



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8280 (RZ 06-355463)
3800 Cessna Drive**

1. Richmond Zoning and Development Bylaw is amended by inserting Section 291.193 thereof the following:

"291.193 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/193)

The intention of this zoning district is to provide for British Columbia Institute of Technology (BCIT) and accessory uses.

291.193.1 PERMITTED USES

**EDUCATIONAL INSTITUTION;
ACCESSORY USES, BUILDINGS & STRUCTURES;**

The following uses are permitted provided that they are accessory to the **Educational Institution** and do not exceed a **gross leasable floor area** of 8,565 m² (92,200 ft²):

**COMMUNITY USE;
FOOD CATERING ESTABLISHMENT;
LIGHT INDUSTRY**, excluding the outside storage of commercial vehicles,
recreational vehicles and boats;
OFFICE.

291.193.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:** 0.85

291.193.3 MAXIMUM LOT COVERAGE: 30 %

291.193.4 MINIMUM LOT SIZE:

.01 A **building** shall not be located on a **lot**, which is less than 49,497.77 m² (532,789.57 ft²) in area.

291.193.5 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Buildings:**
 - i. North **Side Yard:** 165.0 m (540 ft.);
 - ii. East **Side Yard:** 19.0 m (62 ft.);
 - iii. South **Side Yard:** 5.0 m (16 ft.);
 - iii. West **Side Yard:** 5.0 m (16 ft.).
- .02 **Structures:** 0.50 m (1.6 ft.).

291.193.6 MAXIMUM HEIGHTS

- .01 **Buildings and Structures:** 24.0 m (79 ft.).

291.193.7 OFF-STREET PARKING

- .01 Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw EXCEPT THAT for an **Educational Institution** off-street parking shall be provided at the rate of:
 - i. 1.0 spaces for each staff member; plus
 - ii. 0.7 spaces for each student; plus
 - iii. 5% of the total required student parking shall be provided as visitor parking.

291.193.8 SIGNAGE

Signage shall be in accordance with the City of Richmond Sign Bylaw No. 5560, as amended, as it relates to development in the "Airport District (AIR)".

- 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/193)**:

P.I.D. 017-560-616
 Parcel A Section 29 and 32 Block 5 North Range 6 West and District Lot 1154 Group 1 New Westminster District Reference Plan LMP 2398

3. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8280**”.

FIRST READING

SEP 24 2007

A PUBLIC HEARING WAS HELD ON

OCT 15 2007

SECOND READING

OCT 15 2007

THIRD READING

OCT 15 2007

OTHER REQUIREMENTS SATISFIED

MAR 05 2008

ADOPTED

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| CITY OF RICHMOND |
| APPROVED for content by originating dept. <i>al</i> |
| APPROVED for legality by Solicitor <i>WCB</i> |

