



# ZONING BYLAW 8500

City of Richmond

Office Consolidation: May 24, 2012

This document is an office consolidation of Richmond Zoning Bylaw 8500 (adopted on November 16, 2009) and subsequent amendments adopted by City Council.

All persons making use of this consolidation are reminded that it has no Council sanction, that amendments have been incorporated only for convenience of reference, and that for all purposes of interpretation and application the original bylaws should be consulted.

The City of Richmond will, in no event, be liable or responsible for damages of any kind arising out of the use of this office consolidation.

This is not the official version of Richmond Zoning Bylaw 8500, nor is it admissible in a court of law. For such purposes, official certified copies can be obtained from the City Clerk.



# Zoning Bylaw 8500

## Bylaw Amendment List

Bylaw No.	Zoning District	Purpose	Adopted
8440	ZLR24	Removes 18.24 Low Rise Apartment (ZLR24) from Section 26 – Site Specific Zones in Progress and adds 18.24 Low Rise Apartment (ZLR24) to Section 18 Site Specific Residential (Low Rise Apartment) Zones of Part C: Site Specific Zones of Zoning Bylaw 8500 for 9420, 9460, 9480 and 9500 Odlin Road.	2009/11/23
8455	ZS20	Removes 15.20 Coach House (ZS20) from Section 26 – Site Specific Zones in Progress and adds 15.20 Coach House (ZS20) to Section 15 Site Specific Residential Zones (Single Detached) of Part C: Site Specific Zones of Zoning Bylaw 8500 for 3051 Catalina Crescent.	2009/12/14
8554	Section 3 and Section 12	Adds definition for “indoor shooting range” to Sub-Section 3.4 Use and Term Definitions. Adds “indoor shooting range” as an Additional Use to Section 12.1.3.B Industrial (I). Adds clauses 3. to 6. to Section 12.1.11 Other Regulations, and renumbers the existing clause 6 to be clause 7., in Section 12.1 Industrial (I) zone.	2009/12/14
8552	Section 23.1	Amends Section 23.1 Industrial Limited Retail (Z11) by inserting “retail, liquor 2” in Section 23.1.3B Additional Uses and by inserting a new subsection 2. into 23.1.11 and renumbering the existing subsections accordingly.	2009/12/21
8460	ZT69	Removes 17.69 Town Housing (ZT69) from Section 26 – Site Specific Zones in Progress and adds 17.69 Town Housing (ZT69) to Section 17 Site Specific Residential Zones (Town Houses) of Part C: Site Specific Zones of Zoning Bylaw for 9460 and 9480 Westminster Highway.	2010/01/11

Bylaw No.	Zoning District	Purpose	Adopted
8450	ZT67	Adds Subsection 2 to 17.67.4 Permitted Density of Section 17.67 Town Housing (ZT67) for 9631, 9651, 9691, 9711, 9751, 9791 Alexandra Road and 4471, 4511, 4531, 4551 No. 4 Road.	2010/01/25
8439	ZLR23	Removes Section 18.23 Low Rise Apartment (ZLR23) from Section 26 Site Specific Zones in Progress and adds Section 18.23 Low Rise Apartment (ZLR23) to Section 18: Site Specific Residential Zones (Low Rise Apartments) to Part C: Site Specific Zones of Zoning Bylaw 8500 for 6760, 6780, 6800 Eckersley Road; 8500, 8520, 8540 Park Road; 6751, 6760, 6771, 6780, 6791, 6800, 6831 Park Place.	2010/02/08
8309	ZT68	Removes 17.68 Town Housing (ZT68) from Section 26 – Site Specific Zones in Progress and adds 17.68 Town Housing (ZT68) to Section 17 Site Specific Residential Zones (Town Houses) of Part C: Site Specific Zones of Zoning Bylaw for 10911, 10931, 10951, 10971 and 10991 Steveston Highway.	2010/03/08
8545	ZT43	Amends Section 17.43 Town Housing (ZT43) by inserting “housing, apartment” in Section 17.43.2 Permitted Uses, inserting “and apartment housing” in clause 3 of Section 17.43.4 Permitted Density, inserting “and apartment housing” in clause 3 of Section 17.43.5 Permitted Lot Coverage, inserting a new subsection 6. into 17.43.6 and inserting “and apartment housing” in clause 2 of Section 17.43.7 Permitted Heights for 6451 Princess Lane.	2010/03/08
8527	CV	Amends Section 10.7 Vehicle Sales (CV) by adding to 10.7.4. Permitted Density Subsection 1, a clause (b) for 5571 Parkwood Way.	2010/03/22

