



Richmond Zoning Bylaw 8500
Amendment Bylaw 9594 (RZ 12-603040)
3031, 3211, 3231, 3291, 3311, 3331, 3351 No 3 Road,
8151 Capstan Way and 8051 and 8100 River 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 the following as Section 20.30 thereof:

20.30 Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)

20.30.1 Purpose

The zone accommodates community amenity space within the City Centre, plus high-rise apartments and a limited amount of commercial use, and compatible secondary uses. Additional density is provided to achieve, among other things, City objectives in respect to community amenity space, affordable housing units, commercial use, and the Capstan Canada Line station.

20.30.2 Permitted Uses

- amenity space, community
• congregate housing
• housing, apartment

20.30.3 Secondary Uses

- animal grooming
• boarding and lodging
• broadcast studio
• child care
• community care facility, minor
• education, commercial
• government service
• health service, minor
• home-based business
• hotel
• housing, town
• library and exhibit
• liquor primary establishment

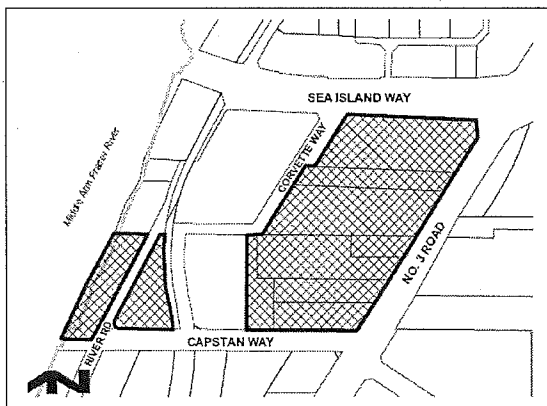
- manufacturing, custom indoor
- office
- park
- parking, non-accessory
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal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

#### 20.30.4 Permitted Density

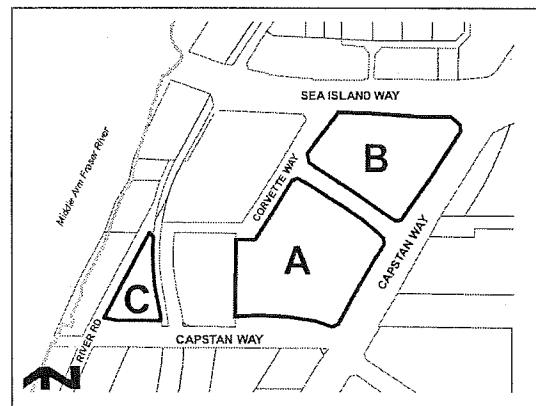
1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 20.30.4.1, the reference to “1.2” is increased to a higher **floor area ratio** of “2.5” if:
  - a) the **site** 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**, fee simple, or dedication, 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 5.0 m<sup>2</sup> per **dwelling unit** or 4,250.0 m<sup>2</sup>, whichever is greater;
  - d) the **owner** uses a minimum of 0.5 **floor area ratio** for residential purposes; and
  - e) prior to first occupancy of the **building**, the **owner**:
    - i. provides in 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; and

- ii. enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot** and files a notice in the Land Title Office.
3. If the **owner** has paid a sum into the **Capstan station reserve**, provided a suitably landscaped area of the **site** for **park** and related purposes, and provided **affordable housing units** under Section 20.30.4.2, an additional 1.0 **density bonus floor area ratio** shall be permitted, provided that:
- a) the **lot** is located in the Village Centre Bonus Area designated by the **City Centre Area Plan**;
  - b) the **owner** uses the additional 1.0 **density bonus floor area ratio** only for non-residential purposes, which non-residential purposes shall provide, in whole or in part, for **office, convenience retail uses, minor health services, pedestrian-oriented general retail**, or other **uses** important to the viability of the City Centre as determined to the satisfaction of the **City**;
  - c) the **owner** uses a maximum of 49% of the **gross floor area** of the **building**, including the additional 1.0 **density bonus floor area ratio** (i.e. the **gross floor area** of the additional **building area**), for non-residential purposes; and
  - d) the **owner** grants to the **City**, via **air space parcel**, at least 5% of the additional 1.0 **density bonus floor area ratio** (i.e. the **gross floor area** of the additional **building area**) or 1,214.8 m<sup>2</sup>, whichever is greater, for **community amenity space** (e.g., community recreation), to the satisfaction of the **City**, and locates the entirety of the area granted to the **City** within the area indicated as “B” in Section 20.30.4.3, Diagram 2.

**Diagram 1**



**Diagram 2**



4. Notwithstanding Section 20.30.4.2, the reference to “2.5” is increased to a higher **floor area ratio** of “3.03” on the portion of the **site** located east of Corvette Way if:
- a) the portion of the **site** located east of Corvette Way is designated Institution by the **City Centre Area Plan**;

