



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7534 (RZ 03-234655)
14791 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 291.134 thereof the following:

“291.134 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/134)**

The intent of this zoning district is to accommodate apartments, dormitories, and a commercial building.

291.134.1 **PERMITTED USES**

**ASSEMBLY;
COMMUNITY USE;
DORMITORY BUILDING;
FOOD CATERING ESTABLISHMENT;
HOTEL;
OFFICE;
CARETAKER RESIDENTIAL ACCOMMODATION, limited to one
such unit per lot;
ACCESSORY USES, BUILDINGS & STRUCTURES;
AUTOMOBILE PARKING.**

The following uses are permitted only within the area identified as A in Diagram 1 of Section 291.134.2.01:

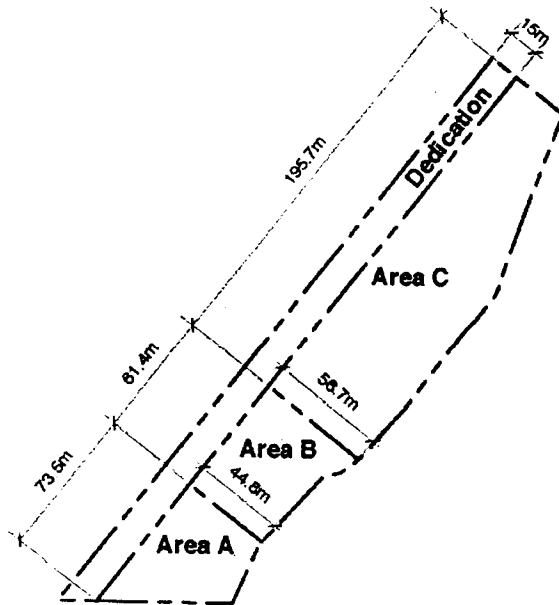
**RETAIL TRADE
STORAGE FACILITIES FOR BOATS**

The following uses are permitted only within the areas identified as B and C in Diagram 1 of Section 291.134.2.01:

**RESIDENTIAL, limited to Multiple-Family Dwellings
HOME OCCUPATION**

291.134.2 PERMITTED DENSITY

.01 Diagram 1



.02 Maximum Floor Area Ratio:

Area A:	1.0
Area B:	1.5
Area C:	1.6

291.134.3 MAXIMUM LOT COVERAGE

Area A:	46%
Area B:	36%
Area C:	40%

291.134.4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 Road Setbacks:

Area A:	From Steveston Highway:	1.0 m (3.3 ft.);
	From all other roads:	2.0 m (6.6 ft.)
Area B:		5.0 m (16.4 ft.)
Area C:		5.0 m (16.4 ft.)

.02 Side Yards:

Area A:	18 m (59.1 ft.);
	1.0 m (3.3 ft.) for accessory structures
Area B:	4.5 m (14.8 ft.)
Area C:	6.0 m (19.7 ft.)

291.134.5 MAXIMUM HEIGHTS

- Area A: 18 m (59.1 ft.);
15 m (49.2 ft.) for accessory structures
- Area B: 15 m (49.2 ft.)
- Area C: 15 m (49.2 ft.)

291.134.6 OFF-STREET PARKING

Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw.

Notwithstanding the above, a minimum of 460 off-street parking spaces shall be provided over Areas A, B and C.”

- 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/134)**.

P.I.D. 024-995-479

Lot 2 Section 33 Block 4 North Range 5 West New Westminster District Plan LMP 49461

- 3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7534**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUN 23 2003

