



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw No. 7484 (RZ 02-211434)  
8811/8831 RIVER 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 as Section 291.87 thereof the following:

**“291.87 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/87)”**

The intent of this low density zoning district is to permit a casino and to provide for the shopping, personal service, business, entertainment commercial and light industrial needs of the community.

**291.87.1 PERMITTED USES**

CASINO;  
RETAIL TRADE & SERVICES, but excluding gas station;  
OFFICE;  
FOOD CATERING ESTABLISHMENT;  
EDUCATIONAL INSTITUTION;  
ANIMAL HOSPITAL or CLINIC, including caretaker residential accommodation in conjunction therewith;  
RECREATION FACILITY;  
COMMERCIAL ENTERTAINMENT;  
HOTEL;  
STUDIO for artist, display, dance, radio, television or recording;  
AUTOMOBILE PARKING;  
TRANSPORTATION;  
LIGHT INDUSTRY;  
COMMUNITY USE;  
RADIO AND TELEVISION TRANSMISSION FACILITIES, provided that this use does not occur within 20 m (65.617 ft.) of the ground;  
ACCESSORY USES, BUILDINGS & STRUCTURES;

**291.87.2 PERMITTED DENSITY**

**.01 Maximum Floor Area Ratio:**

- (a) For Automobile Parking as a principal use: No maximum limit.
- (b) For **Hotel**: 1.5 (exclusive of parts of the **building** which are **used** for off-street parking purposes).
- (c) For all other uses: 0.50 (exclusive of parts of the **building** which are **used** for off-street parking purposes).

**291.87.3 MAXIMUM LOT COVERAGE: 50%**

**291.87.4 MINIMUM SETBACKS FROM PROPERTY LINES**

**.01 Road Setbacks: 6 m (19.685 ft.).**

**291.87.5 MAXIMUM HEIGHTS**

**.01 Buildings:**

- (a) For **Hotels**: 45 m (147.638 ft.).
- (b) For all other **buildings**: 12 m (39.370 ft.).

**.02 Structures: 20 m (65.617 ft.).**

**291.87.6 OFF-STREET PARKING**

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

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/87)**

That area of Section 21 Block 5 North Range 6 West New Westminster District shown on the attached map in "Schedule A attached to and forming part of Bylaw 7484".

Bylaw No. 7484

3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7484".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

OTHER REQUIREMENTS SATISFIED ON

ADOPTED

FEB 24 2003

MAR 17 2003

MAR 17 2003

MAR 17 2003

MAR 28 2003

MAY 07 2003

CITY OF RICHMOND
APPROVED for content by originating dept. HB
APPROVED for legality by Solicitor [Signature]

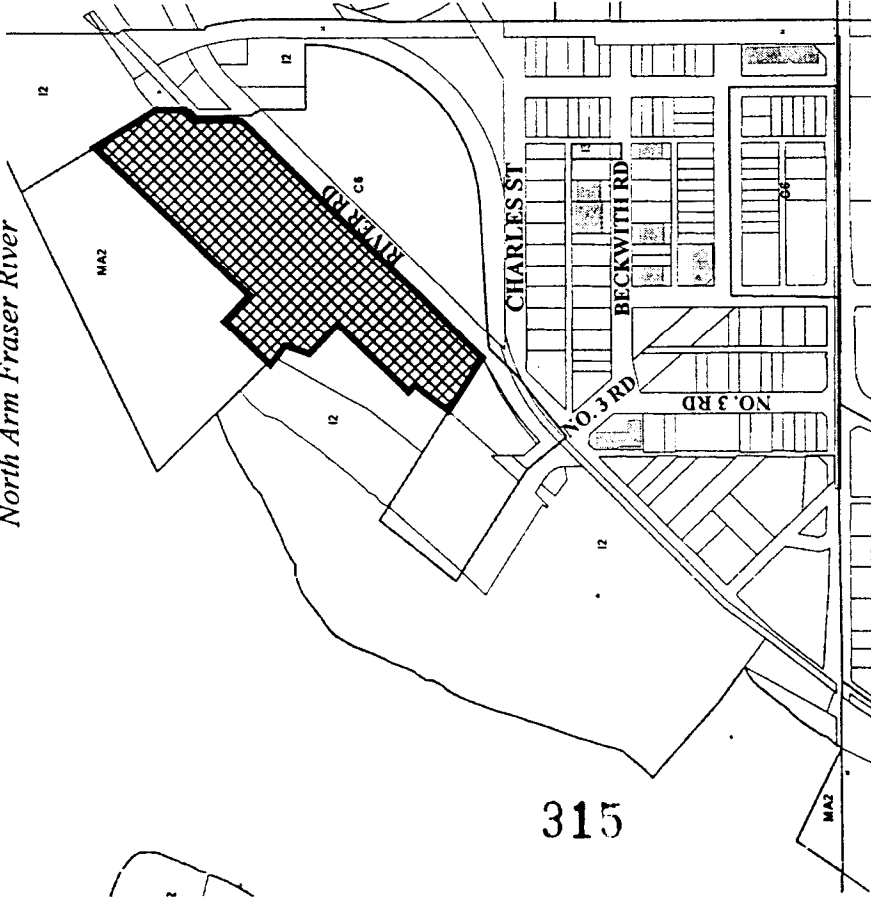
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MAYOR

