



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8168 (RZ 04-268939)
8011 SABA ROAD AND 6088 NO. 3 ROAD**

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 291.179 thereof the following:

"291.179 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/179)

The intent of this zoning district is to provide for the downtown shopping, personal service, business, entertainment and residential demands of the City.

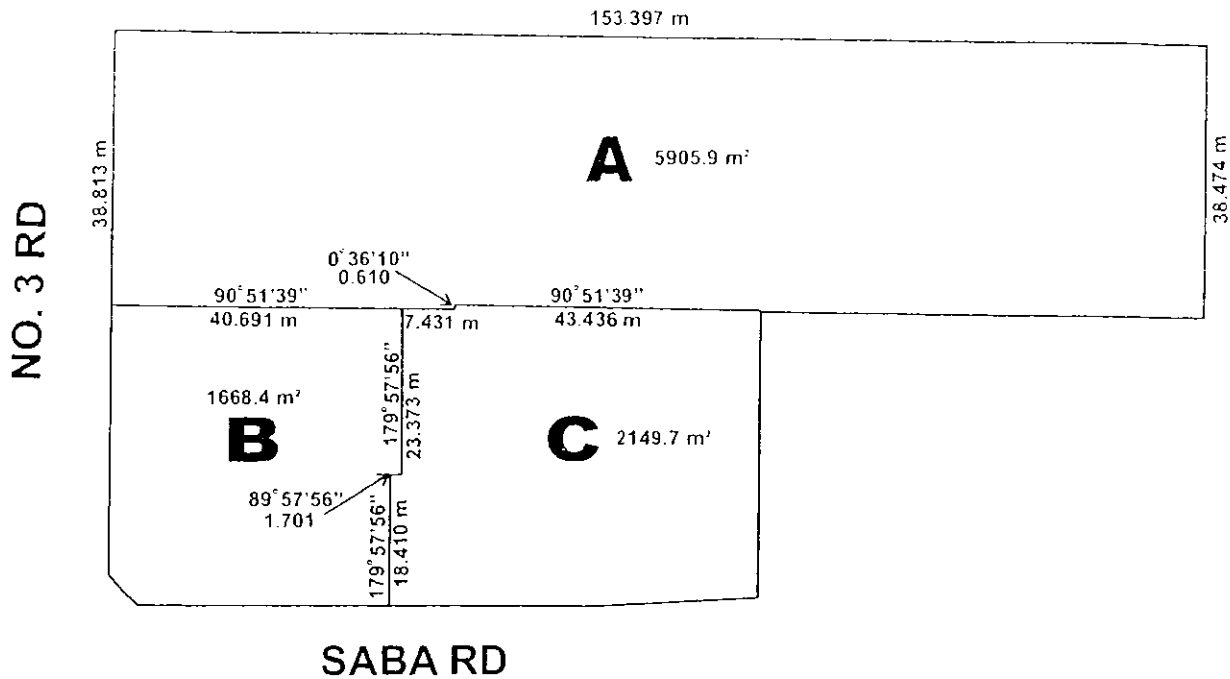
291.179.1 PERMITTED USES

- .01 The following **uses** are permitted within the areas identified as "A", "B" and "C" in Diagram 1, Section 291.179.1.03:

ANIMAL HOSPITAL or CLINIC, including **caretaker residential accommodation** in conjunction therewith;
AUTOMOBILE PARKING;
COMMERCIAL ENTERTAINMENT;
COMMUNITY USE;
EDUCATIONAL INSTITUTION;
FOOD CATERING ESTABLISHMENT;
NEIGHBOURHOOD PUBLIC HOUSE;
OFFICE;
RECREATION FACILITY;
RETAIL TRADE & SERVICES, but excluding **gas station**, and the sales and servicing of automobiles, trailers or motorcycles;
STUDIO for artist, display, dance, radio, television or recording;
and
ACCESSORY USES, BUILDING & STRUCTURES.
- .02 The following **uses** are permitted only within the areas identified as "A" and "C" in Diagram 1, Section 291.179.1.03:

MIXED COMMERCIAL/RESIDENTIAL USE; and
MULTIPLE-FAMILY DWELLING.