Bylaw No.	Zoning District	Purpose	Adopted
8582	Sections 3.4, 4.12, 5.18, 7.5, 8.2, 9.3, 10.3, 12.1, 12.2, 12.3, 12.4 and 12.5	“Housekeeping Amendments”. Adds definition for “commercial vehicle parking and storage”; replaces definitions for “entertainment, spectator”, “fleet service” and “recreation, indoor” in Section 3.4. Replaces Section 4.12.3. Adds sub-section 5.18 after sub-section 5.17 in Section 5. Replaces Section 7.5.6. Adds sub-section 8.2.4.6 to Section 8.2. Deletes “vehicle sale/rental” from Section 9.3.2 and replaces with “vehicle rental, convenience”. Adds sub-section 10.3.7 after 10.3.6 in Section 10.3. Deletes “parking, non-accessory” and replaces with “commercial vehicle parking and storage” for Sections 12.1.2, 12.4.2 and 12.5.2. Adds “commercial vehicle parking and storage” to Sections 12.2.2 and 12.3.2.	2010/04/19
8343	ZT23	Amends Section 17.23 Town Housing (ZT23) – Laurelwood, by replacing section 17.23.8.2.	2010/04/26
8433	ZR6	Removes 21.6 Congregate Housing (ZR6) – ANAF Legion (Steveston) from Section 26 – Site Specific Zones in Progress and adds 21.6 Congregate Housing (ZR6) – ANAF Legion (Steveston) to Section 21 Site Specific Residential (Other) Zones of Part C: Site Specific Zones of Zoning Bylaw for 11900 No. 1 Road and 4091, 4111 Chatham Street.	2010/05/25
8444	ZT60	Amends Section 17.60 Townhousing (ZT60) – North McLennan (City Centre), by adding a new clause 2. to 17.60.6 Yards and Setbacks, and renumbers following clauses. Adds “or exterior side yard” to clauses 17.60.6.3 and 17.60.6.4. Adds new clause 7. to 17.60.6 Yards and Setbacks.	2010/05/25

Bylaw No.	Zoning District	Purpose	Adopted
8624	RCH	Amends Section 8.3 Coach Houses (RCH) by repealing and replacing subsections 8.3.1, 8.3.4.2., 8.3.6.8 (which is renumbered to 8.3.6.7), 8.3.7.1, and 8.3.7.6. Subsection 8.3.6.6 is deleted in its entirety (and the following subsections renumbered accordingly). New subsection 8.3.11.2 is added after 8.3.11.1.	2010/07/19
8616	CN	Amends Section 9.1 Neighbourhood Commercial (CN) by repealing subsection 9.1.3 Secondary Uses and replacing it with subsections 9.1.3 A Secondary Uses and 9.1.3 B Additional Uses. Inserts clauses 5 and 6 to subsection 9.1.11 Other Regulations for 3031 Beckman Place.	2010/07/26
8617	CDT1	Amends Section 9.3 Downtown Commercial (CDT1) by replacing clause 1 of subsection 9.3.11 Other Regulations and deleting clause c) in its entirety from 9.3.11.1.	2010/07/26
8604	RCL1, RCL2, RCL3	Amends Section 9.4 Residential/Limited Commercial (RCL1, RCL2, RCL3) by repealing Section 9.4.3 Secondary Uses and replacing it with a new Section 9.4.3 Secondary Uses; repealing subsection 9.4.4.4 and replacing it with a new subsection 9.4.4.4; repealing Section 9.4.11 Other Regulations and replacing it with a new Section 9.4.11 Other Regulations.	2010/09/13

Bylaw No.	Zoning District	Purpose	Adopted
8581	Section 3.4 Use and Term Definitions and 14.1	Amends Section 3.4 Use and Term Definitions by adding a new definition for “cranberry processing facility”. Amends Section 14.1 Agriculture (AG1; AG2; AG3) by repealing section 14.1.1 Purpose and replacing it with a new section 14.1.1 Purpose (which includes the new subzone AG4); by adding “cranberry processing facility” to Section 14.1.2. Permitted Uses; adding new subsection 14.1.4.4 to Permitted Density; adding new subsection 14.1.5.2 to Permitted Lot Coverage; adding new subsections 14.1.6.5 and 14.1.6.6 to Yards & Setbacks; adding new subsections 14.1.7.6 and 14.1.7.7 to Permitted Heights; and adding a new subsection 14.1.11.14 Other Regulations and renumbering the following subsections accordingly.	2010/09/13
8310	15.19	Adds Section 15.19 Single Detached (ZS19) – Mirabel Court (Blundell Area) to Section 15 Site Specific Residential Zones (Single Detached) for 8091 Gilbert Road, 6760 and 6800 Blundell Road. Removes Section 15.19 Single Detached (ZS19) – Mirabel Court (Blundell Area) from Section 26 - Site Specific Zones in Progress.	2010/09/13
8517	19.7	Adds Section 19.7 High Rise Apartment (ZHR7) – Lansdowne Village (City Centre) for 7500 Alderbridge Way to Section 19 Site Specific Residential Zones (Higher Density). Removes Section 19.7 High Rise Apartment (ZHR7) – Lansdowne Village (City Centre) from Section 26 - Site Specific Zones in Progress.	2010/09/13

