



Richmond Zoning Bylaw 8500
Amendment Bylaw No. 8818 (RZ 09-466062)
6200 London Road & 13100, 13120, 13140, 13160 and 13200 No. 2 Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
i. Inserting the following into the table contained in Section 5.15.1, after ZMU19:

Table with 2 columns: Zone, Sum Per Buildable Square Foot of Permitted Principal Building. Row 1: 'ZMU20', '\$4.00'

- 2. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

20.20 Commercial/Mixed Use (ZMU20) - London Landing (Steveston)

20.20.1 Purpose

The zone provides for commercial, residential and industrial uses in the Steveston area.

20.20.2 Permitted Uses

- amenity space, community
• child care
• education
• education, commercial
• health service, minor
• housing, apartment
• industrial, general
• live/work dwelling
• manufacturing, custom indoor
• office
• recreation, indoor
• restaurant
• retail, convenience
• retail, general
• service, business support
• service, financial
• service, household repair
• service, personal

20.20.3 Secondary Uses

- boarding and lodging
• community care facility, minor
• home business

- **studio**
- **veterinary service**

#### 20.20.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Despite Subsection 20.20.4.1, the reference to "1.2" in relation to the maximum **floor area ratio** is increased to the higher density of "1.62" if the **owner** provides:
  - a) for rezoning applications involving 80 or less **apartment housing dwelling units**, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZMU20 **zone**; or
  - b) for rezoning applications involving more than 80 **apartment housing dwelling units**, and prior to the first occupancy of the **building**, the **owner**:
    - i. provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 5% of the total **building area**; and
    - ii. enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

#### 20.20.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 76% for **buildings**.

#### 20.20.6 Yards & Setbacks

1. The minimum north side **setback** is 3.0 m.
2. The minimum west side **setback** is 5.5 m, except that:
  - a. the minimum **setback** for columns supporting a roof forming part of the **building** is not less than 1.8 m; and
  - b. decks located above the **first storey** supported by columns forming part of the **principal building** may project into the **setback** for a distance of not more than 2.8 m.
3. There is no minimum east side **setback**, except that:
  - a. the minimum east side **setback** for any **storey** above **first storey** is 7.0 m; and
  - b. decks located above the **first storey** supported by columns forming part of the **principal building** may project into the **setback** for a distance of not more than 2.8 m.

4. The minimum south side **setback** from a public **park** is 1.0 m.
5. A parking **structure** may project into the **setback**, provided that such encroachment is landscaped and screened by a combination of **landscaping** and parking structure treatment as specified by a Development Permit approved by the **City**.

### 20.20.7 Permitted Heights

1. The maximum **height** for **buildings** is 21.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

### 20.20.8 Subdivision Provisions/Minimum Lot Size

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

### 20.20.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

### 20.20.10 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.

### 20.20.11 Other Regulations

1. The following **principal uses** are permitted in this **zone** provided they are restricted to the **first storey** of the **building** in which the **use** is located:

**amenity space, community;**  
**child care;**  
**education;**  
**education, commercial;**  
**health service, minor;**  
**industrial, general;**  
**manufacturing, custom indoor;**  
**office;**  
**recreation, indoor;**  
**restaurant;**  
**retail, convenience;**  
**retail, general;**  
**service, business support;**  
**service, financial;**  
**service, household repair;**  
**service, personal;**  
**studio; and**  
**veterinary service.**

- 2. **Apartment housing** is a permitted **principal use** in this **zone** provided it is restricted to the second **storey** and above of the **building** in which the **use** is located.
  - 3. The following **secondary uses** are permitted in this **zone** provided they are restricted to the second **storey** and above of the **building** in which the **uses** are located:  
**boarding and lodging;**  
**community care facility, minor; and**  
**home business.**
  - 4. Signage must comply with the *City of Richmond's Sign Bylaw No. 5560*, as it applies to **development** in the Steveston Commercial (CS3) **zone**.
  - 5. 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.”
3. 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 **Commercial/Mixed Use (ZMU20) - London Landing (Steveston)** :
- That area shown as cross-hatched on “Schedule A attached to and forming Part of Bylaw No. 8818”.
4. 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 **School & Institutional (SI)**:
- That area shown as cross-hatched on “Schedule B attached to and forming Part of Bylaw No. 8818”.
5. This Bylaw is cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 8818**”.