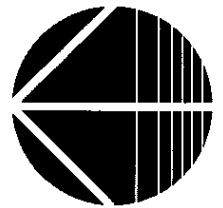
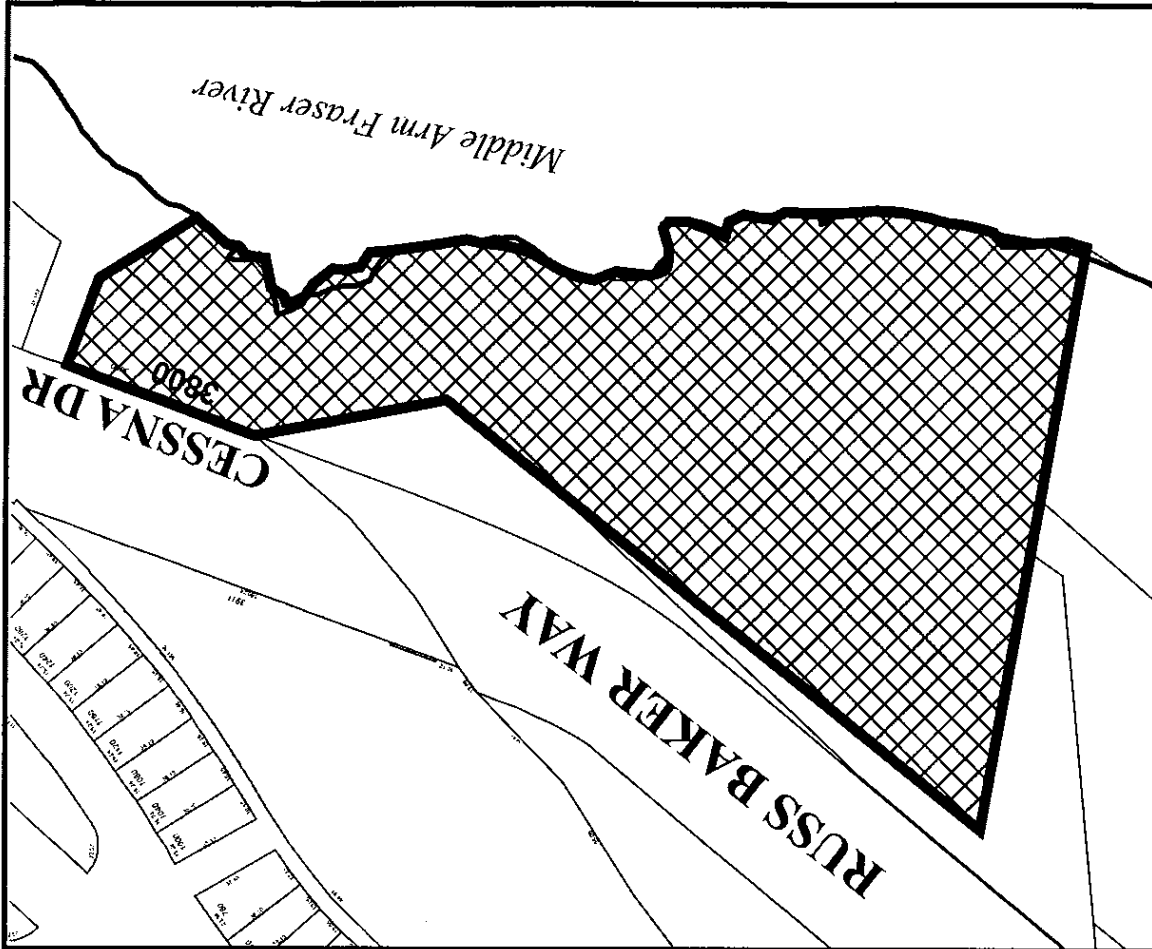
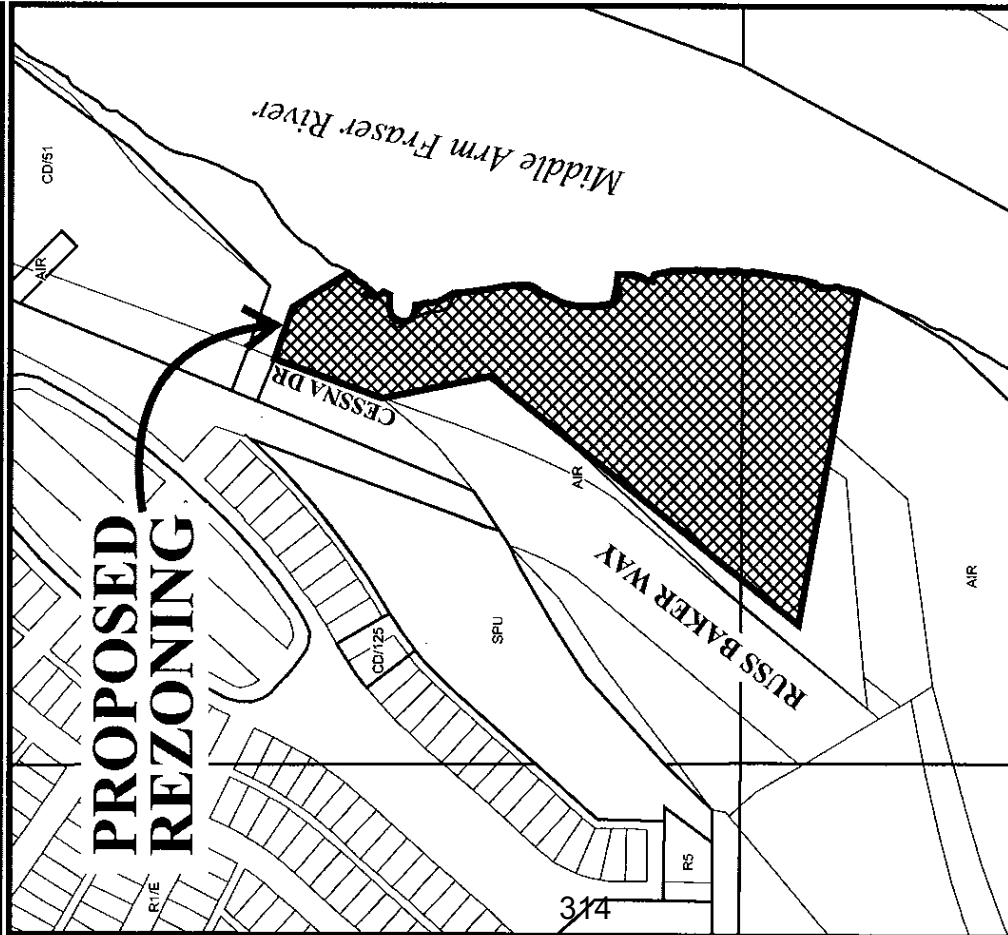
MAYOR

CORPORATE OFFICER



City of Richmond

PROPOSED REZONING



RZ 06-355463

Original Date: 01/16/07

Revision Date: 09/06/07

Note: Dimensions are in METRES