Bylaw No.	Zoning District	Purpose	Adopted
8428	20.15	Adds Section 20.15 Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre) for 5891, 5931 No. 3 Road, 5900 Minoru Boulevard and a surplus portion of No. 3 Road to Section 20 Site Specific Mixed Use Zones. Removes Section 20.15 Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre) from Section 26 - Site Specific Zones in Progress.	2010/09/13
8494	20.16	Adds Section 20.16 Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie) for 9371 & 9411 Alexandra Road to Section 20 Site Specific Mixed Use Zones. Removes Section 20.16 Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie) from Section 26 – Site Specific Zones in Progress.	2010/09/27
8634	12.5	Amends Section 12.5 Industrial Storage (IS) by repealing and replacing subsections 12.5.1 Purpose; 12.5.4 Permitted Density; and 12.5.5 Permitted Lot Coverage. Also amended Section 12.5 Industrial Storage by inserting subsection 3 into 12.5.7 Permitted Heights; by inserting subsection 2 into 12.5.9 Landscaping and Screening; and by inserting subsections 2 and 3 into 12.5.11 Other Regulations.	2010/09/27
8609	14.1	Amends Section 14.1 Agriculture (AG1; AG2; AG3; AG4) by deleting section 14.1.6.1 in its entirety and substituting it with a new subsection 14.1.6.1.	2010/11/15
8674	18.24	Amends Section 18.24 Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie) by inserting to 18.24.6 Yards & Setbacks Subsections 1, 2 and 3, a clause d).	2010/12/20

Bylaw No.	Zoning District	Purpose	Adopted
8575	Section 17.61	Amends Section 17.61 Town Housing (ZT61) by replacing Diagram 1 in Section 17.61.4.4; adding new subsection directly after Section 17.61.6.5 and renumbering remaining subsections accordingly; and replacing Section 17.61.10.1 for 22331 Westminster Highway.	2010/12/20
8684	Sections 3.4, 4.4, 4.5, 4.17, 10.3, 10.4, 12.3, 12.4, 14.1, 18.22, 20.9, 22.1, 23.2	“Housekeeping Amendments”. Replaces definitions for “boarding and lodging”; “dwelling or dwelling unit”; “live/work dwelling”; “retail, general”; “service, personal”; and “structure, accessory”. Replaces subsection 4.4.1.c). Replaces subsection 4.5.1.a). Adds section 4.17 Separation Between Uses after section 4.16. Adds “commercial storage” as a permitted use to Section 10.3 and deletes “service, massage” from the permitted uses of Section 10.3. Replaces subsection 10.3.6.7. Adds “recreation, outdoors” as a permitted use to Section 10.4. Adds “vehicle repair” as a permitted use to Section 12.3. Adds “commercial storage” as a permitted use to Section 12.4. Replaces subsections 14.1.6.2.b) and 14.1.6.2.c). Replaces subsections 18.22.11.1 and 18.22.11.2. Adds “amusement centre” as a permitted use to Section 20.9. Adds “amusement centre” as a secondary use to Section 22.1. Adds “services, personal” as a permitted use to Section 23.2.	2011/01/17
8580	Sections 5.15 & 20.19	Adds new Section 20.19 Commercial Mixed Use (ZMU19) – Broadmoor to Section 20 Site Specific Mixed Use Zones, and adds ZMU19 to the tables in subsections 5.15.1, 5.16.1 and 5.16.2.	2011/01/24