.03 Diagram 1



291.179.2 PERMITTED DENSITY

- .01 For the purposes of this subsection, the lot area used in the calculation of Floor Area Ratio is based on block areas "A", "B", and "C" referenced in Diagram 1, Section 291.179.1.03.
- .02 For the area identified as "A" in Diagram 1, Section 291.179.1.03 the maximum Floor Area Ratio shall be: 2.3
 - (a) An additional 0.05 Floor Area Ratio shall be permitted provided that it is entirely used to accommodate Amenity Space.
- .03 For the area identified as "B" in Diagram 1, Section 291.179.1.03 the maximum Floor Area Ratio shall be: 1.1
- .04 For the area identified as "C" in Diagram 1, Section 291.179.1.03 the maximum Floor Area Ratio shall be: 6.6
 - (a) An additional 0.12 Floor Area Ratio shall be permitted provided that it is entirely used to accommodate Amenity Space.
- .05 For the purpose of this subsection, Floor Area Ratio excludes the following:
 - (a) buildings or portions of a building that are used for off-street parking, loading, and bicycle storage;

- (b) elevator shafts and common stairwells; and
- (c) unenclosed balconies.

291.179.3 MAXIMUM LOT COVERAGE

- .01 For the purposes of this subsection, the **lot area used** in the calculation of the maximum **lot coverage** is based on block areas "A", "B", and "C" referenced in Diagram 1, Section 291.179.1.03.
- .02 For the area identified as "A" in Diagram 1, Section 291.179.1.03 the maximum **lot coverage** shall be: 78%
- .03 For the area identified as "B" in Diagram 1, Section 291.179.1.03 the maximum **lot coverage** shall be: 62%
- .04 For the area identified as "C" in Diagram 1, Section 291.179.1.03 the maximum **lot coverage** shall be: 82%

291.179.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Road Setback:**
 - (a) No. 3 Road: 11 m (36.1 ft.); and
 - (b) Saba Road: 3.0 m (10 ft.).

291.179.5 MAXIMUM HEIGHTS of BUILDINGS & STRUCTURES

- .01 For the area identified as "A" in Diagram 1, Section 291.179.1.03 the maximum **building height** shall be:
 - (a) For off-street parking **structures**: 15 m (49.2 ft.); and
 - (b) For all other **buildings** and **structures**: 45.5 m (149.3 ft.).
- .02 For the area identified as "B" in Diagram 1, Section 291.179.1.03 the maximum **building height** shall be:
 - (a) For **buildings** and **structures**: 10 m (32.8 ft.).
- .03 For the area identified as "C" in Diagram 1, Section 291.179.1.03 the maximum **building height** shall be:
 - (a) For **buildings** and **structures**: 45.5 m (149.3 ft.).

291.179.6 MINIMUM LOT SIZE

.01 The minimum lot size shall be as shown in Diagram 1, Section 291.179.1.03

291.179.7 OFF-STREET PARKING AND LOADING

.01 Off-street parking and loading shall be provided and maintained in accordance with Division 400 of Richmond Zoning and Development Bylaw 5300.

291.179.8 SIGNAGE

.01 Signage must comply with City of Richmond's Sign Bylaw No. 5560 as it applies to development in the "Downtown Commercial District (C7)" Zone."

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 areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/179)**.

P.I.D. 026-537-699
Lot 2 Section 9 Block 4 North Range 6 West New Westminster District Plan
BCP21386

P.I.D. 026-537-681
Lot 1 Section 9 Block 4 North Range 6 West New Westminster District Plan
BCP21386

3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8168**".

FIRST READING

DEC 11 2006

A PUBLIC HEARING WAS HELD ON

JAN 15 2007

SECOND READING

JAN 15 2007

THIRD READING

JAN 15 2007

OTHER REQUIREMENTS SATISFIED

AUG 27 2007

ADOPTED



MAYOR

CORPORATE OFFICER

