



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9135 (RZ 12-610011)  
3200, 3220, 3240, 3300, and 3320 No. 3 Road and 3171, 3191, 3211,  
3231, 3251, 3271, 3291, 3331, and 3371 Sexsmith 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 inserting Section 20.25 thereof the following:

**“20.25 Residential / Limited Commercial and Artist Residential Tenancy Studio Units  
(ZMU25) – Capstan Village (City Centre)**

**20.25.1 Purpose**

The **zone** accommodates artist residential tenancy studio (ARTS) units and high-rise apartments within the **City Centre**, plus a limited amount of **commercial use** and compatible **secondary uses**. Additional **density** is provided to achieve, among other things, **City** objectives in respect to the **City Centre** arts district, **affordable housing units**, **child care**, amenity, **commercial use**, and the Capstan Canada Line station.

**20.25.2 Permitted Uses**

- artist residential tenancy studio (ARTS) units
- **child care**
- **congregate housing**
- **housing, apartment**
- **housing, town**
- **live/work dwelling**

**20.25.3 Secondary Uses**

- **amenity space, community**
- **animal grooming**
- **boarding and lodging**
- **broadcast studio**
- **community care facility, minor**
- **education, commercial**
- **government service**
- **health service, minor**
- **home-based business**
- **hotel**
- **library and exhibit**
- **liquor primary establishment**

- manufacturing, custom indoor
- office
- park
- parking, non-accessory
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- vehicle rental, convenience
- veterinary service

#### 20.25.4 Permitted Density

1. 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 **amenity space**.
2. Notwithstanding Section 20.25.4.1, the reference to “1.2” is increased to a higher **floor area ratio** of “2.5”, provided that:
  - a) the **site** is located in the Capstan Station Bonus Map area designated by the **City Centre Area Plan**;
  - b) the **owner** pays a sum into the **Capstan station reserve** as specified in Section 5.19 of this bylaw;
  - c) the **owner** grants to the **City**, via a statutory **right-of-way, air space parcel**, or fee simple, as determined at the sole discretion of the **City**, rights of public use over a suitably landscaped area of the **site** for **park** and related purposes at a rate of 5.74 m<sup>2</sup> per **dwelling unit** or 6,810.4 m<sup>2</sup>, whichever is greater;
  - d) prior to occupancy of the **building**, the **owner**:
    - i. provides within 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 residential **building** area, excluding the **building** area of artist residential tenancy studio (ARTS) units; and



area ratio of “3.418” and, notwithstanding Section 20.25.4.3, the reference to “1.0” is increased to a higher floor area ratio of “1.462”, provided that the:

- b) **owner** complies with the conditions set out in Sections 20.25.4.2(a), (b), (c), and (d) and Sections 20.25.4.3(a), (b), (c), (d), and (e);
- c) **owner** dedicates not less than 5,529.0 m<sup>2</sup> of land to the **City** as **road**;
- d) **owner** transfers not less than 5,000.4 m<sup>2</sup> of land to the **City** as fee simple for **park** purposes, which shall include a suitably landscaped area of the **site** transferred by the **owner** to the **City** in compliance with Section 20.25.4.2(c), provided that such area is transferred to the **City** as fee simple;
- e) maximum total combined **floor area** for the **site** shall not exceed 126,575.4 m<sup>2</sup>, of which the **floor area** of residential **uses** shall not exceed 98,008.0 m<sup>2</sup> and the **floor area** of other **uses** shall not exceed 28,567.4 m<sup>2</sup>; and
- f) maximum **floor area** for the areas shown cross-hatched and indicated as “A”, “B”, “C”, and “D” in Section 20.25.4, Diagram 2, shall not exceed:
  - i. for “A”: 35,144.1 m<sup>2</sup> for residential **uses**, including at least 843.8 m<sup>2</sup> of **habitable space** for **affordable housing units**, and nil for other **uses**;
  - ii. for “B”: 39,194.5 m<sup>2</sup> for residential **uses**, including at least 979.9 m<sup>2</sup> of **habitable space** for **affordable housing units**, and 1,688.5 m<sup>2</sup> for other **uses**;
  - iii. for “C”: 15,732.2 m<sup>2</sup> for residential **uses**, including at least 1,980.4 m<sup>2</sup> of **habitable space** for **affordable housing units**, and nil for other **uses**; and
  - iv. for “D”: 7,937.2 m<sup>2</sup> for residential **uses**, including at least 1,026.6 m<sup>2</sup> of **habitable space** for **affordable housing units**, and 26,878.9 m<sup>2</sup> for other **uses**.

