



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7886 (RZ 04-271116)
8580, 8600 & 8680 CAMBIE 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:

“291.163 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/163)”

The intent of this zoning district is to permit clean light industrial uses; offices; and limited amounts of ground-oriented commercial use.

291.163.1 PERMITTED USES

- .01 The following uses are permitted within the area identified as “A” in Diagram 1, Section 291.163.1.03:

ACCESSORY USES, BUILDINGS & STRUCTURES;
ANIMAL HOSPITAL & CLINIC;
AUTOMOBILE PARKING;
COMMUNITY USE;
CUSTOM WORKSHOPS, TRADES & SERVICES;
EDUCATIONAL INSTITUTIONS;
LIGHT INDUSTRY;
OFFICE;
RADIO AND TELEVISION TRANSMISSION FACILITY (provided they are located at least 5 m above grade);
RECREATION FACILITY; and
STUDIO for artist, display, dance, radio, television or recording.

In addition, the following uses shall be permitted provided that they are entirely located in the first **storey** of a **building** and provided that the total combined gross floor area does not exceed 1,413.6 m² (15,216 ft²):

FOOD CATERING ESTABLISHMENT, but excluding **banquet hall facility**;
RETAIL TRADE & SERVICES, excluding **gas station** and **service station**; and
PERSONAL SERVICES.

- .02 The following uses are permitted within the area identified as “B” in Diagram 1, Section 291.163.1.03:

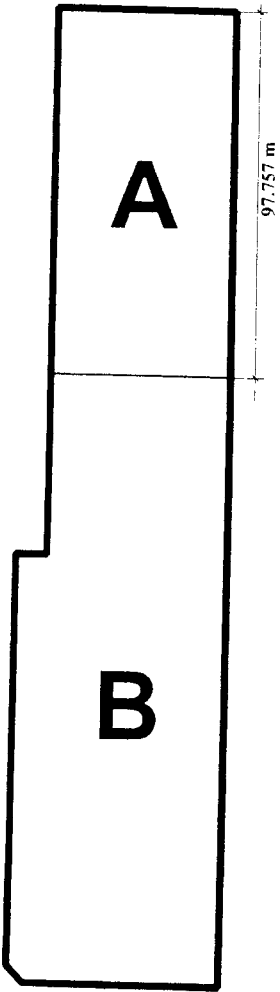
ACCESSORY USES, BUILDINGS & STRUCTURES;

**COMMUNITY USE;
CUSTOM WORKSHOPS, TRADES & SERVICES;
EDUCATIONAL INSTITUTIONS;
LIGHT INDUSTRY;
OFFICE;
PUBLIC LIBRARY; and
RECREATION FACILITY.**

In addition, the following uses shall be permitted provided that they are entirely located in the first **storey** of a **building** and provided that the total combined gross floor area does not exceed 2,676.6 m² (28,810 ft²):

**FOOD CATERING ESTABLISHMENT, but excluding banquet hall facility; and
PERSONAL SERVICES.**

.03 Diagram 1



291.156.2 PERMITTED DENSITY

- .01 Maximum **Floor Area Ratio**: 1.0 (exclusive of parts of the **building** which are **used** for off-street parking purposes).

291.163.3 MAXIMUM LOT COVERAGE

- .01 50%.

291.163.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Road** Setback: 3 m (9.843 ft.).

291.163.5 MAXIMUM HEIGHTS

- .01 **Buildings**: 15 m (49.213 ft.) in the area identified as "A" in Diagram 1, Section 291.163.1.03; and
12 m (39.370 ft.) in the area identified as "B" in Diagram 1, Section 291.163.1.03.
- .02 **Structures**: 20 m (65.617 ft.).

291.163.6 MINIMUM LOT SIZE

- .01 Minimum 13,620 m² (146,609 ft²).

291.163.7 OFF-STREET PARKING

- .01 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 6.71 m (22.014 ft.).

291.163.8 SIGNAGE

- .01 Signage must comply with City of Richmond's Sign Bylaw No. 5560 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 the 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/163)**:

P.I.D. 025-785-192

Lot 13 Except Firstly: Phase One Strata Plan BCS839

Secondly: Phase Two Strata Plan BCS839

Section 33 Block 5 North Range 6 West New Westminster District Plan BCP7960

And

Phase One Strata Plan BCS839

Phase Two Strata Plan BCS839

Which is shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7886"

- 3. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7886**".