FIRST READING

JAN 23 2012

A PUBLIC HEARING WAS HELD ON

FEB 20 2012

SECOND READING

FEB 20 2012

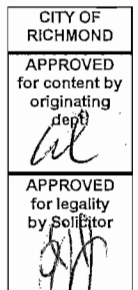
THIRD READING

FEB 20 2012

OTHER REQUIREMENTS SATISFIED

SEP 20 2012

ADOPTED



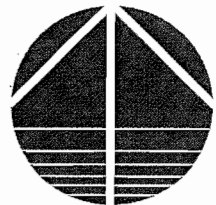
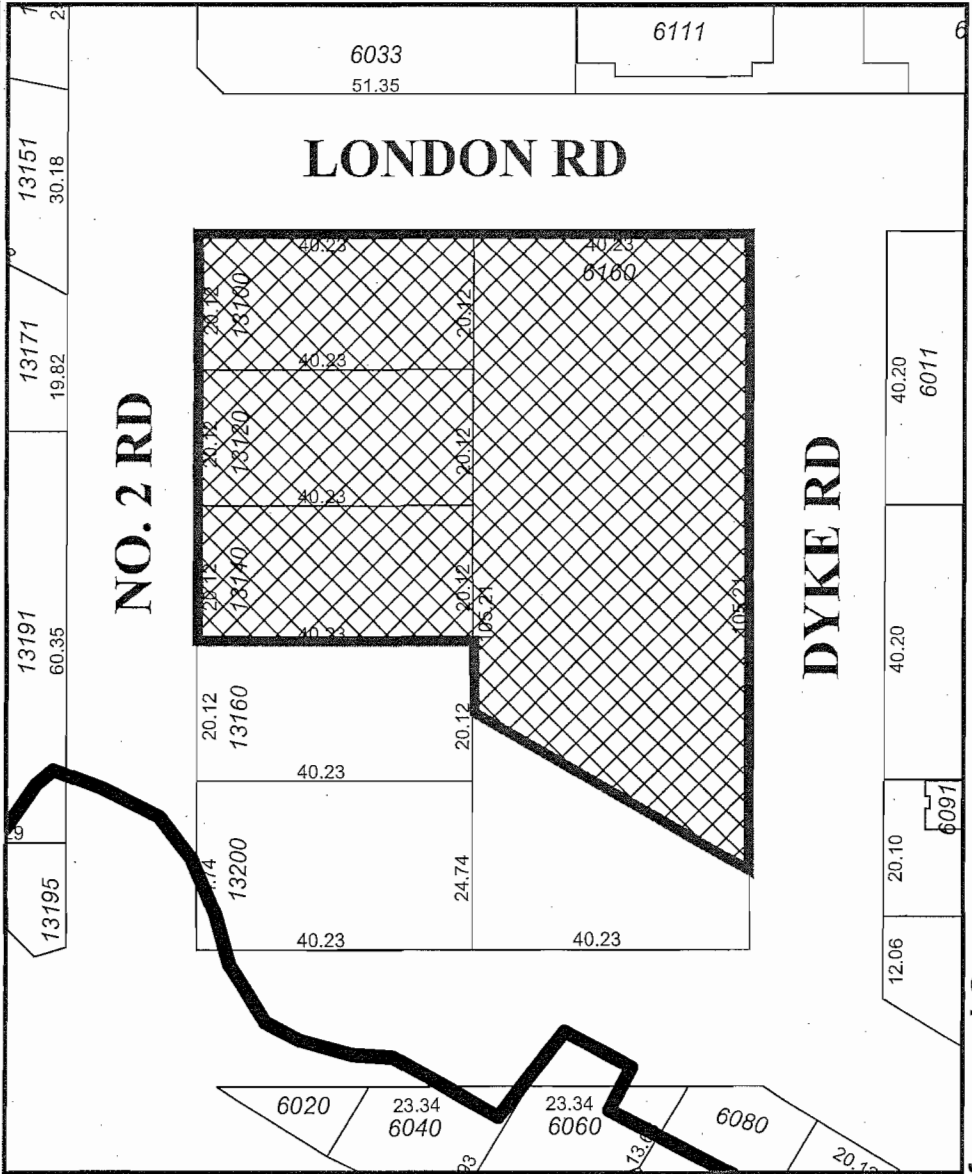
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond

