



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7912 (RZ 03-246394)
6111, 6225 AND 6233 LONDON 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 adding the following new zone to Section 291:

"291.83 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/83)

The intent of this zoning district is to provide for the shopping, personal service, business, mixed commercial/residential and light industrial needs of the Steveston Area.

291.83.1 PERMITTED USES

- .01 The following uses are permitted within the area identified as "A" in Diagram 1, Section 291.83.1.04, provided they are restricted to the ground floor:

RETAIL TRADE & SERVICES, but excluding **gas station**, and the sales and servicing of automobiles, trailers or motorcycles;
OFFICE;
LIGHT INDUSTRY, but excluding the outside storage of recreational vehicles and boats;
CUSTOM WORKSHOPS, TRADES & SERVICES;
FOOD CATERING ESTABLISHMENT;
ANIMAL HOSPITAL or CLINIC, including **caretaker residential accommodation** in conjunction therewith;
EDUCATIONAL INSTITUTION;
RECREATION FACILITY;
STUDIO for artist, display, dance, radio, television or recording;
AUTOMOBILE PARKING;
TRANSPORTATION;
COMMUNITY USE;
ACCESSORY USES, BUILDINGS & STRUCTURES;
RESIDENTIAL PARKING, ACCESS AND STORAGE within a parking garage.

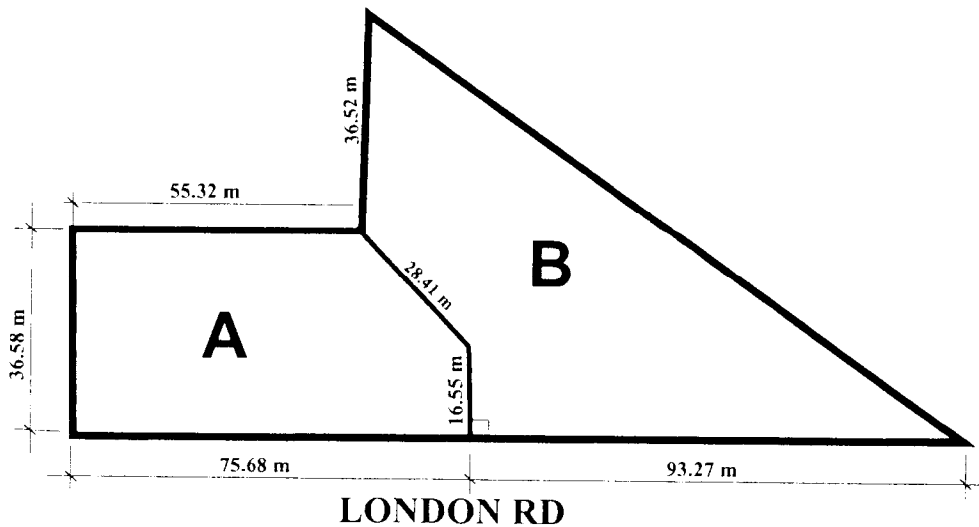
.02 The following uses are permitted within the areas identified as "A" in Diagram 1, Section 291.83.1.04, provided they are restricted to the second floor and above:

RESIDENTIAL;
HOME OCCUPATION;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
ACCESSORY USES, but excluding **secondary suites**.

.03 The following uses are permitted within the areas identified as "B" in Diagram 1, Section 291.83.1.04:

RESIDENTIAL;
HOME OCCUPATION;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
ACCESSORY USES, BUILDINGS & STRUCTURES; but excluding **secondary suites**;
RESIDENTIAL PARKING, ACCESS AND STORAGE within a parking garage.

.04 Diagram 1



291.83.2 PERMITTED DENSITY

- .01 Maximum **Floor Area Ratio**: 1.45
- .02 For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude the following:
 - (a) portions of a **building** that are used for off-street parking purposes;
 - (b) unenclosed balconies;
 - (c) elevator shafts and common stairwells;
 - (d) common indoor **amenity space**, including bicycle storage areas; and
 - (e) mechanical and electrical storage rooms, PROVIDED THAT the total floor area of these facilities does not exceed 60 m² (645.9 ft²).

291.83.3 MAXIMUM LOT COVERAGE: 52%

291.83.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Road Setbacks:** 0 m (0 ft.).
- .02 **Side and Rear Yards:** 3 m (9.843 ft.);

EXCEPT THAT balconies, bay windows, and cantilevered roofs forming part of the principal **building** may project into the **rear yard** setback for a distance of not more than 2 m (6.562 ft.);

AND FURTHER EXCEPTING THAT the west **side yard** setback and north **rear yard** setback may be 0 m (0 ft.) for **buildings, structures,** and underground parking **structures**.

291.83.5 MAXIMUM HEIGHTS

- .01 **Buildings and Structures:** 23 m (75.459 ft.).
- .02 **Accessory Buildings:** 5 m (16.404 ft.).

291.83.6 OFF-STREET PARKING

Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw, EXCEPT THAT the parking drive aisle width may be a minimum of 6.7 m (22 ft.).

