



Richmond Zoning Bylaw 8500
Amendment Bylaw 9541 (RZ 15-697899)
3735, 3751, 3755 and 3771 Chatham Street

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
a. Inserting the following table into the existing table contained in Section 5.15.1:

Table with 2 columns: Zone, Sum Per Buildable Square Foot of Permitted Principal Building. Row 1: ZMU32, \$4.00

- b. Insert the following into Section 20 – Site Specific Mixed Use Zones, in numerical order:

“20.32 Commercial Mixed Use (ZMU32) – Steveston Village

20.32.1 Purpose

The zone provides for a combination of commercial, industrial and residential uses in the Steveston Village Conservation Area.

20.32.2 Permitted Uses

- animal grooming
• broadcasting studio
• child care
• education
• education, commercial
• government service
• health service, minor
• housing, apartment
• industrial, general
• liquor primary establishment
• manufacturing, custom indoor

- **microbrewery, winery and distillery**
- **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**

20.32.3 Secondary Uses

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

20.32.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.32.4.1, the reference to “1.0” **floor area ratio** is increased to a higher **density** of “1.2” **floor area ratio** if 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 **site** in the ZMU32 zone.
3. Notwithstanding Section 20.32.4.2, the reference to “1.2” **floor area ratio** is increased to a higher **density** of “1.6” **floor area ratio** if the **owner** pays into the **City’s Heritage Trust Account, Steveston Village Heritage Conservation Grant Program** the sum of \$213,167 (calculated at \$47/sq. ft. multiplied by the “0.4” **floor area ratio density** increase from “1.2” to “1.6” **floor area ratio** multiplied by the **lot** area less the sum paid into the **affordable housing reserve** in accordance with Section 20.32.4.2.)
4. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.32.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 85% for **buildings**.

20.32.6 Yards & Setbacks

1. The minimum **rear yard setback** is 6.5 m.
2. There is no minimum **front yard** or **side yard setback**.

20.32.7 Permitted Heights

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

20.32.8 Subdivision Provisions/Minimum Lot Size

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

20.32.9 Landscaping & Screening

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

20.32.10 On-Site Parking

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) Required **parking spaces** for residential use visitors and non-residential uses may be shared.

20.32.11 Other Regulations

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 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 "COMMERCIAL MIXED USE (ZMU32) – STEVESTON VILLAGE".

P.I.D. 011-483-041
Lot 7 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 011-483-016
Lot 5 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 011-483-024
Lot 6 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 003-643-719
Lot 4 Block 22 Section 3 Block 3 North Range 7 West New Westminster District Plan 249

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9541".

FIRST READING

APR 1 1 2016

A PUBLIC HEARING WAS HELD ON

MAY 1 6 2016

SECOND READING

MAY 1 6 2016

THIRD READING

MAY 1 6 2016

OTHER CONDITIONS SATISFIED

JAN 1 0 2018

ADOPTED



MAYOR

CORPORATE OFFICER

