

12.3 Industrial Business Park (IB1, IB2)

12.3.1 Purpose

The **zone** provides for a range of **general industrial uses** and stand-alone **offices**, with a limited range of compatible **uses** (IB1). Another sub-**zone** exists that would be used for rezoning applications in order to implement the City Centre Area Plan (IB2).

12.3.2 Permitted Uses

- animal daycare
- animal grooming
- animal shelter
- auction, minor
- broadcasting studio
- child care
- commercial storage
- commercial vehicle parking and storage [Bylaw 8582, Apr. 19/10]
- contractor service
- education, commercial
- emergency service
- government service
- health service, minor [Bylaw 8760, May 16/11]
- industrial, general
- library and exhibit
- manufacturing, custom indoor
- office
- recreation, indoor
- recycling depot
- recycling drop-off
- restaurant
- utility, minor
- vehicle body repair or paint shop
- vehicle repair [Bylaw 8684, Jan 17/11]

12.3.3 A. Secondary Uses

- residential security/operator unit

12.3.3 B. Additional Uses [Bylaw 9295, Nov 9/15]

- indoor shooting range [Bylaw 9500, Dec 15/15]
- medical cannabis production facility in accordance with provisions contained in 12.3.11.7 [Bylaw 9978, Dec 18/19]
- microbrewery, winery and distillery
- vehicle sale/rental [Bylaw 9977, May 13/19]

12.3.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, except in the **City Centre** where the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.

12.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**, except in the **City Centre** where:
 - a) the maximum **lot coverage** is 90% for **buildings**; and
 - b) the maximum **building envelope** shall not exceed 650.0 m² if the **building** has a maximum **height** of more than 25.0 m.

12.3.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. There is no minimum **interior side yard** or **rear yard**, except in the **City Centre** where a minimum **setback** of 3.0 m shall be provided **adjacent** to existing residential **uses** or **zones**.
3. A **restaurant** shall not be located closer than 20.0 m to the high water mark.
4. In the **City Centre**, **buildings** taller than the Oak Street Bridge must be set back 30.0 m to the drip line of the bridge.
5. In the **City Centre**, **buildings** taller than 25.0 m must have a minimum **building separation space** of 35.0 m.

12.3.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, except in the **City Centre** where: ^[Bylaw 10021, May 21/19]
 - a) the typical maximum **height** for **buildings** is 25.0 m, however additional **building height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0 m; ^[Bylaw 10021, May 21/19]
 - b) the maximum **height** for **buildings** is 22.0 m for the following property: ^[Bylaw 10021, May 21/19]
7100 River Road ^[Bylaw 10021, May 21/19]
P.I.D. 004-863-968 ^[Bylaw 10021, May 21/19]
LOT 107 SEC 5 BLK 4N RG 6W PL NWP43325 & BLK 5N; SEC 32; and ^[Bylaw 10021, May 21/19]
 - c) within 50.0 m of Bridgeport Road the maximum **building height** shall be 35.0 m. ^[Bylaw 10021, May 21/19]
2. The maximum **height** for **accessory structures** is 20.0 m.

12.3.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width**, except for an **animal shelter** which must have a minimum **lot width** of 60.0 m.
2. There is no minimum **lot depth** requirement.
3. There is no minimum **lot area**, except:
 - a) for an **animal shelter** which must have a minimum **lot area** of 2.0 ha; and
 - b) in the **City Centre** where the minimum **lot area** is:
 - i) 8,000.0 m² west of Brown Road;
 - ii) 4,000.0 m² elsewhere for **buildings** which exceed the maximum **building height** of 25.0 m; and
 - iii) 2,400.0 m² elsewhere for all **buildings** with a maximum **building height** of 25.0 m or less.

12.3.9 Landscaping & Screening

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

12.3.10 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.