Bylaw No.	Zoning District	Purpose	Adopted
8672	Sections 3, 5.5, 7.7, 8.1, 8.2, 8.3, 14.1, 15.1 to 15.8, 15.10 to 15.20	Replaces definition of “bed and breakfast” in Section 3. Replaces Section 5.5. Adds “bed and breakfast” to Table 7.7.2.1 (in Section 7) – effective Sept. 30, 2011. Deletes RS3/A-H, J-K from Sections 8.1, 8.2 and 8.3. Deletes AG2 from Section 14.1. Adds “bed and breakfast” to Secondary Uses in Sections: 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.10, 15.11, 15.12, 15.13, 15.14, 15.15, 15.16, 15.17, 15.18, 15.19, and 15.20.	2011/01/24
8696	Section 13.3	Adds new subsection 2 to 13.3.11 Other Regulations for 10640 No. 5 Road.	2011/03/14
8716	Section 18.24	Adds new subsection 3 to 18.24.4 Permitted Density and renumbers following subsections in 18.24 Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie) (for 9388 Odlin Road – formerly 9340, 9360 and 9400 Odlin Road).	2011/04/26
8760	Sections 12.3, 12.4, 23.1, 23.2, 23.3, 23.4, 23.5, 23.7	Adds “health service, minor” in alphabetical order as a permitted use to Sections 12.3, 12.4, 23.1, 23.2, 23.3, 23.4, 23.5, and 23.7.	2011/05/16
8743	Sections 4.9, 4.12, 6.8, 8.6, 8.7, 8.8, 8.9, 17.15, 17.18, 17.45.	“Housekeeping Amendments”. Adds new clause 4.9.8 to Section 4.9; replaces clause 4.12.6; adds new Section 4.12.A. and clauses 4.12.A.1 and 4.12.A.2 after Section 4.12; replaces clause 6.8.3 in Section 6.8; replaces clauses 8.6.5.2 and 8.6.5.3 in Section 8.6; replaces clauses 8.7.5.2 and 8.7.5.3 in Section 8.7; replaces clauses 8.8.5.2 and 8.8.5.3 in Section 8.8; replaces clauses 8.9.5.2 and 8.9.5.3 in Section 8.9; replaces clauses 17.15.5.2 and 17.15.5.3 in Section 17.15; replaces clauses 17.18.5.2 and 17.18.5.3 in Section 17.18; replaces clauses 17.45.5.2 and 17.45.5.3 in Section 17.45.	2011/06/20

Bylaw No.	Zoning District	Purpose	Adopted
8457	23.9	Adds Section 23.9 Industrial Storage (ZI9) – Knox Way (East Richmond) to Section 23 Site Specific Industrial Zones. Removes Section 23.9 Industrial Storage (ZI9) – Knox Way (East Richmond) from Section 26 - Site Specific Zones in Progress.	2011/06/27
8486	21.7	Adds Section 21.7 Water Oriented Mixed Use (ZR7) – Dyke Road (Hamilton Area) to Section 21 Site Specific Residential (Other) Zones. Removes Section 21.7 Water Oriented Mixed Use (ZR7) – Dyke Road (Hamilton Area) from Section 26 – Site Specific Zones in Progress.	2011/07/11
8532	20.18	Adds Section 20.18 Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) to Section 20 Site Specific Mixed Use Zones. Removes Section 20.18 Commercial Mixed Use (ZMU18) – The Gardens (Shellmont) from Section 26 – Site Specific Zones in Progress.	2011/07/25
8761	21.6	Amends Section 21.6 Congregate Housing (ZR6) – ANAF Legion (Steveston) by adding “government service”, “health service, minor”, “office”, and “retail, general” to subsection 21.6.3 Secondary Uses and also adding them as new subsections d), e), f) and g) to 21.6.11 Other Regulations, subsection 2.	2011/07/25
8662	24.4	Repeals subsection 24.4.6 Yards & Setbacks in Section 24.4 Religious and Education (ZIS4) – Aberdeen Village (City Centre) and replaces it with a new 24.4.6 Yards & Setbacks.	2011/07/25
8522	20.17	Adds Section 20.17 Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport) to Section 20 Site Specific Mixed Use Zones. Removes Section 20.17 Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport) from Section 26 – Site Specific Zones in Progress.	2011/10/11