JUL 21 2003

JUL 21 2003

JUL 21 2003

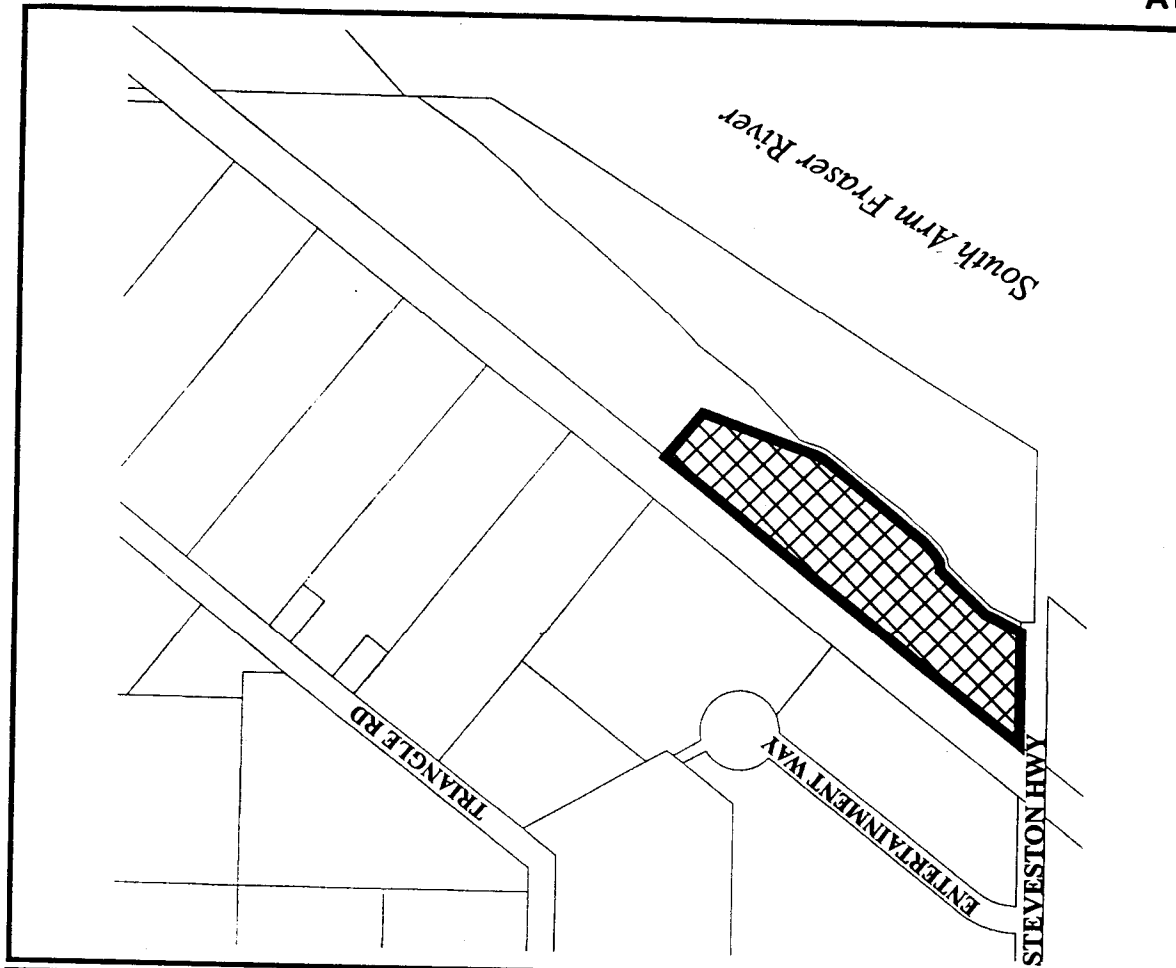
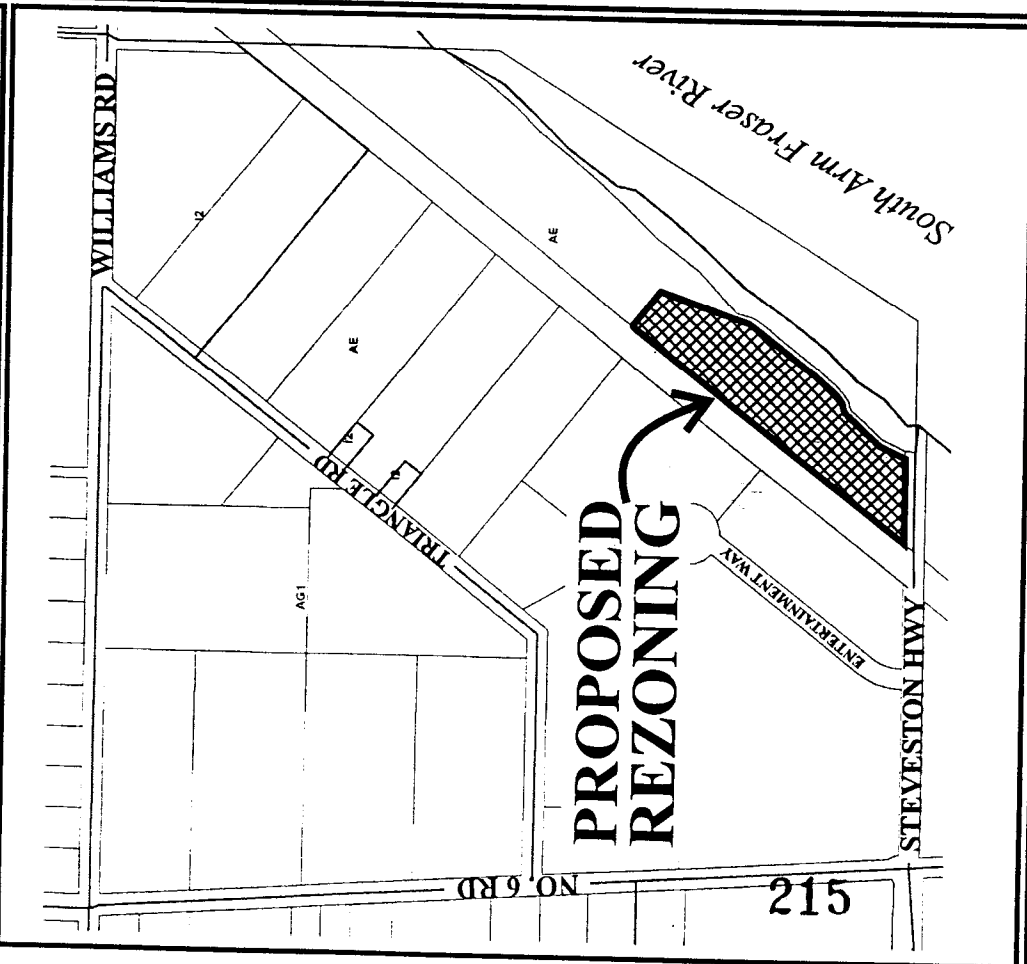
NOV - 4 2003



MAYOR

CITY CLERK

City of Richmond



Original Date: 05/26/03

Revision Date: 06/04/03

Note: Dimensions are in METRES

RZ 03-234655

