



Richmond Zoning Bylaw 8500
Amendment Bylaw 9138 (RZ 13-643436)
3471 Chatham Street

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
a. Inserting the following into the end of the table contained in Section 5.15.1 regarding Affordable Housing density bonusing provisions:

Table with 2 columns: Zone, Sum Per Buildable Square Foot of Permitted Principal Building. Row 1: 'ZMU26', '\$4.00'

- b. Inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:
'20.26 Commercial Mixed Use (ZMU26) – Steveston Village

20.26.1 Purpose

The zone provides for incentives to support conservation of the heritage character of Steveston Village, while providing for the shopping, personal service, business, entertainment, mixed commercial/residential and industrial needs of the Steveston area.

20.26.2 Permitted Uses

- animal grooming
• broadcasting studio
• child care
• education
• education, commercial
• entertainment, spectator
• government service
• greenhouse & plant nursery
• health service, minor
• hotel

- housing, apartment
- industrial, general
- liquor primary establishment
- manufacturing, custom indoor
- office
- parking, non-accessory
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.26.3 Secondary Uses

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

20.26.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.26.4.1, the reference to "1.0" is increased to a higher **density** of "1.2" if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZMU26 zone.
3. Notwithstanding Section 20.26.4.2, the reference to "1.2" is increased to a higher density of "1.6" if the **owner** pays into the City's Heritage Trust Account, Steveston Village Conservation Program the sum of \$209,484 (calculated at \$47/sq.ft. multiplied by the 0.4 **density** increase from 1.2 to 1.6 FAR multiplied by the **lot area** less the sum paid into the **affordable housing reserve** in accordance with Section 20.26.4.2).

4. For the purposes of this **zone** only, **floor area ratio** shall not include those parts of the **building** used for public pedestrian passage **right-of-way**.
5. There is no maximum **floor area ratio** for **non-accessory parking** as a principal use.

20.26.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

20.26.6 Yards & Setbacks

1. There is no minimum **front yard, side yard** or **rear yard**.
2. **Building** front facades facing a public road shall not be set back from the public road **lot line**, except for the following elements:
 - a) a maximum **setback** of 2.5 m of a ground floor and second floor **building face** (to the underside of floor or roof **structure** above);
 - b) a recessed **balcony** opening shall have a maximum width of 5.8 m, and the total aggregate width shall be a maximum of 30% of the **lot width**;
 - c) a recessed third floor **building face**; and
 - d) the aggregate area of all recesses and openings in items b) and c) shall not exceed a maximum of 33% of the **building** facade as measured from the ground level to the parapet cap by the facade width.

20.26.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (not to exceed 3 **storeys**).

20.26.8 Subdivision Provisions/Minimum Lot Size

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

20.26.9 Landscaping & Screening

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

20.26.10 On-Site Parking

1. On-site **vehicle** and bicycle parking shall be provided according to the standards set out in Section 7.0. except that:
 - a) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared; and

b) On-site vehicle parking shall be provided at the following rate:

i) residential visitors – 0.2 space per dwelling unit; and

ii) all other uses – on-site parking requirements contained in this bylaw are reduced by 33%.

20.26.11 Other Regulation

- 1. For **apartment housing**, no portion of the **first storey** of a **building** within 9.0 m of the **lot line** abutting a **road** shall be used for residential purposes.
- 2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 6.0 m in width.
- 3. Signage must comply with the City of Richmond’s Sign Bylaw No. 5560, as it applies to **development** in the Steveston Commercial (CS3) **zone**.
- 4. In addition to the regulations listed above, the general development regulations in Section 4.0 and the Specified 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 “**COMMERCIAL MIXED USE (ZMU26) – STEVESTON VILLAGE**”.

P.I.D. 029-139-741

Lot 1 Section 20 Block 3 North Range 7 West New Westminster District Plan EPP30378

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9138**”.