Bylaw No.	Zoning District	Purpose	Adopted
8686	20.4	Amends Section 20.4 High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre) by replacing Sections 20.4.2 Permitted Uses; 20.4.3 Secondary Uses; Diagram 1; and 20.4.4 Permitted Density. Adds Section 20.4.54. Replaces Section 20.4.6.1.a; Section 20.4.7.4; Section 20.4.8.2.c and 20.4.8.2.d. Replaces Section 20.4.10 On-Site Parking and Loading and Section 20.4.11 Other Regulations for 6051 and 6071 River Road.	2011/10/24
8702	20.4	Amends Section 20.4 High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre) by replacing Sections 20.4.2 Permitted Uses; 20.4.3 Secondary Uses; Diagram 1; and 20.4.4 Permitted Density. Replaces Section 20.4.5.2. Adds Section 20.4.5.5. Replaces Section 20.4.6.1.a. Adds Section 20.4.6.1.e and 20.4.6.1.f. Replaces Section 20.4.6.2.a. Adds Sections 20.4.6.2.d; 20.4.7.6; 20.4.8.2.h; 20.4.8.2.i; 20.4.8.2.j; 20.4.8.2.k; and 20.4.8.2.l. Replaces Section 20.4.10 On-Site Parking and Loading and Section 20.4.11 Other Regulations for 5200 Hollybridge Way, 6300, 6380, 6500 River Road, a portion of 6900 River Road, and a portion of the River Road right-of-way.	2011/10/24
8737	12.2	Amends Section 12.2 Light Industrial (IL) by adding clause 2 to Section 12.2.4 Permitted Density and also adding clause 2 to Section 12.2.11 Other Regulations for 16540 River Road.	2011/11/14
8782	19.9	Adds Section 19.9 High Rise Apartment (ZHR9) – North McLennan (City Centre) to Section 19 Site Specific Residential (Higher Density) Zones for 9099 Cook Road.	2011/12/19

Bylaw No.	Zoning District	Purpose	Adopted
8860	Sections 3.4 and 5.10	Amends Section 3.4 Use and Term Definitions by replacing definition of “farm-based winery”. Amends Section 5.10 by renaming Section 5.10 “Roadside Stands” to “Roadside Stands and Farm-Based Wineries” and adding new subsection 5.10.4.	2012/02/20
8811	Section 18.14	Amends Section 18.14 Low Rise Apartment (ZLR14) – Riverport, by changing the title to 18.14 Low to Mid Rise Apartment (ZLR14) – Riverport. Replaced Section 18.14.1 Purpose. Amended Section 18.14.2 Permitted Uses and 18.14.11.1 Other Regulations by deleting reference to “outdoor storage”. Added clauses 3. and 4. to Section 18.14.4 Permitted Density. Amended clauses 18.14.6.2.a) and 18.14.7.1.a) for 14000 and 14088 Riverport Way.	2012/03/12
8816	Section 15.14	Amends Section 15.14 Single Detached (ZS14) by replacing subsection 15.14.4.2 and adding new subsection 15.14.4.4 for 9571 General Currie Road.	2012/03/12
8839	Sections 3.4, 5, 7.9 and 9.4	Amends Section 3.4 by adding definition for “Capstan station reserve”. Amends Section 5 by adding new Section 5.19 Capstan Station. Amends Section 7.9 by changing designation “2A” to “1A” on Map 7.9.1A; deleting Zone 2A table headings in tables 7.9.3.1, 7.9.4.1 and 7.9.5.1; and adding Section 7.9.6. Amends Section 9.4 by replacing Section 9.4.1 Purpose; inserting “park” in Section 9.4.3 Secondary Uses; replacing Sections 9.4.4.2, 9.4.4.3, 9.4.4.4 and 9.4.4.5; inserting Section 9.4.5.3; and replacing Sections 9.4.7.1 and 9.4.7.2; replacing Sections 9.4.8.1.c), 9.4.8.2.c), 9.4.8.5, 9.4.11.1 and 9.4.11.2.	2012/03/12

<b>Bylaw No.</b>	<b>Zoning District</b>	<b>Purpose</b>	<b>Adopted</b>
8488	Section 19.6	Adds Section 19.6 High Rise Apartment (ZHR6) – Brighthouse Village (City Centre) to Section 19 Site Specific Residential (Higher Density) Zones. Removes Section 19.6 from Section 26 Zones in Progress.	2012/04/10
8738	Section 19.8	Adds Section 19.8 High Rise Apartment (ZHR8) – Brighthouse Village (City Centre) to Section 19 Site Specific Residential (Higher Density) Zones for 6331 and 6351 Cooney Road.	2012/04/10
8878	Section 3.4, Section 15.16	Replaces definition of “Child care reserve fund” in Section 3.4. Adds new subsection 15.16.4 to Section 15.16 Child Care and Other Community Amenities.	2012/05/22
8882	Section 15.15	Replaces subsection 15.15.2 and deletes subsection 15.15.3 in its entirety from Section 15.15 Affordable Housing.	2012/05/22