\_\_\_\_\_  
CITY CLERK



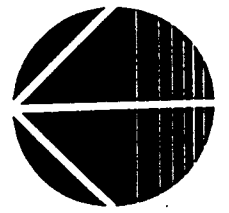
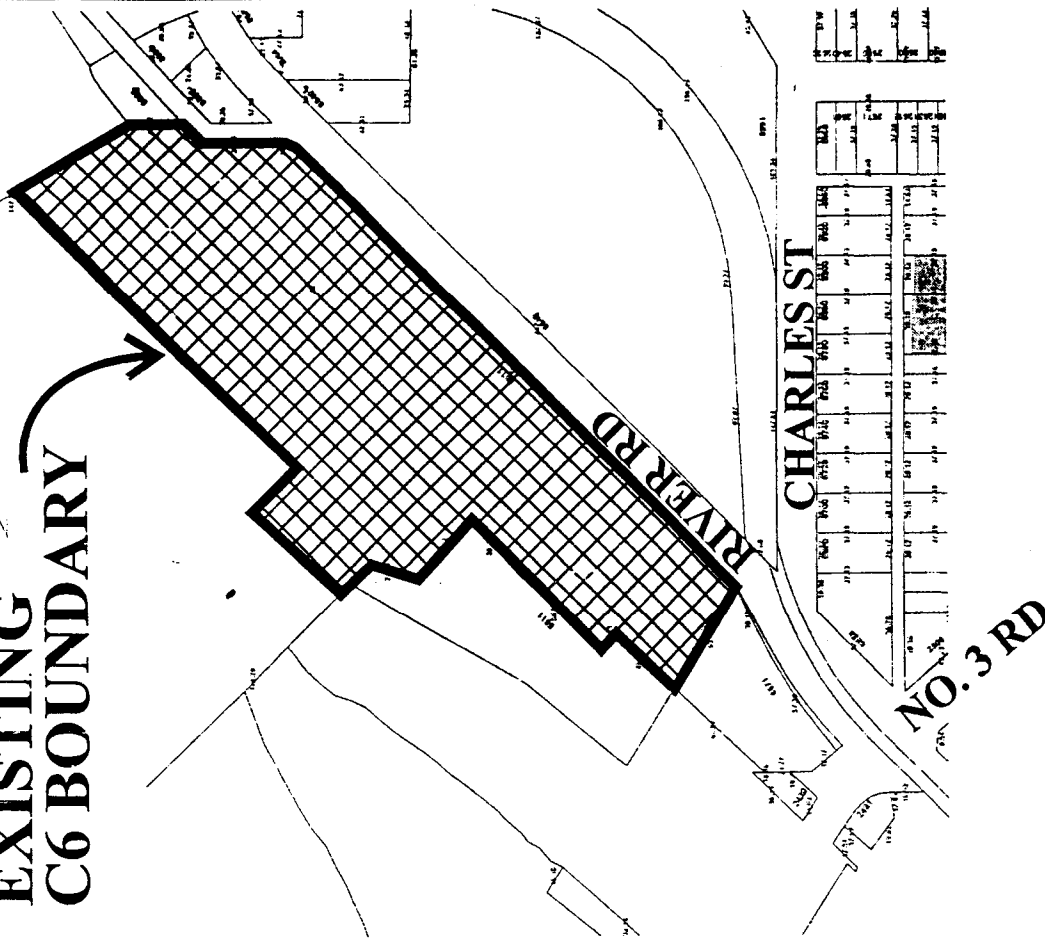
# City of Richmond

North Arm Fraser River



315

**EXISTING  
C6 BOUNDARY**



RZ 02-211434

Original Date: 08/12/02

Revision Date: 02/06/03

Note: Dimensions are in METRES