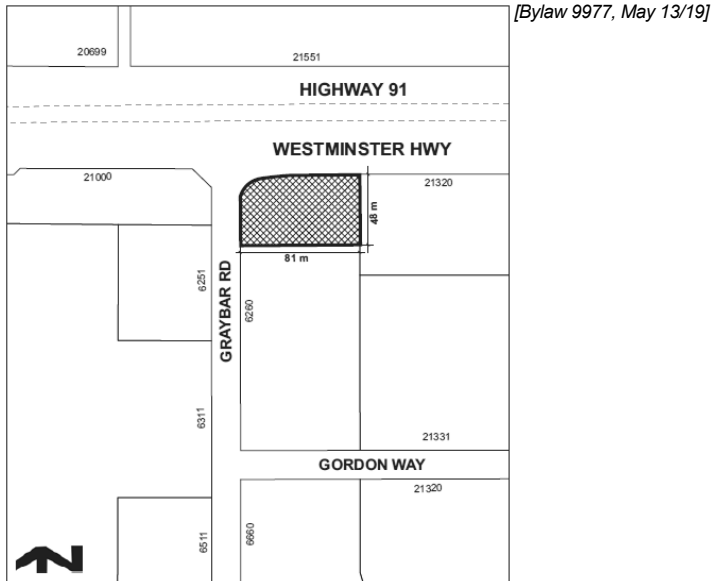
12.3.11 Other Regulations

1. In the case of 8899 Odlin Crescent, **commercial education** shall be limited to a maximum **gross floor area** of 138.0 m² located on the second **storey** only.
2. In the **City Centre**, **restaurants** shall only be permitted on **sites** being rezoned IB2 within 50.0 m of a **property line abutting**:
 - a) Bridgeport Road;
 - b) Great Canadian Way;
 - c) Hazelbridge Way;
 - d) Alexandra Road;
 - e) McKim Way; and
 - f) Odlin Crescent north of Odlin Road.
3. The following **permitted uses** are subject to the restrictions in Section 12.3.11.4:
 - a) **animal daycare**;
 - b) **animal grooming**;
 - c) **animal shelter**;
 - d) **auction, minor**;
 - e) **broadcast studio**;
 - f) **child care**;
 - g) **education, commercial**;
 - h) **government service**;
 - i) **library and exhibit**;
 - j) **office**;
 - k) **recreation, indoor**; and
 - l) **restaurant**.
4. **Permitted uses** listed in Section 12.3.11.3 that are located in the **City Centre** on **sites** zoned IB2 shall:
 - a) excluding **animal grooming** and **recreation, indoor**, not be located on the ground floor of a **building** (excluding **building** entrance lobbies);^[Bylaw 9145, Jun 16/14]
 - b) not exceed in total **floor area** the total **floor area** of all the other permitted **uses**; and

- c) not share a common **building** entrance with any of the other **permitted uses**.
5. **Microbrewery, Winery and Distillery** shall be only permitted on the following **sites**: *[Bylaw 9614, Feb 14/17]*
- 11220 Horseshoe Way *[Bylaw 9614, Feb 14/17]*
 PID 000-564-095 *[Bylaw 9614, Feb 14/17]*
 Lot 45 Section 1 Block 3 North Range 6 West New Westminster District Plan 56980 *[Bylaw 9614, Feb 14/17]*
- #110 – 12500 Horseshoe Way *[Bylaw 9614, Feb 14/17]*
 PID 026-556-791 *[Bylaw 9614, Feb 14/17]*
 Strata Lot 11 Section 12 Block 3 North Range 6 West New Westminster District Strata Plan BCS1607 *[Bylaw 9614, Feb 14/17]*
6. a) An **indoor shooting range** is only permitted on the following **site**: *[Bylaw 9500, Dec 15/15]*
 7400 River Road
 PID 003-752-534
 Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727
- b) An **indoor shooting range** located at 7400 River Road *[Bylaw 9500, Dec 15/15]*
 PID 003-752-534
 Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727
 is limited to the use of firearms which use propellant, compressed air or gas only.
- c) The operator of an **indoor shooting range** is required to be in possession of a permit from the City of Richmond in accordance with *Regulating the Discharge of Firearms Bylaw No. 4183* as amended. *[Bylaw 9500, Dec 15/15]*
- d) The operator of an **indoor shooting range** is required to be in possession of a permit in accordance with the *Provincial Firearm Act*. *[Bylaw 9500, Dec 15/15]*
- e) All **uses** associated with the operation of an **indoor shooting range** are to be for recreational and training purposes, conducted under the supervision of a certified Canadian Firearm Safety Course Instructor. *[Bylaw 9500, Dec 15/15]*
7. A **medical cannabis production facility** shall only be permitted at the following **sites** and subject to a maximum of 1,800 m² **floor area** for a **medical cannabis production facility**: *[Bylaw 9978, Dec 18/19]*
- a) 23000 Fraserwood Way (Strata lots 1, 2 and 3 of BCS2986) *[Bylaw 9978, Dec 18/19]*
 P.I.D. 027-570-428 *[Bylaw 9978, Dec 18/19]*
 P.I.D. 027-570-436 *[Bylaw 9978, Dec 18/19]*
 P.I.D. 027-570-444 *[Bylaw 9978, Dec 18/19]*
 Strata Lot 1, 2 and 3 Section 1 Block 4 North Range 4 West New Westminster District Strata Plan BCS2986 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V. *[Bylaw 9978, Dec 18/19]*
8. **Vehicle sale/rental** shall only be permitted on the following listed **site**: *[Bylaw 9977, May 13/19]*
- a) 6260 Graybar Road *[Bylaw 9977, May 13/19]*
 P.I.D. 008-338-906 *[Bylaw 9977, May 13/19]*
 Lot A Except Part in Plan BCP 25768 Section 10 Block 4 North Range 4 West New Westminster District Plan 75510 *[Bylaw 9977, May 13/19]*

9. In the case of the **site** listed in Section 12.3.11.7(a), 6260 Graybar Road, **vehicle sale/rental** shall be limited to a maximum **gross floor area** of 926.5 m² and located on the **site** in the area shown on Figure 1 below. *[Bylaw 9977, May 13/19]*

Figure 1 *[Bylaw 9977, May 13/19]*



10. 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.

