005

OTHER REQUIREMENTS SATISFIED

JUL 20 2005

ADOPTED

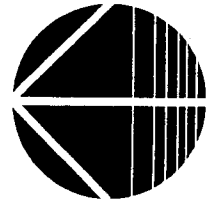
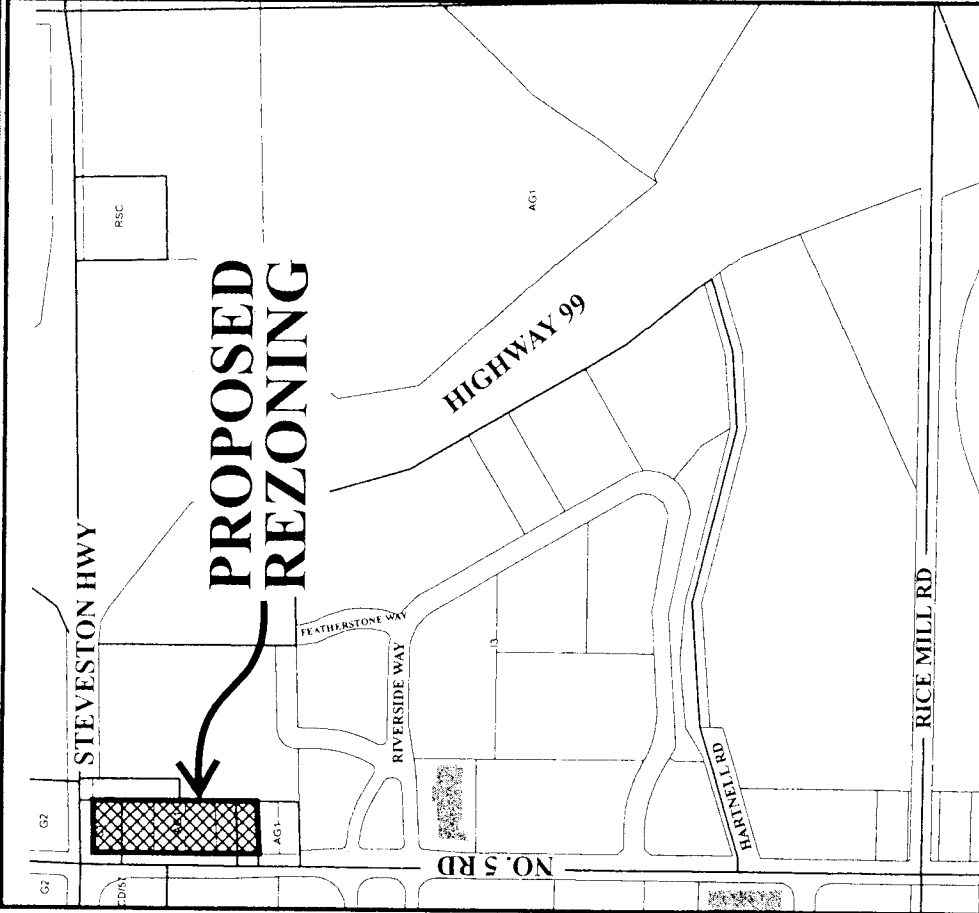


MAYOR

CITY CLERK



City of Richmond



RZ 04-286494

Original Date: 01/05/05

Revision Date:

Note: Dimensions are in METRES