291.83.7 SIGNAGE

Signage shall be provided, developed and maintained in accordance with Sign Bylaw No. 5560 as it relates to the commercial area on the ground floor. Reference Steveston commercial signage requirements."

- 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/83)**.

P.I.D. 002-731-118

Lot "B" of Section 18 Block 3 North Range 6 West New Westminster District Plan 6879

P.I.D. 012-120-600

Lot C Section 18 Block 3 North Range 6 West New Westminster District Plan 79341

P.I.D. 012-120-626

Lot D Section 18 Block 3 North Range 6 West New Westminster District Plan 79341

- 3. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7912"**.

FIRST READING

MAR 29 2005

PUBLIC HEARING

APR 18 2005

SECOND READING

APR 18 2005

THIRD READING

APR 18 2005

OTHER REQUIREMENTS SATISFIED

NOV 08 2005

ADOPTED

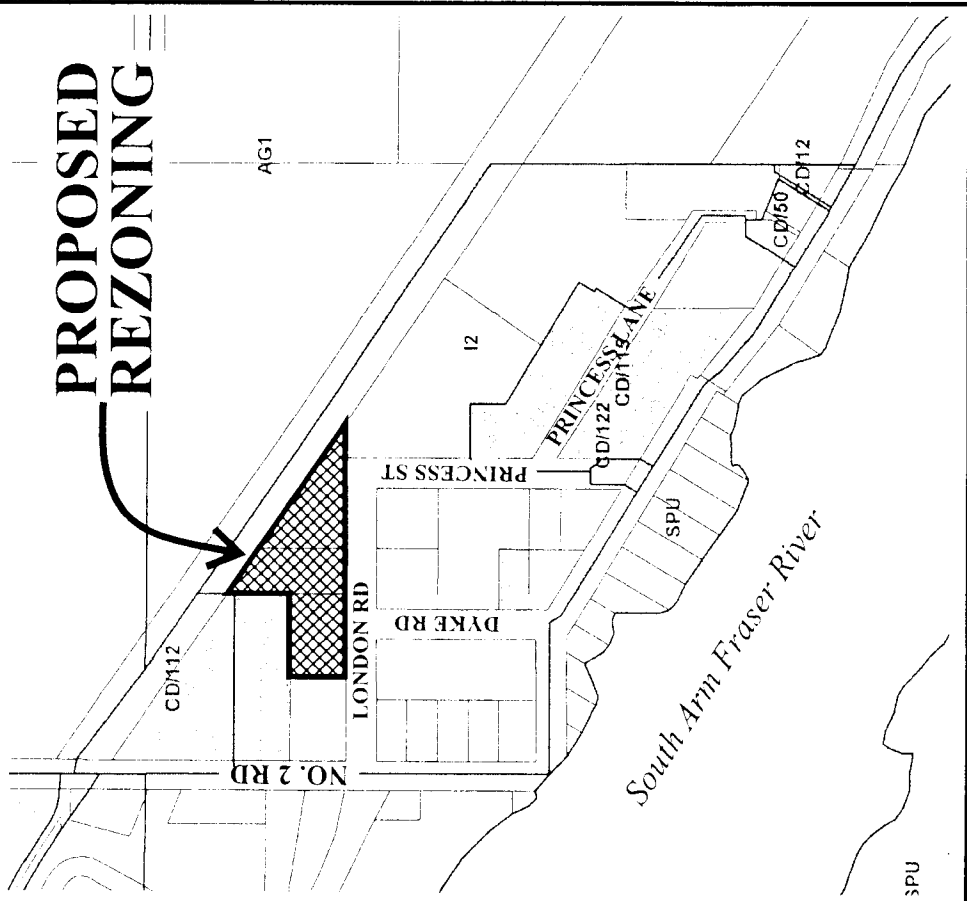


MAYOR

CITY CLERK



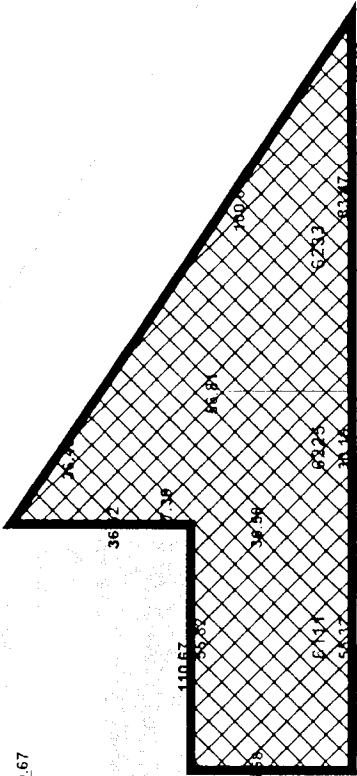
City of Richmond



133.77

73028

110.67



LONDON RD

10.12

69.63

40.20

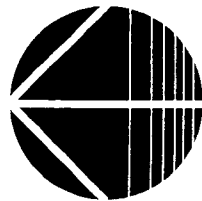
40.19

40.25

69.23

81.28

10.12



RZ 03-246394

Original Date: 09/17/03

Revision Date:

Note: Dimensions are in METERS