

Appendix 1 - Definitions

Development Site	Development site means one more lots assembled for the purpose of planning and executing a comprehensive development. In the case of a development site made up of lots that are not contiguous, the development site may not be broken into more than two parts and both parts must be situated within the boundaries of one City Centre Village.
Development Site - Net	Net Development Site means the area of a Development Site, net of street and park dedications required to satisfy the intent of Area Plan and other City policies.
High-Density Townhouses	High-Density Townhouses means Ground-Oriented Housing for which: <ul style="list-style-type: none"> • each dwelling unit has a separate, exterior entrance directly accessible (i.e., without passing through a common lobby or corridor) from a public street or open space or from a common-roof deck landscaped as an outdoor amenity space; • parking is primarily contained within a parking structure concealed from view from public streets and open spaces.
Housing, Grade-Oriented or Equivalent	Grade-oriented housing means dwelling units of one or more storeys, each of which has its: <ol style="list-style-type: none"> a) own private outdoor space in the form of a landscaped terrace or garden attached to the unit and typically situated at ground level; b) primary entrance (i.e., front door) on the exterior of the building, entered directly from a fronting publicly-accessible street, walkway, or open space (i.e., without passing through a shared indoor lobby or corridor). <p>For the purposes of this Plan, equivalent to grade-oriented housing means dwelling units accessed via a shared lobby or corridor, provided that such units each have attached to them a private outdoor space (either at grade or in the form of a rooftop terrace or garden situated on top of a parking podium or some other low-rise portion of the building, but not a balcony), abutting and accessible from an on-site, semi-private, outdoor amenity space.</p>
Studio	Space for artist, dance, radio, television, recording, display, or performance, but excluding residential use.

Land Use Map Definitions

TRANSECTS	
General Urban (T4) Transect	An area that: <ul style="list-style-type: none"> • provides for low-density, low-rise residential, commercial, institutional, industrial, community and related uses, subject to Area Plan policies regarding industrial and commercial uses; • discourages automobile-oriented uses, including the outdoor sales, maintenance and storage of motor vehicles and drive-in restaurants and banks, especially where such uses could be visible from a public street or open space.
General Urban (T5) Transect	An area that: <ul style="list-style-type: none"> • provides for medium-density, mid-rise residential, commercial, institutional, industrial, community and related uses, subject to Area Plan policies regarding industrial and commercial uses; • discourages automobile-oriented uses, including the outdoor sales, maintenance and storage of motor vehicles and drive-in restaurants and banks, especially where such uses could be visible from a public street or open space.
Urban Core (T6) Transect	An area that: <ul style="list-style-type: none"> • provides for high-density, high-rise residential, commercial, institutional, industrial, community and related uses; • discourages automobile-oriented uses, including the outdoor sales, maintenance and storage of motor vehicles and drive-in restaurants and banks, especially where such uses could be visible from a public street or open space.
SPECIAL USES	
Marina	An area that: <ul style="list-style-type: none"> • limits uses on a development site to marina, retail sales of boats, boating supplies, and equipment, and related facilities and services for the pleasure boating and general public; • permits adjunct uses complementary to the areas marine focus and the general public's access to and enjoyment of the waterfront, such as specialty retail, restaurant, neighbourhood pub, and water taxi and pedestrian ferry services; • restricts land-based and floating boat storage buildings and boat shelters south of Corvette Way, excluding storage for kayaks, rowing boats, and other small, non-motorized craft; • permits waterborne residential uses, subject to City and Area Plan policies regarding aircraft noise sensitive development, industry, and commercial uses; • typically limits the maximum height of floating and fixed buildings to 9 m (30 ft.) and 2 storeys; • limits the maximum density on a development site to: <ol style="list-style-type: none"> a) riparian parcel coverage by buildings and boat shelters: 40%; b) water lot coverage by buildings and boat shelters: 20%.

