



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8291 (RZ 06-331350)
13060 NO. 2 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 inserting Section 291.191 thereof the following:

"291.191 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/191)

The intent of this medium-density zoning district is to provide for the shopping, personal service, business, entertainment, mixed commercial/residential and industrial needs of the Steveston area.

291.191.1 PERMITTED USES

- .01 The following uses are permitted 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;
COMMUNITY USE;
ACCESSORY USES, BUILDINGS & STRUCTURES.

- .02 The following uses are permitted 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**.

291.191.2 PERMITTED DENSITY

- .01 Subject to subsection .02, herein, the maximum **Floor Area Ratio** shall be: 1.38; plus
- a) an additional 0.07 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **dwelling unit(s)** each one having an individual gross floor area of no more than 47 m² (506 ft²);
 - b) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**; and
- .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; unenclosed balconies; covered walkways; bicycle storage areas or garbage & recycling facilities;
 - b) elevator shafts and common stairwells; and
 - c) mechanical and electrical rooms, provided that the total floor area of these facilities does not exceed 75 m² (807 ft²).

291.191.3 MAXIMUM LOT COVERAGE: 54%**191.191.4 MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road Setbacks:**
- a) London Road: 3.0 m (9.8 ft.) EXCEPT THAT decks supported by columns forming part of the principal **building** may project up to the **property line**;
 - b) No. 2 Road: 4.5 m (14.76 ft.) EXCEPT THAT
 - i. decks supported by columns forming part of the principal **building** may project into the setback for a distance of not more than 3.0 m. (9.8 ft.) and
 - ii. removable metal stairs, attached to the foundation wall may project into the setback up to the **property line**;
 - c) A parking **structure** may project into the **public road** setback. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.
- .02 **Side & Rear Yards:** 0 m (0 ft.).

291.191.5 MAXIMUM HEIGHTS

- .01 **Buildings and Structures:** 21.00 m (68.9 ft.).

291.191.6 OFF-STREET PARKING

Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw EXCEPT THAT the minimum manoeuvring aisle width shall be 6.86 m (22.5 ft.).

291.191.7 SIGNAGE

Signage shall be in accordance with the City of Richmond Sign Bylaw No. 5560, as amended, as it applies to development in the "Steveston Commercial (Three-Storey) District (C5)".

- 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/191)**:

P.I.D. 003-585-948

Lot "A" Section 18 Block 3 North Range 6 New Westminster District Plan 6879

- 3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8291**".

FIRST READING

SEP 10 2007

A PUBLIC HEARING WAS HELD ON

OCT 15 2007

SECOND READING

OCT 15 2007

THIRD READING

OCT 15 2007

OTHER REQUIREMENTS SATISFIED

NOV 07 2007

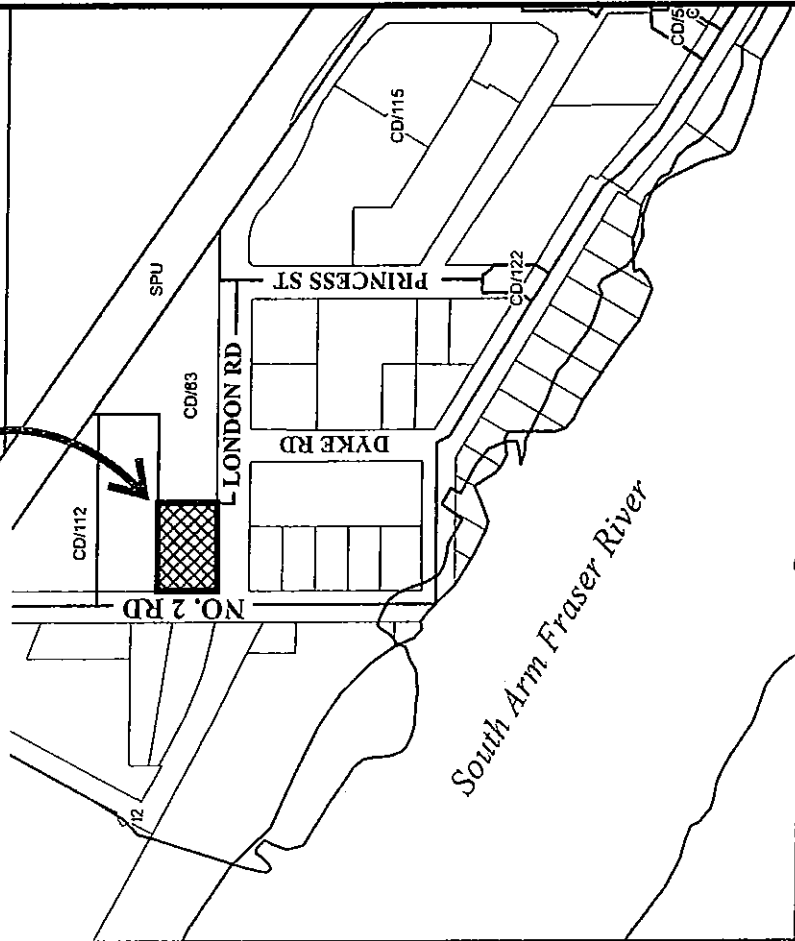
ADOPTED



MAYOR

CORPORATE OFFICER

**PROPOSED
REZONING**

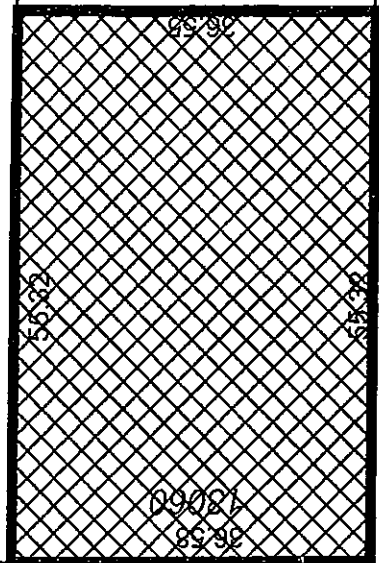


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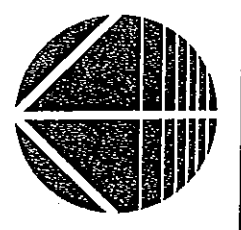
NO. 2 RD

LONDON RD

36.61
13040



20.12	40.23	40.23	20.12
13100	6160	13100	6160



RZ 06-331350

Original Date: 04/05/06
Revision Date:
Note: Dimensions are in METRES