Diagram 1

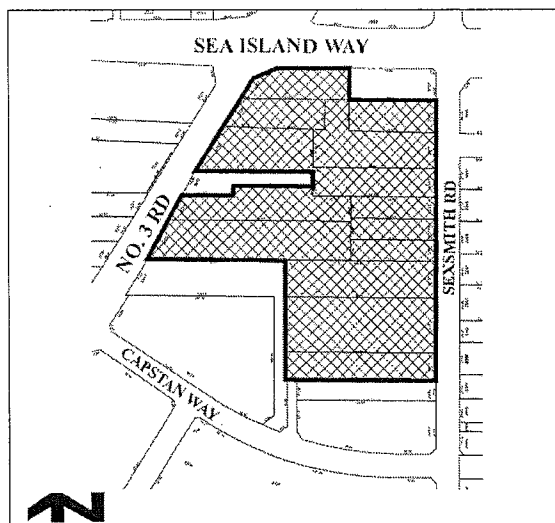
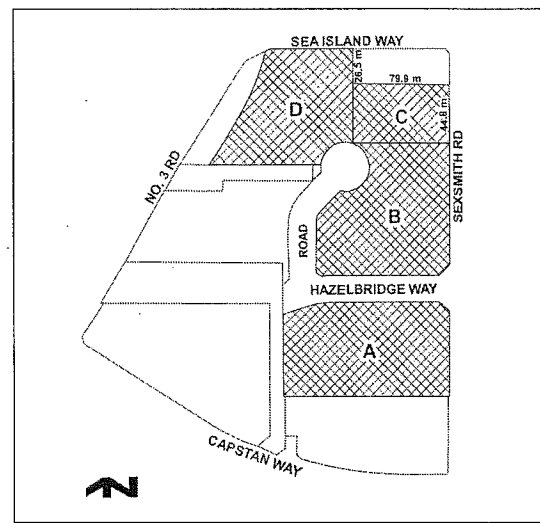


Diagram 2



5. There is no maximum floor area ratio for non-accessory parking as a principal use.

### 20.25.5 Permitted Lot Coverage

1. The maximum **lot coverage** for the areas shown cross-hatched and indicated as “A”, “B”, “C”, and “D” in Section 20.25.4, Diagram 2, is 90% for **buildings** and **landscaped roofs** over **parking spaces**.

### 20.25.6 Yards & Setbacks

1. Minimum **setbacks** shall be:
  - a) for Canada Line **setbacks**, measured to a **lot line**:
    - i. for **dwelling units, amenity space, and child care**: 20.0 m, but may be reduced to 10.0 m if a proper interface is provided as specified in a Development Permit approved by the **City**; and
    - ii. for other **uses**: 6.0 m;
  - b) for **road and park setbacks**, measured to a **lot line** or the boundary of an area granted to the **City**, via a statutory **right-of-way** or **air space parcel**, for **road or park** purposes: 6.0 m, but may be reduced to 3.0 m if a proper interface is provided as specified in a Development Permit approved by the **City**;
  - c) for **interior side yard setbacks**, measured to a **lot line** or the boundary of an area granted to the **City**, via a statutory **right-of-way** or **air space parcel**, for **road or park** purposes: 6.0 m, but may be reduced to 0.0 m if a proper interface is provided as specified in a Development Permit approved by the **City**; and
  - d) for parking situated below finished grade, measured to a **lot line**: 0.0 m.

### 20.25.7 Permitted Heights

1. The maximum **building height** shall be:
  - a) 47.0 m geodetic north of Hazelbridge Way; and
  - b) 35.0 m south of Hazelbridge Way, but may be increased to 47.0 m geodetic if a proper interface is provided with adjacent **buildings** and areas secured by the **City**, via statutory **right-of-way, air space parcel**, fee simple, or other means as determined to the satisfaction of the **City**, for **park** purposes, as specified in a Development Permit approved by the **City**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

### 20.25.8 Subdivision Provisions

1. The minimum **lot** area for the areas shown cross-hatched and indicated as “A”, “B”, “C”, and “D” in Section 20.25.4, Diagram 2, shall be:
  - a) for “A”: 9,000 m<sup>2</sup>;
  - b) for “B”: 8,800 m<sup>2</sup>;
  - c) for “C”: 3,200 m<sup>2</sup>; and
  - d) for “D”: 7,000 m<sup>2</sup>.