## PROPOSED REZONING



## RZ 09-466062

Original Date: 04/28/09

Revision Date: 01/12/12

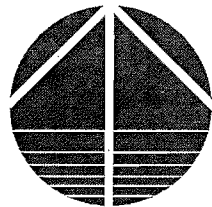
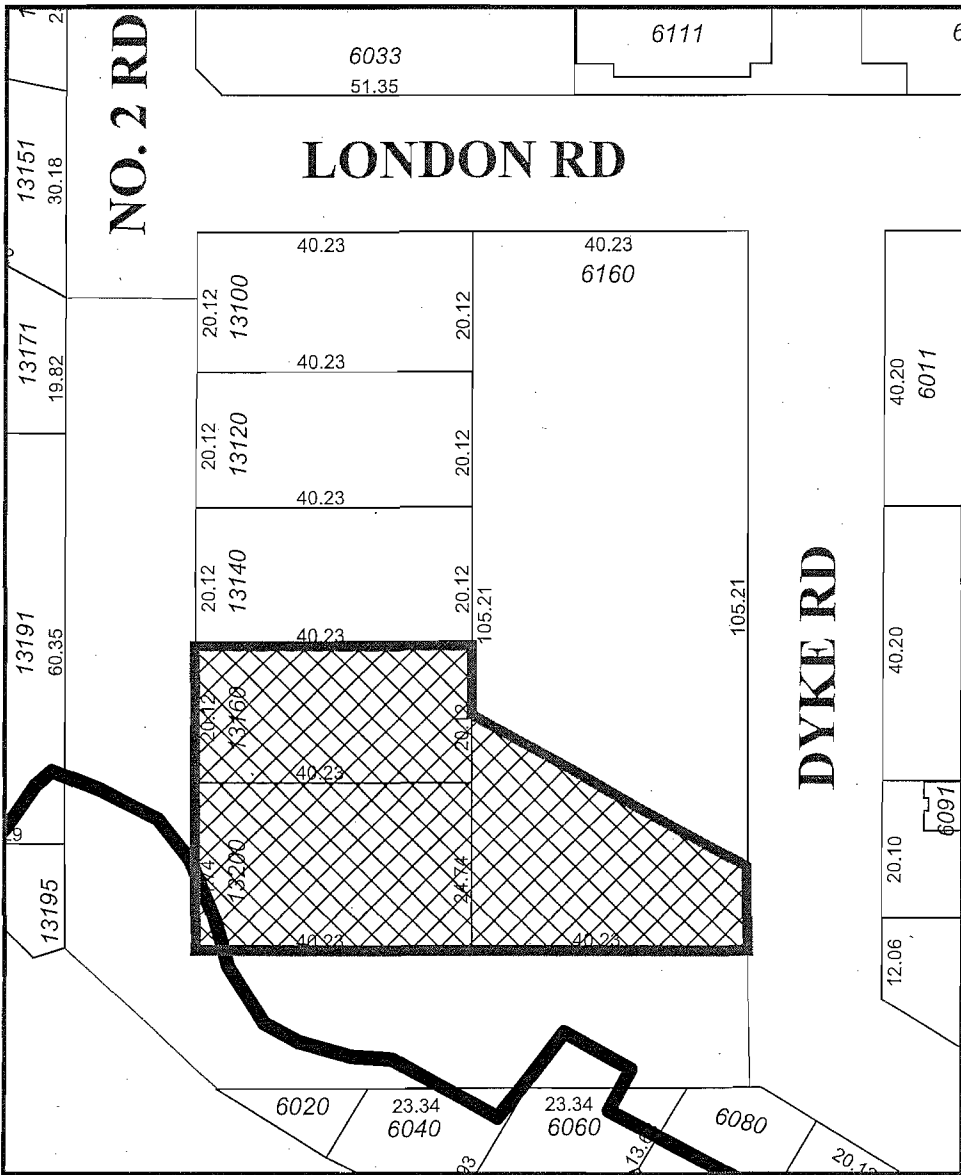
Note: Dimensions are in METRES

Schedule A attached to and forming part of Bylaw No. 8818



# City of Richmond

## PROPOSED REZONING



# RZ 09-466062

Original Date: 04/28/09

Revision Date: 01/12/12

Note: Dimensions are in METRES

Schedule B attached to and forming part of Bylaw No. 8818