



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw No. 8428 (RZ 06-341234)  
5891, 5931 No. 3 Road, 5900 Minoru Boulevard and a surplus portion  
of No. 3 Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw No. 5300, as amended, is further amended by inserting Section 291.198 thereof the following:

**"291.198 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/198)**

The intent of this zoning district is to accommodate high density mixed commercial/residential use, community uses and educational uses in the City Centre.

**291.198.1 PERMITTED USES**

**COMMERCIAL ENTERTAINMENT;  
COMMUNITY USE;  
FOOD CATERING ESTABLISHMENT;  
MIXED COMMERCIAL/RESIDENTIAL USE;  
MULTIPLE-FAMILY DWELLING;  
HOME OCCUPATION;  
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;  
ACCESSORY USES, BUILDINGS & STRUCTURES, but excluding secondary suites.**

In the area identified as "B" on Diagram 1, Section 291:198.2.06, the following uses are permitted in addition to those listed above:

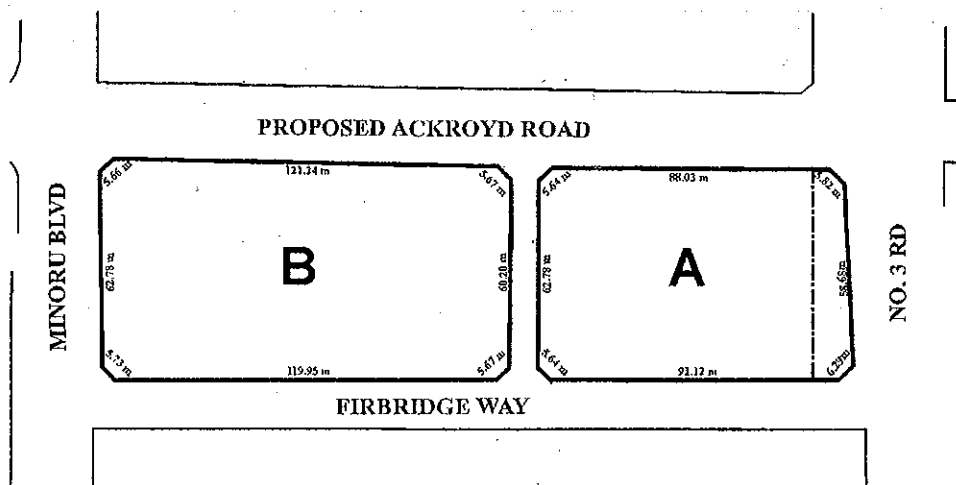
**EDUCATIONAL INSTITUTION;  
PUBLIC EDUCATIONAL INSTITUTION.**

**291.198.2 PERMITTED DENSITY**

- .01 Subject to subsection .05 herein, in the area identified as "A" on Diagram 1, Section 291.198.2.06, the maximum **Floor Area Ratio** shall be "3.00"; plus

- a) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**;
  - b) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Public Amenity Space**.
- .02 Despite section 291.198.2.01, the reference to "3.00" in relation to the maximum **Floor Area Ratio** is increased to the higher density of "4.15" if the owner provides:
- a) 5,170 m<sup>2</sup> (55,650 ft<sup>2</sup>) of City community facility space and college/university space or a combination thereof, in a **building** in the area identified as "B" on Diagram 1, Section 291.198.2.06.
- .03 Subject to subsection .05 herein, in the area identified as "B" on Diagram 1, Section 291.198.2.06, the maximum **Floor Area Ratio** shall be "3.00"; plus
- a) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**;
  - b) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Public Amenity Space**.
- .04 Despite section 291.198.2.03, the reference to "3.00" in relation to the maximum **Floor Area Ratio** is increased to the higher density of "4.45" if the owner provides:
- a) 5,170 m<sup>2</sup> (55,650 ft<sup>2</sup>) of City community facility space and college/university space or a combination thereof, in a **building** in the area identified as "B" on Diagram 1, Section 291.198.2.06.
- .05 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 and loading purposes; unenclosed balconies; covered walkways; bicycle storage areas or garbage & recycling facilities;
  - b) elevator shafts and common stairwells above ground floor level;
  - c) mechanical and electrical rooms, provided that the total floor area of these facilities does not exceed 400 m<sup>2</sup> (4,230 ft<sup>2</sup>) per **lot**.

.06 Diagram 1



.07 The maximum combined **Floor Area Ratio** for the areas identified as "A" and "B" on Diagram 1, Section 291.198.2.06 shall be "4.3".

**291.198.3 MAXIMUM LOT COVERAGE:**

.01 Maximum **Lot Coverage:** 80%

**291.198.4 MINIMUM SETBACKS FROM PROPERTY LINES**

.01 **Public Road Setbacks:** 3.0 m (10 ft.).

**291.198.5 MAXIMUM HEIGHTS**

.01 **Buildings:** 45.0 m (147.6 ft.).

.02 **Accessory Building & Structures:** 10.0 m (32.8 ft.).

**291.198.6 OFF-STREET PARKING**

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

a) Off-street parking shall be provided at the rate of:

Use	Minimum number of Parking Spaces
College/University	<ul style="list-style-type: none"> <li>0.25 stall/student; and</li> <li>0.5625 stall/staff</li> </ul>
Recreation Facility	<ul style="list-style-type: none"> <li>1.7 stalls per 100m<sup>2</sup> (1,076 ft<sup>2</sup>) of gross leasable floor area</li> </ul>

**291.198.7 SIGNAGE**

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

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/198)**:

P.I.D. 004-044-258

Lot 15 Section 5 Block 4 North Range 6 West New Westminster District Plan 25476

P.I.D. 002-598-329

Lot 14 Except: Parcel "D" (RP 34061); Section 5 Block 4 North Range 6 West New Westminster District Plan 25000

P.I.D. 004-910-826

Lot 23 Except: Parcel "C" (Reference Plan 34061), Section 5 Block 4 North Range 6 West New Westminster District Plan 31512

That area shown cross-hatched on "Schedule A" attached to and forming part of Bylaw No. 8428

3. This Bylaw is cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw No. 8428**".

FIRST READING

SEP 22 2008

A PUBLIC HEARING WAS HELD ON

OCT 20 2008

SECOND READING

OCT 20 2008

THIRD READING

OCT 20 2008

OTHER REQUIREMENTS SATISFIED

SEP 09 2010

ADOPTED



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

“SCHEDULE A” ATTACHED TO AND FORMING PART OF BYLAW NO. 8428