<p>Non-Motorized Boating & Recreational Water Area</p>	<p>An area that:</p> <ul style="list-style-type: none"> encourages non-motorized, water-oriented competitive sports, recreation, and educational programs (e.g., paddling, kayaking, rowing, etc.); provides for complementary facilities, activities, and commercial uses; restricts swimming in the river; typically limits the maximum height of fixed and floating buildings to 9 m (30 ft.).
<p>Park</p>	<p>An area that:</p> <ul style="list-style-type: none"> is intended to be owned or secured by legal agreement by the City of Richmond; provides for public open spaces uses; provides for natural areas in locations including, but not limited to, areas outside the dyke or designated as Environmentally Sensitive Areas (ESA); may accommodate a variety of recreational, social, and cultural facilities and activities, provided that this is consistent with Area Plan objectives and policies for Parks & Open Space; typically limits maximum building height to 9 m (30 ft.) and 2 storeys.
<p>School</p>	<p>An area that:</p> <ul style="list-style-type: none"> provides provincially-mandated education (e.g., kindergarten to grade 12) and related programs (e.g., child care) that are principally financed by government funds; presents a scale, form, and character of development that is complementary to that intended for abutting properties under the Area Plan or applicable Sub-Area Plan.
<p>OVERLAYS</p>	
<p>Capstan Station Bonus</p>	<p>An area that provides for additional density for residential uses over and above that permitted by the underlying Transect, provided that the development site is located in Capstan Station Bonus Map area and the owner:</p> <ul style="list-style-type: none"> contributes to the Capstan Station Reserve (as per the Richmond Zoning Bylaw); in addition to the City Centre Area Plan base level open space identified on the Generalized Land Use Map (2031) and Specific Land Use Map: Capstan Village (2031), grants to the City, via a statutory right-of-way, air space parcel, or alternative means satisfactory to the City, rights of public use over a suitably landscaped area of the site for public park and related purposes at a minimum rate of 3.25 ac./1,000 population, based on the anticipated number of additional residents accommodated on the development site in respect to the Capstan Station Bonus; complies with Richmond’s affordable housing policies in respect to all residential uses occurring on the development site, including the additional residential density attributable to the Capstan Station Bonus; demonstrates to the satisfaction of the City that the additional density results in a superior building and landscape design and an attractive, pedestrian-friendly public realm.
<p>Commercial Reserve</p>	<p>An area that:</p> <ul style="list-style-type: none"> provides for medium- and high-density, mid- and high-rise office, retail, restaurant, arts, culture, entertainment, hospitality, and related uses; prohibits residential uses.
<p>Industrial Reserve</p>	<p>An area that:</p> <ul style="list-style-type: none"> provides for low-density, light industry, which: <ol style="list-style-type: none"> means a use providing for manufacturing, processing, assembling, fabricating, storing, transporting, distributing, testing, servicing, or repairing of goods, materials, or things, with or without an ancillary office to administer the industrial use on the site; may include wholesale business activities, but excludes retail sales; specifically excludes the processing, storing, transporting, and distributing of bio-medical or other material defined by statute as being “hazardous waste”; is contained within a building or screened from view from public open spaces, streets, and neighbouring properties; is not offensive to neighbouring industrial or non-industrial uses by reason of smoke, noise, vibration, dirt, glare, odour, or electrical interference; prohibits residential uses, excluding caretaker accommodation ancillary to an industrial use; provides for non-residential adjunct uses in designated sub-areas as follows: <ol style="list-style-type: none"> “Industry-Only” – No adjunct uses permitted; “Limited Commercial” – A limited range and amount of commercial, recreational, educational, and other uses may be permitted in specified locations, provided that the floor area of such uses on a development site does not exceed that of non-industrial uses; provides for additional density over and above that permitted by the underlying Transect, provided that: <ol style="list-style-type: none"> the Area Plan designates the affected development site as Industrial Reserve – “Limited Commercial”; the floor area of non-industrial uses on the development site does not exceed that of industrial uses; the additional density provides a benefit to industry; where applicable, the additional density helps to facilitate public open spaces, streets, and other Area Plan objectives.

Bylaw 8837
2012/03/12

<p>Institution</p>	<p>An area that:</p> <ul style="list-style-type: none"> • limits the uses on a development site to institution, community institutional, health care facility, assisted housing, affordable housing, transit, and government facilities; • provides for adjunct uses and/or additional density on the lot and, in the case of a multiple-lot development site, the development site over and above that permitted by the underlying Transect or Sub-Area Plan, provided that: <ol style="list-style-type: none"> a) the adjunct uses are consistent with those permitted by the underlying Transect or applicable Sub-Area Plan; b) the provision of adjunct uses and/or additional density on the development site results in a community benefit to the satisfaction of the City; c) the development site retains its Institution designation; d) the scale, form, and character of development are complementary to that intended for neighbouring properties under the Area Plan or applicable Sub-Area Plan.
<p>Pedestrian-Oriented Retail Precincts</p>	<p>An area that:</p> <ul style="list-style-type: none"> • encourages pedestrian-oriented “retail continuity” in the form of: <ol style="list-style-type: none"> a) a high concentration of pedestrian-oriented retail, restaurant, and complementary, visually engaging activities at the ground floor of buildings fronting onto publicly-accessible streets and open spaces; b) frontages characterized by narrow commercial units set close to the fronting publicly-accessible street or open space, individual unit entrances, a high degree of transparency (e.g., large, clear shop windows), pedestrian-oriented weather protection, signage, and lighting, and high-quality street furnishings and amenities; and • designates locations where the importance of “retail continuity” to the area’s intended form, function, and character of development is: <ol style="list-style-type: none"> a) for “High Streets & Linkages” – Fundamental, and should be achieved throughout; b) for “Secondary Retail Streets & Linkages” – Highly desirable, and should be achieved wherever possible.
<p>Richmond Arts District (RAD)</p>	<p>An area that:</p> <ul style="list-style-type: none"> • encourages a high concentration of public and private arts, culture, and heritage uses, facilities, amenities, events, venues for display and performance, work studios, and flexible spaces for living and working (i.e., Home-Based Business Dwellings and Live/Work Dwellings rather than traditional dwellings); • encourages the establishment of uses complementary to the arts, such as specialty retail, restaurants, entertainment, galleries, creative industries (e.g., film, recording, design, etc.), and post-secondary education; • encourages a distinctive urban environment characterized by its vibrant, lively, pedestrian-oriented public realm, the visual prominence of its public art, arts uses and activities, and special architectural and landscape design features (e.g., a vibrant colour palette, street-fronting commercial/studio units with overhead doors and large operable windows, durable, industrial-like materials and finishes, etc.).
<p>Village Centre Bonus</p>	<p>An area that provides for additional density for non-residential uses over and above that permitted by the underlying Transect, provided that:</p> <ul style="list-style-type: none"> • it is demonstrated to the satisfaction of the City that the additional density results in: <ol style="list-style-type: none"> a) superior building and landscape design; b) a mix of transit-oriented uses; c) a vibrant, pedestrian-friendly public realm; d) the provision of child care or other community benefit (e.g., artist studio, heritage initiatives, etc.); • the minimum net development site size to which the additional density may be applied shall be (excluding the area south of Alexandra Road, fronting the east side of Kwantlen Street): <ol style="list-style-type: none"> a) to achieve a maximum net density of 3 FAR or less: 4,000 m² (1 ac.); b) to achieve a maximum net density greater than 3 FAR: 8,000 m² (2 ac.).

Bylaw 8728
2011/07/26