FIRST READING

JUN 23 2014

A PUBLIC HEARING WAS HELD ON

JUL 21 2014

SECOND READING

JUL 21 2014

THIRD READING

JUL 21 2014

OTHER CONDITIONS SATISFIED

APR 13 2015

ADOPTED

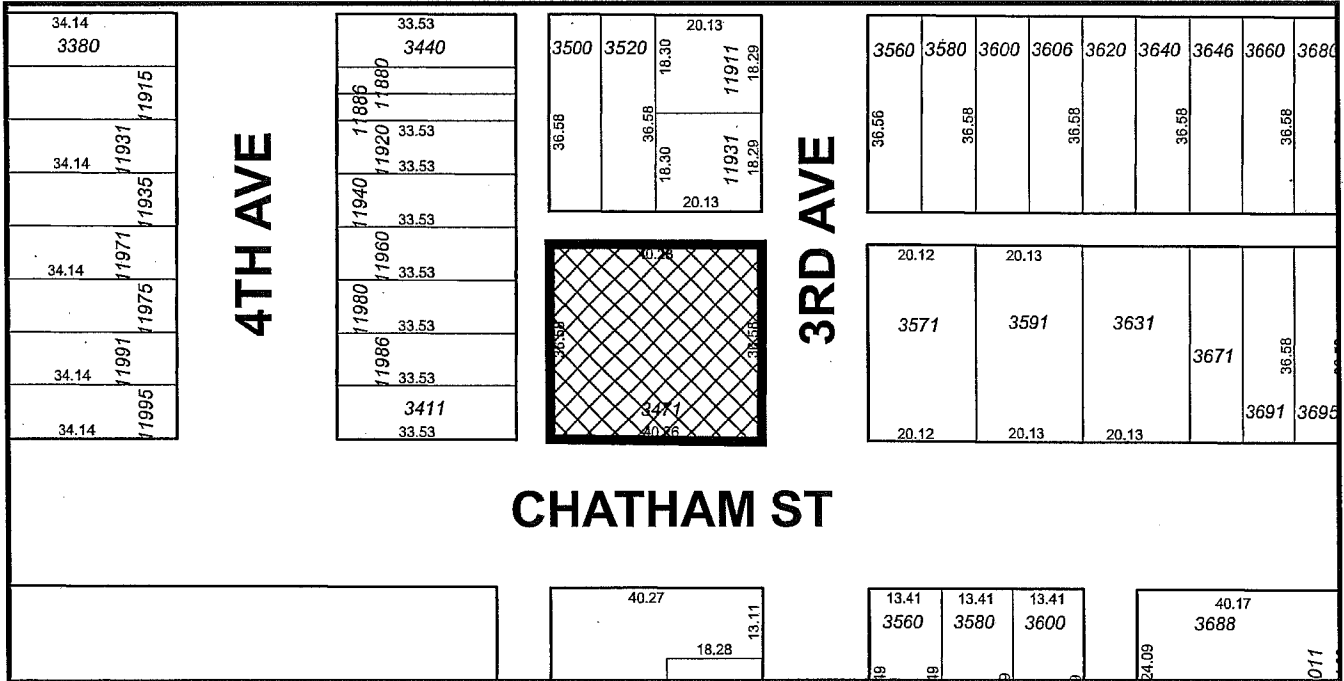
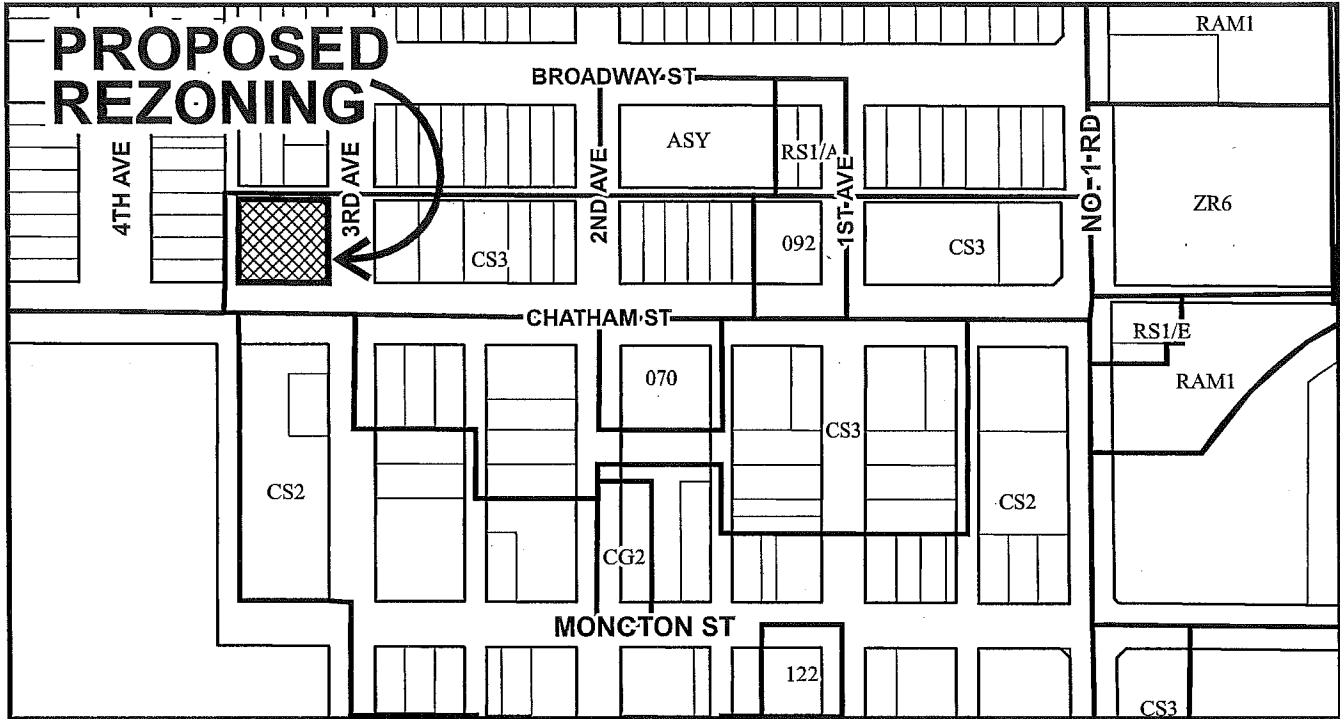


MAYOR

CORPORATE OFFICER



City of Richmond



	<h2>RZ 13-643436</h2>	Original Date: 03/24/14
		Revision Date:
		Note: Dimensions are in METRES