



Richmond Zoning Bylaw 8500
Amendment Bylaw 9558 (RZ 15-710852)
3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and
3600 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: ZMU33, \$4.00

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

20.33 Commercial Mixed Use (ZMU33) – Steveston Village

20.33.1 Purpose

The zone provides for a combination of commercial, industrial and residential uses.

20.33.2 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**

20.33.3 Secondary Uses

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

20.33.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.33.4.1, 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 ZMU33 **zone**.
3. Notwithstanding Section 20.33.4.2, the reference to “1.2” **floor area ratio** is increased to a higher **density** of “1.52” **floor area ratio** if the **owner** pays into the **City’s** Heritage Trust Account, Steveston Village Heritage Conservation Grant Program the sum of \$739,842 (calculated at \$47/sq. ft. multiplied by the “0.32” **floor area ratio density** increase from “1.2” to “1.52” **floor area ratio** multiplied by the **lot** area less the sum paid into the **affordable housing reserve** in accordance with Section 20.33.4.2.)
4. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

5. For the purposes of this **zone** only, a maximum floor area of 8 m² for a washroom facility that is provided in the **development** and secured through a legal agreement with the **City** is not included in the calculation of maximum **floor area ratio**.

20.33.5 **Permitted Lot Coverage**

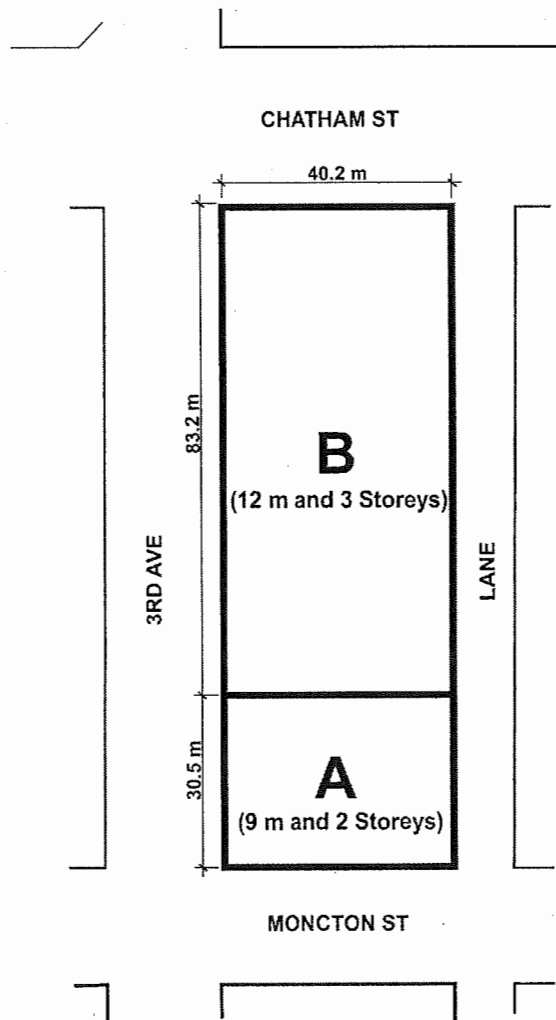
1. The maximum **lot coverage** is 100% for **buildings**.

20.33.6 **Yards & Setbacks**

1. There is no minimum **front yard, rear yard** or **side yard setback**.

20.33.7 **Permitted Heights**

1. The maximum **building heights** for the **site** are identified in Diagram 1 in Section 20.33.7.2.
2. Diagram 1



20.33.8 Subdivision Provisions/Minimum Lot Size

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

20.33.9 Landscaping & Screening

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

20.33.10 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.
 - b) **On-site** vehicle parking shall be provided at the following rate:
 - i) Non-residential **uses** – on-site parking requirements contained in this Section 7 of this Bylaw are reduced by 33% with the exception that a rate of 2 spaces per 100 m² of **gross leasable floor area** be applied to **retail convenience, retail general, retail second hand, service business support, service financial and service personal.**

20.33.11 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 7.5 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 (ZMU33) – STEVESTON VILLAGE”**.

P.I.D. 004-257-944

Lot 'A' Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 006-713-254

Lot 14 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 003-427-323

Lot 13 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 004-062-841

Lot 12 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 003-969-720

Lot 11 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

P.I.D 004-138-651

Lot 10 Block 7 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9558”**.