### 20.25.9 Landscaping & Screening

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

### 20.25.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the provisions of Section 7.0, EXCEPT that for the purpose of minimum number of **parking spaces**:
  - a) **City Centre** Parking Zone 1 rates shall apply;
  - b) the minimum on-site parking requirements for **town housing, apartment housing, and mixed commercial/residential uses** shall not be less than 1.0 space for residents per **dwelling unit**; and
  - c) Artist residential tenancy studio (ARTS) units shall be treated as **affordable housing units**.
2. Notwithstanding Section 20.25.10.1, if the **owner** has provided:
  - a) **child care, community amenity space, and minor health service** within the area shown cross-hatched and indicated as “B” in Section 20.25.4, Diagram 2, under Section 20.25.4.3(d), the minimum combined total number of **parking spaces** for the **uses** shall be 32, all of which shall be located within area “B”; and
  - b) 250 **parking spaces** for shared **commercial/residential use** within the area shown cross-hatched and indicated as “A” in Section 20.25.4, Diagram 2, and granted rights of public use over 50% of the **parking spaces** under Section 20.25.4.3(e):
    - i. the minimum combined total number of **parking spaces** required for non-residential **uses** within the area shown cross-hatched and indicated as “D” in Section 20.25.4, Diagram 2, shall be reduced by 250; and
    - ii. the minimum number of residential visitor **parking spaces** within the areas shown cross-hatched and indicated as “A”, “B”, “C”, and “D” in Section 20.25.4, Diagram 2, may be reduced by 50%.

**20.25.11 Other Regulations**

1. For the purposes of this bylaw, arts residential tenancy studio unit or ARTS unit:
    - a) means a **dwelling unit** providing space for sleeping, living, washrooms, and **kitchen**, together with space designed to facilitate the use of the **dwelling** for arts-related **home-based business** purposes including painting, pottery, dance, choreography, non-amplified music, composing, conducting, arranging, recording, writing, media arts, photography, print making, or carving;
    - b) shall be **town housing**;
    - c) shall have a minimum **habitable space** of 74.0 m<sup>2</sup>, of which at least 25.0 m<sup>2</sup>, provided as one contiguous space, shall have a minimum clear height of 4.5 m measured from the surface of the finished floor to the surface of the finished ceiling.
  2. Signage must comply with the City of Richmond's *Sign Bylaw No. 5560*, as it applies to **development** in the Downtown Commercial (CDT1) **zone**.
  3. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
  4. 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:
    - 2.1. **RESIDENTIAL / LIMITED COMMERCIAL AND ARTIST RESIDENTIAL TENANCY STUDIO UNITS (ZMU25) – CAPSTAN VILLAGE (CITY CENTRE)**.

Those areas shown cross-hatched and indicated as “A” on “Schedule “A” attached to and forming part of Bylaw No. 9135”.
    - 2.2. **SCHOOL & INSTITUTIONAL USE (SI)**.

Those areas shown hatched and indicated as “B” on “Schedule “A” attached to and forming part of Bylaw No. 9135”.

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9135".

