



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8738 (RZ 09-506908)  
6331 and 6351 Cooney Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting Section 19.8 thereof the following:

**“19.8 High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)**

**19.8.1 PURPOSE**

The zone provides for high rise apartment and live/work dwellings.

**19.8.2 PERMITTED USES**

HOUSING, APARTMENT  
LIVE/WORK DWELLINGS

**19.8.3 SECONDARY USES**

HOME BUSINESS  
HOME-BASED BUSINESS  
BOARDING AND LODGING

**19.8.4 PERMITTED DENSITY**

1. The maximum floor area ratio is 2.67.

**19.8.5 PERMITTED LOT COVERAGE**

1. The maximum lot coverage is 70% for buildings.

**19.8.6 YARDS & SETBACKS**

1. The minimum public road setback is 3.0 m from Cooney Road.
2. The minimum side yard setback along the north property line is 2.7 m.
3. The minimum side yard setback along the south property line is 7.5 m.
4. The minimum rear yard setback is 1.5 m.

**19.8.7 PERMITTED HEIGHTS**

1. The maximum height for buildings is 41 m.
2. The maximum height for accessory buildings and structures is 5 m.

**19.8.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE**

1. There are no minimum lot width, lot depth or lot area requirements.

**19.8.9 LANDSCAPING & SCREENING**

1. Landscaping and screening shall be provided according to the provisions of Section 6.0.

19.8.10 ON-SITE PARKING AND LOADING

- 1. On-site vehicle and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
  - a) The minimum parking aisle width within the parking structure shall be 6.5 m; and
  - b) The maximum slope of vehicle ramps within the parking structure shall be 12.25%.

19.8.11 OTHER REGULATIONS

- 1. For the purposes of this zone only, live/work dwelling is a dwelling unit that may be used as a home business or home-based business provided that:
    - a) the dwelling unit has an exterior access at grade;
    - b) a maximum of 1 non-resident employee is permitted; and
    - c) the dwelling unit is designed to reflect the mixed use character of the intended use.
  - 2. Signage must comply with the City of Richmond's Sign Bylaw No. 5560.
  - 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)**:
- P.I.D. 026-495-139  
 Lot A Section 9 Block 4 North Range 6 West New Westminster District Plan BCP20900
- P.I.D. 003-590-160  
 Lot 132 except: part subdivided by Plan 36672, Section 9 Block 4 North Range 6 West New Westminster District Plan 26602
3. This Bylaw is cited as "**Richmond Zoning Bylaw 8500 Amendment Bylaw 8738**".

FIRST READING

APR 26 2011

SECOND READING

MAY 16 2011

THIRD READING

MAY 16 2011

OTHER REQUIREMENTS SATISFIED

ADOPTED



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MAYOR

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CORPORATE OFFICER