

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 land dedicated or otherwise transferred to the City for street and park purposes, except that the City may, in its discretion on a project-by-project basis, include land dedicated or otherwise transferred to the City for a park, open space, Minor Street, lane, or mews in the calculation of Net Development Site (for the purpose of determining the maximum permitted floor area) if the following criteria are satisfied: <ul style="list-style-type: none"> the feature is not identified for land acquisition purposes in Richmond’s Development Cost Charge (DCC) program; and the development outcome would be equal to or better than what could otherwise have been reasonably achieved under the Plan, as determined to the satisfaction of the City and in accordance with Section 4.0 Implementation and Phasing Strategies of the Plan.
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"> own private outdoor space in the form of a landscaped terrace or garden attached to the unit and typically situated at ground level; 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.

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2012/06/18

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;

<p>Marina (cont'd)</p>	<ul style="list-style-type: none"> • 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"> a) 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; b) may include wholesale business activities, but excludes retail sales; c) specifically excludes the processing, storing, transporting, and distributing of bio-medical or other material defined by statute as being "hazardous waste"; d) is contained within a building or screened from view from public open spaces, streets, and neighbouring properties; e) 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"> a) "Industry-Only" – No adjunct uses permitted; b) "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;

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<p>Industrial Reserve (cont'd)</p>	<ul style="list-style-type: none"> • provides for additional density over and above that permitted by the underlying Transect, provided that: <ol style="list-style-type: none"> a) the Area Plan designates the affected development site as Industrial Reserve – “Limited Commercial”; b) the floor area of non-industrial uses on the development site does not exceed that of industrial uses, unless otherwise determined to the satisfaction of Council; c) the additional density provides a benefit to industry; d) where applicable, the additional density helps to facilitate public open spaces, streets, and other Area Plan objectives; e) the subdivision of any floor area within a building (including floor area over and above that permitted by the underlying Transect) that is used for office shall be limited to one strata lot or air space parcel per storey of the building or per 1,858 m² (20,000 ft²) of office floor area, unless otherwise determined to the satisfaction of Council. 	<p>Bylaw 10034 2019/06/17</p>
<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>Spires Road Area</p>	<p>An area that:</p> <ul style="list-style-type: none"> • comprises the Spires Road ARea (Brighthouse Village); • requires a minimum density of 2.0 FAR comprising: <ol style="list-style-type: none"> a) base: 1.2, subject to the provisions of the City’s Affordable Housing Strategy and Market Rental Housing Policy, except that the OCP Market Rental Housing Policy density bonus shall not apply. b) residential rental tenure housing: 0.8, provided that at least 50% is secured for low end market rental housing and the balance is market rental housing, unless otherwise approved by Council. • on a site specific basis via City development application processes, may provide for additional density for residential rental tenure housing only, provided that the following conditions apply: <ol style="list-style-type: none"> a) the maximum additional density shall not exceed 1.0 FAR; b) the maximum total density on the net development site shall not exceed 3.0 FAR; c) at least 50% of the additional density is constructed as low end market rental housing and the balance is constructed as market rental housing, unless otherwise approved by Council; d) the additional density shall result in a community benefit to the satisfaction of the City; e) the scale, form, and character of development shall be complementary to that intended for neighbouring properties under the Area Plan to the satisfaction of the City; and f) the minimum net development site size is 4,000 m² (1.0 ac). 	<p>Bylaw 10190 2022/07/18</p>

<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: <ul 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 as follows, unless otherwise determined to the satisfaction of the City: <ul 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.); • for development sites where the Village Centre Bonus permits additional density for non-residential uses to exceed 1.0 FAR, the subdivision of any Village Centre Bonus floor area within a building (including floor area over and above that density permitted by the underlying Transect) that is used for office shall be limited to one strata lot or air space parcel per storey of the building or per 1,858 m² (20,000 ft²) of office floor area, unless otherwise determined to the satisfaction of Council.
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Bylaw 9676
2022/05/09

Bylaw 10034
2019/06/17