



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7864 (RZ 03-251615)
14460 River Road, 1231 Burdette Street, 14411 Knox Way**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.160 thereof the following:

"291.160 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/160)

The intent of this zoning district is to accommodate a **banquet hall facility** on the second floor of a **building** containing **light industry** uses.

291.160.1 PERMITTED USES

LIGHT INDUSTRY;
AUTO TOWING & STORAGE;
CUSTOM WORKSHOPS, TRADES & SERVICES, but excluding **personal services**;
RECREATION FACILITY;
FOOD CATERING ESTABLISHMENT
BANQUET HALL FACILITY, PROVIDED THAT:
a) limited to one (1) facility located above the first floor of the **building**, and
b) limited to a capacity of not more than 510 guests.
COMMUNITY USE;
CARETAKER RESIDENTIAL ACCOMMODATION, limited to one such unit per lot;
ACCESSORY USES, BUILDINGS & STRUCTURES.

291.160.2 PERMITTED DENSITY

.01 Maximum **Floor Area Ratio**: 0.43

291.160.3 MAXIMUM LOT COVERAGE: 28%

291.160.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 Public Road Setbacks: 6 m (19.685 ft.).
- .02 Waterfront Setbacks: A **food catering establishment** shall not be located within 20 m (65.617 ft.) of the high water mark.

291.160.5 OFF-STREET PARKING

- .01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw, EXCEPT THAT:

- a) a minimum of 155 off-street parking spaces are required;
 - b) a minimum of six (6) off-street loading spaces are required, EXCEPT THAT between the hours of 6:00 PM and 2:00 AM, a maximum of 18 additional off-street parking spaces may be accommodated through a tandem parking arrangement within the required off-street loading spaces to the **building**. All such tandem parking is to be arranged with one parking space located behind the other with both spaces set perpendicular to the adjacent maneuvering aisle, and;
 - c) a minimum of one (1) regular off-street parking space will be dedicated to the **Banquet Hall Facility** for loading purposes between the hours of 2:00 AM and 6:00 PM."
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/160)**.
- PARCEL IDENTIFIER: 024-218-740
LOT 8 SECTION 16 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN LMP38968
- PARCEL IDENTIFIER: 024-218-731
LOT 7 SECTION 16 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN LMP38968
- PARCEL IDENTIFIER: 024-218-723
LOT 6 SECTION 16 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN LMP38968
3. This Bylaw is cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7864**".

FIRST READING

FEB 28 2005

A PUBLIC HEARING WAS HELD ON

MAR 21 2005

SECOND READING

MAR 21 2005

THIRD READING

MAR 21 2005

OTHER CONDITIONS SATISFIED

SEP 14 2005

ADOPTED

MAYOR

CITY CLERK





City of Richmond

North Arm Fraser River

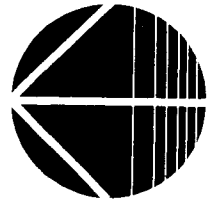
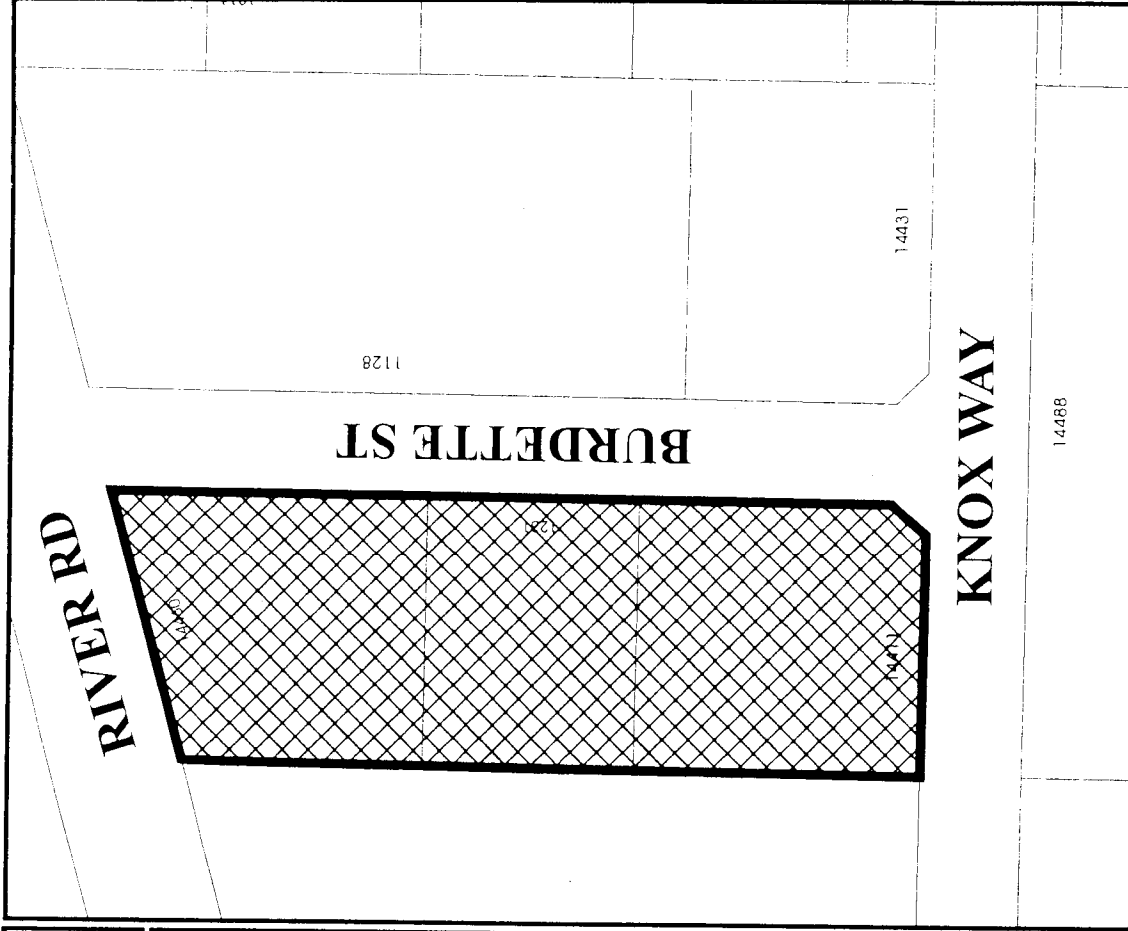
RIVER RD

VALMONT WAY

BURDETTE ST

KNOX WAY

**PROPOSED
REZONING**



RZ 03-251615

Original Date: 11/22/04

Revision Date:

Note: Dimensions are in METRES