FIRST READING

APR 28 2014

A PUBLIC HEARING WAS HELD ON

MAY 20 2014

SECOND READING

MAY 20 2014

THIRD READING

MAY 20 2014

OTHER CONDITIONS SATISFIED

DEC 11 2014

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

JUN 11 2014

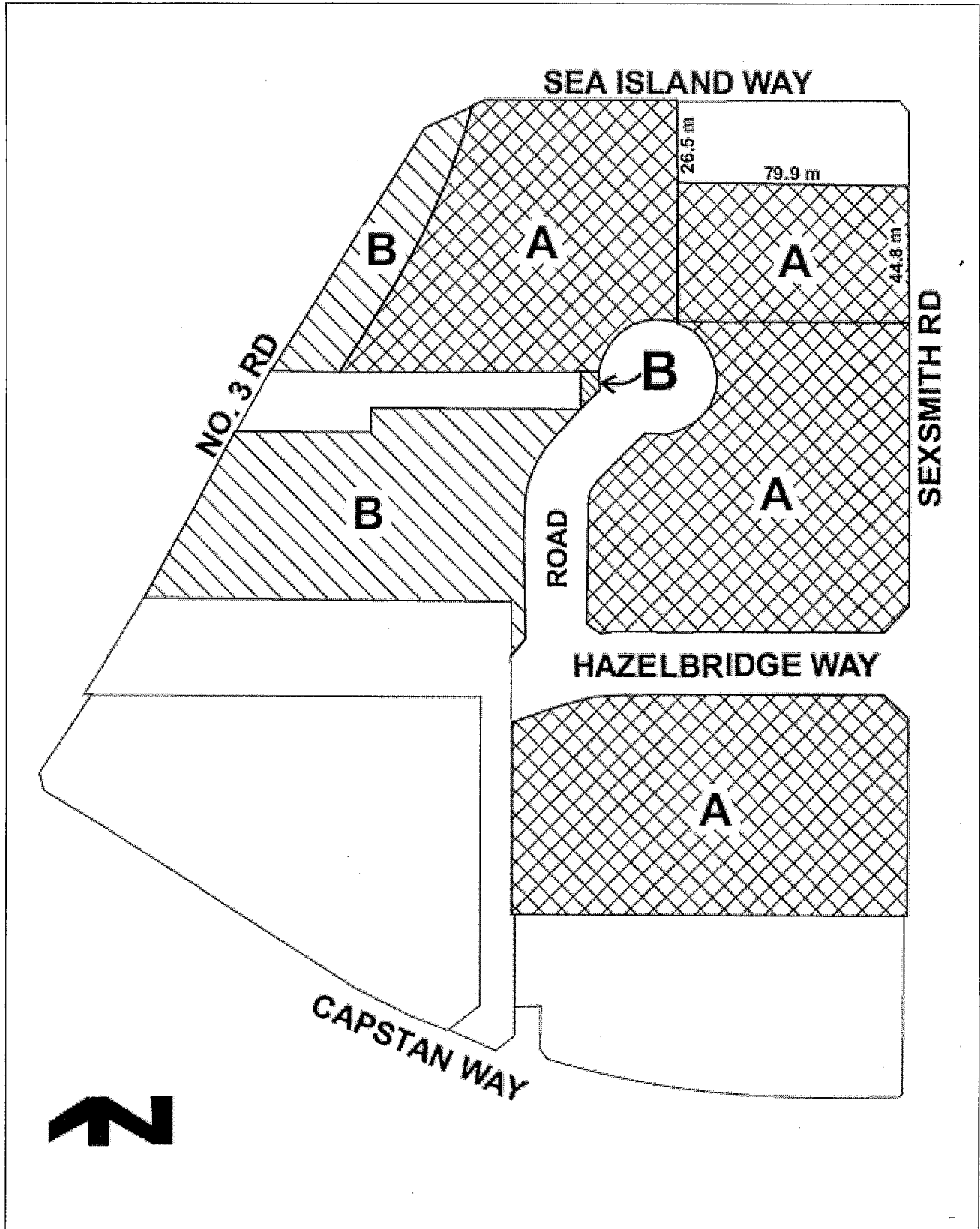
ADOPTED

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MAYOR