FIRST READING

JUN 27 2005

PUBLIC HEARING

JUL 18 2005

SECOND READING

JUL 18 2005

THIRD READING

JUL 18 2005

MINISTRY OF TRANSPORTATION APPROVAL

JUL 28 2005

OTHER REQUIREMENTS SATISFIED

MAR 08 2006

ADOPTED

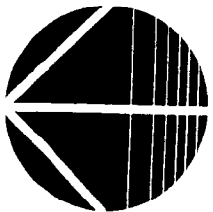
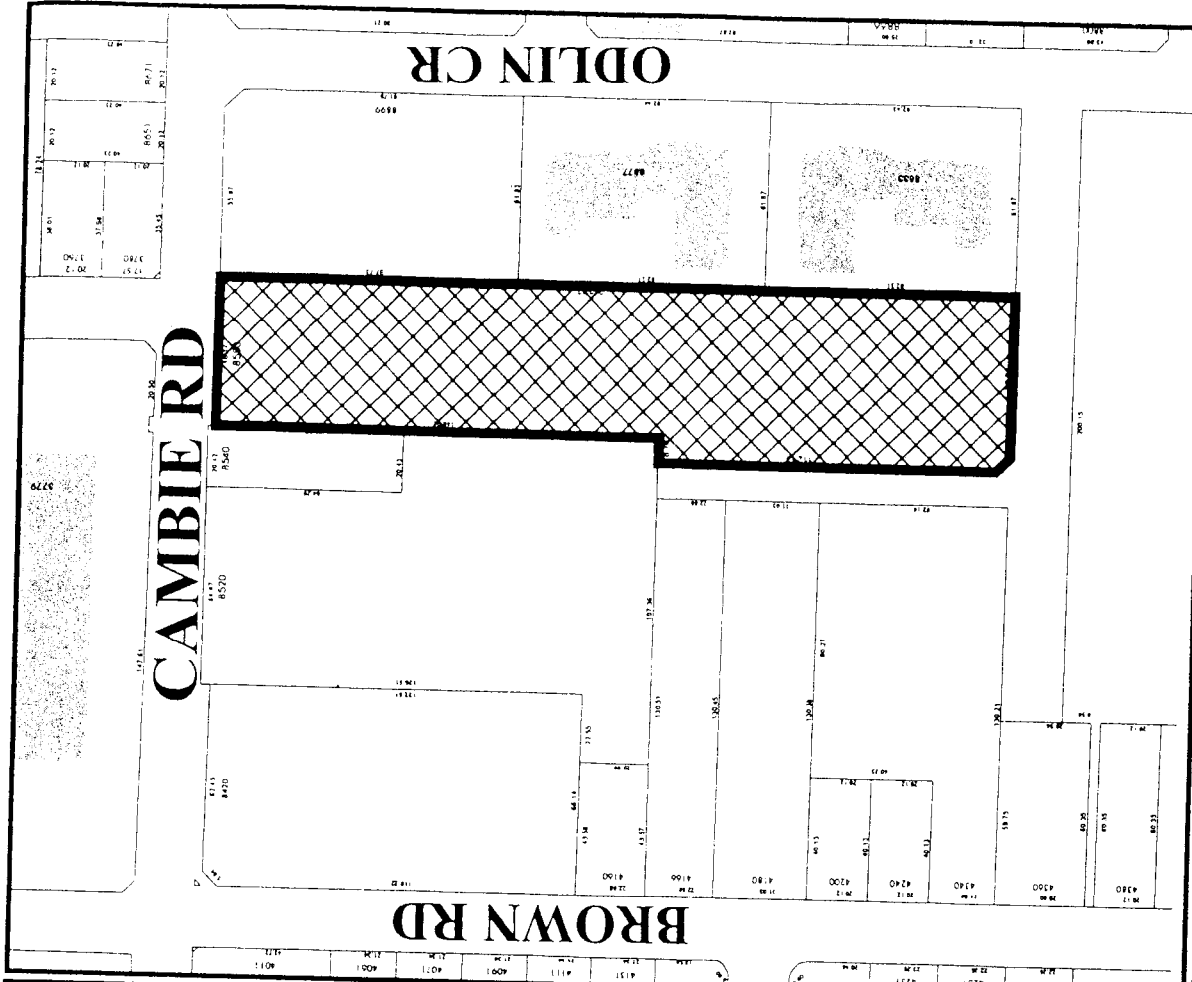


MAYOR

CITY CLERK



City of Richmond



SCHEDULE 'A' RZ 04-271116

Original Date: 06/08/04

Revision Date:

Note: Dimensions are in METRES