FIRST READING

MAY 24 2016

A PUBLIC HEARING WAS HELD ON

JUN 20 2016

SECOND READING

JUN 20 2016

THIRD READING

JUN 20 2016

OTHER CONDITIONS SATISFIED

MAY 17 2017

ADOPTED

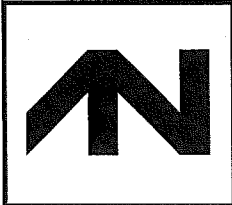
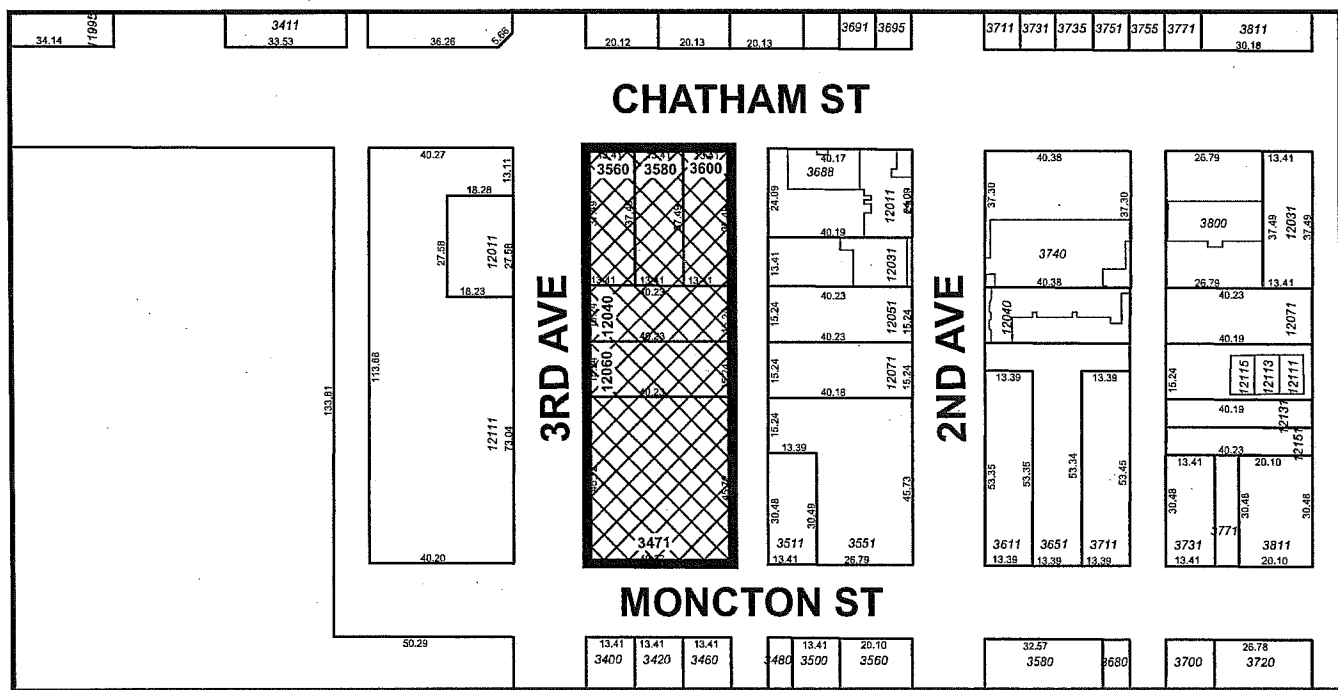
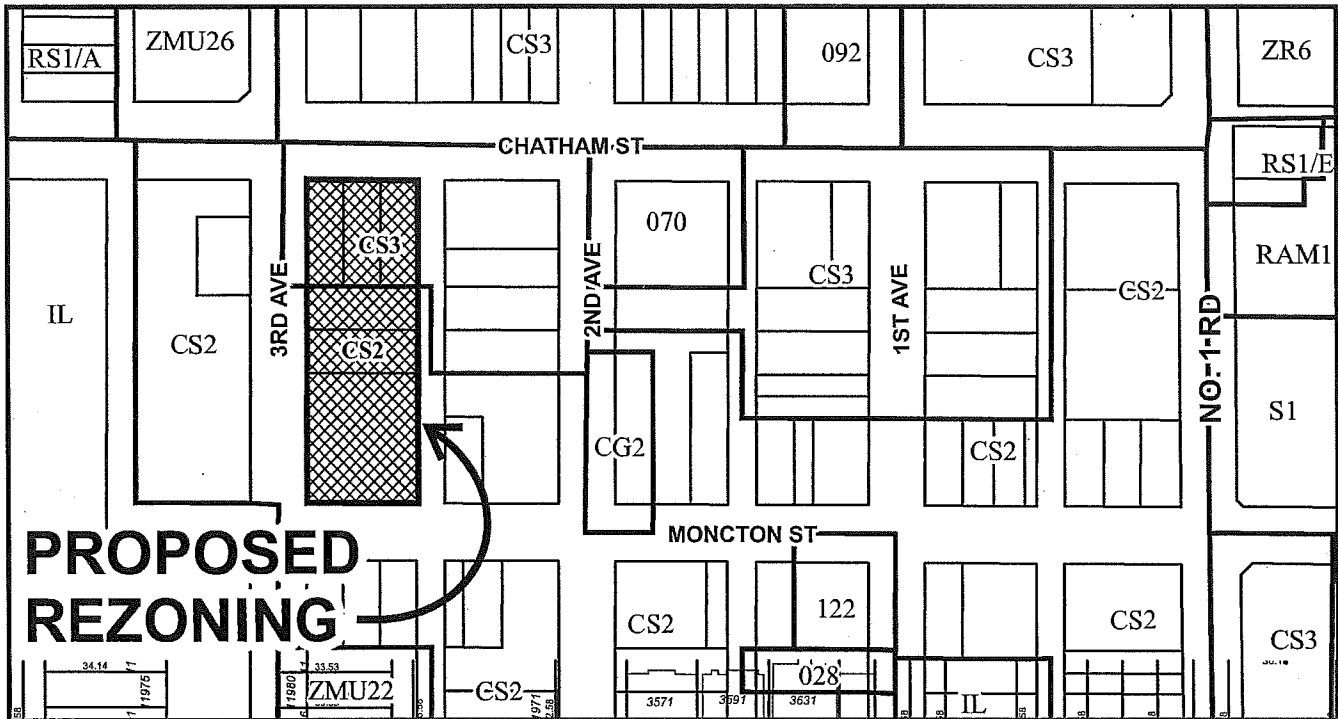


MAYOR

CORPORATE OFFICER



City of
Richmond



RZ 15-710852

Original Date: 10/08/15

Revision Date:

Note: Dimensions are in METRES