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CORPORATE OFFICER

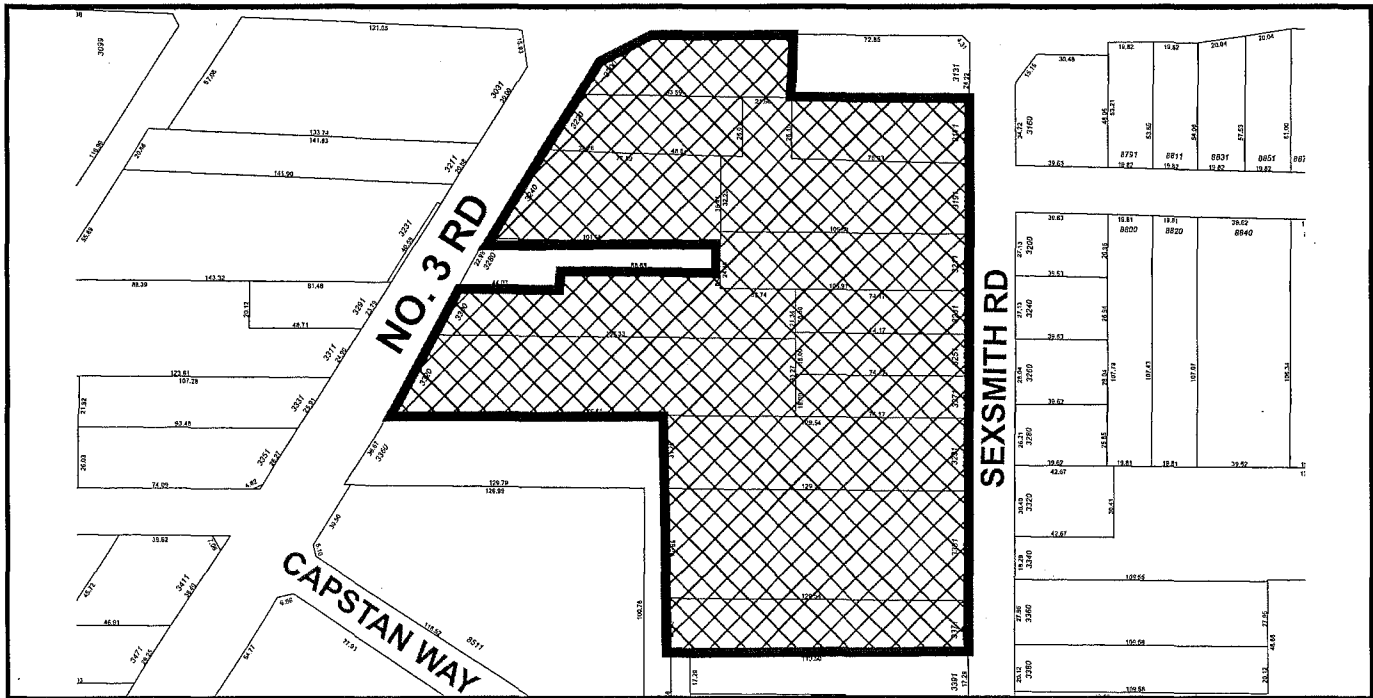
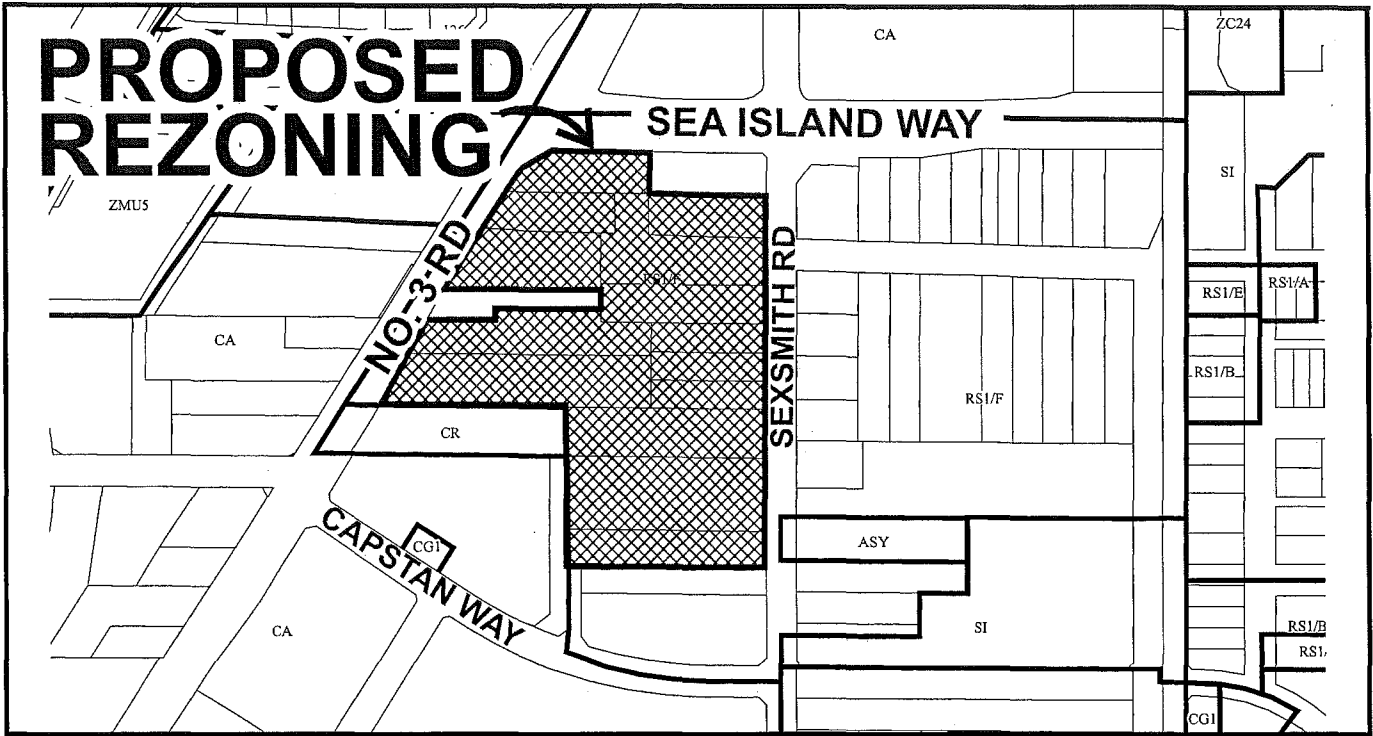








City of  
Richmond



RZ 12-610011

Original Date: 03/05/14

Revision Date:

Note: Dimensions are in METRES

CNCL - 66  
(Special)