- b) the **owner** has granted **community amenity space** to the **City** under Section 20.30.4.3; and
  - c) Notwithstanding Section 20.30.4.3(d), the reference to “1,214.8 m<sup>2</sup>” is increased to “3,106.59 m<sup>2</sup>”;
5. Notwithstanding Sections 20.30.4.2, 20.30.4.3, and 20.30.4.4, provided that the **owner** complies with the conditions set out in Sections 20.30.4.2, 20.30.4.3, and 20.30.4.4 and, within the area shown cross-hatched in Section 20.30.4.3, Diagram 1, the **owner** dedicates not less than 2,801.0 m<sup>2</sup> of land to the **City** as **road** and transfers not less than 2,963.0 m<sup>2</sup> of land to the **City** as fee simple for **park** purposes, then:
- a) the maximum total combined **floor area** for the **site** shall not exceed 113,131.8 m<sup>2</sup>, of which the **floor area** of residential **uses** shall not exceed 88,836.0 m<sup>2</sup>, including at least 4,441.8 m<sup>2</sup> for **affordable housing units**, and the **floor area** for other **uses** shall not exceed 24,295.8 m<sup>2</sup>, including at least 3,106.6 m<sup>2</sup> for **community amenity space**; and
  - b) the maximum **floor area** for the areas indicated as “A”, “B”, and “C” in Section 20.30.4.3, Diagram 2, shall not exceed:
    - i. for “A”: 54,977.8 m<sup>2</sup> for residential **uses**, including at least 1,110.5 m<sup>2</sup> of the **habitable space** for **affordable housing units** required under Section 20.30.5(d), and 2,131.0 m<sup>2</sup> for other **uses**;
    - ii. for “B”: 21,015.0 m<sup>2</sup> for residential **uses**, including 3,331.3 m<sup>2</sup> of **habitable space** for **affordable housing units** or the balance of the **habitable space** for **affordable housing units** required under Section 20.30.5(d) and not provided by the **owner** on “A”, whichever is less, and 22,164.8 m<sup>2</sup> for other **uses**, including at least 3,106.6 m<sup>2</sup> for **community amenity space**; and
    - iii. for “C”: 12,843.2 m<sup>2</sup> for residential **uses**, including nil for **affordable housing units**, and nil for other **uses**; and
  - c) the maximum combined total number of **dwelling units** for the areas indicated as “A”, “B”, and “C” in Section 20.30.4.3, Diagram 2, shall not exceed 850.

### 20.30.5 Permitted Lot Coverage

- 1. The maximum **lot coverage** for the areas indicated as “A”, “B”, and “C” in Section 20.30.4.3, Diagram 2, is 90% for **buildings** and **landscaped** roofs over **parking spaces**.

### 20.30.6 Yards & Setbacks

- 1. Minimum **setbacks** shall be:
  - a) 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: 3.0 m, but may be reduced if a proper interface is provided as specified in a Development Permit approved by the **City**;

- b) for **interior side yard setbacks**, measured to a **lot line**: 0.0 m; and
  - c) for parts of a **building** situated below finished **grade**, measured to a **lot line**: 0.0 m.
2. Notwithstanding Section 20.30.6.1, for residential **uses** the minimum setback to a **lot line** that abuts Sea Island Way shall be 20.0 m.

#### 20.30.7 Permitted Heights

1. The maximum **building height** shall be 47.0 m GSC.
2. The maximum **height** for **accessory structures** is 12.0 m.

#### 20.30.8 Subdivision Provisions

1. The minimum **lot area** for the areas indicated as “A”, “B”, and “C” in Section 20.30.4.3, Diagram 2, shall be:
  - a) for “A”: 13,000.0 m<sup>2</sup>;
  - b) for “B”: 9,000.0 m<sup>2</sup>; and
  - c) for “C”: 2,000.0 m<sup>2</sup>.

#### 20.30.9 Landscaping & Screening

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

#### 20.30.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking shall be provided according to the provisions of Section 7.0 and **City Centre** Parking Zone 1.
2. Notwithstanding Section 20.30.10.1, if the **owner** implements transportation demand management measures substantiated by a parking study approved by the **City**:
  - a) the minimum number of **parking spaces** for the following **uses** shall be:
    - i. for community centre: 74 spaces, except that 20 spaces may be shared with parking provided for other non-residential **uses** on the **lot** where the maximum demand for the parking spaces by the individual **uses** occurs at different periods of the day;
    - ii. for **convenience retail, general retail, restaurant, office**, and other commercial **uses** on the first two **storeys** of a **building** (which two **storeys** are above the finished **grade**): 3.375 spaces per 100.00 m<sup>2</sup> of **gross leasable floor area**;
    - iii. for **office** above the first two **storeys** of a **building** (which two **storeys** are above the finished **grade**): 1.1475 spaces per 100.00 m<sup>2</sup> of **gross leasable floor area**;

- iv. for **affordable housing units**: 0.81 spaces for residents per **dwelling unit**;
  - v. for **town housing, apartment housing, and mixed commercial/residential uses**: 1.0 space for residents per **dwelling unit**; and
  - vi. for residential visitors: 0.18 spaces per **dwelling unit**, except that a portion of the spaces may be shared with parking provided for non-residential **uses** on the **lot** for the areas indicated as “A” and “B” in Section 20.30.4.3, Diagram 2, as follows:
    - for “A”: maximum 70% shared; and
    - for “B”: maximum 100% shared.
3. On-site loading shall be provided according to the provisions of Section 7.0, except that the minimum number of **loading spaces** on the **lot** for the areas indicated as “A”, “B”, and “C” in Section 20.30.4.3, Diagram 2, shall be :
    - a) for “A”: 3 medium-size **loading spaces** for residential use and 1 medium-size **loading space** for non-residential use;
    - b) for “B”: 2 medium-size **loading spaces** for residential use and 2 medium-size **loading spaces** for non-residential use (including community centre use); and
    - c) for “C”: 1 medium-size **loading space**.

#### 20.30.11 Other Regulations

1. For the areas indicated as “A” and “B” in Section 20.30.4.3, Diagram 2, **uses** located above the first two **storeys** of a **building** (which **storeys** are above the finished **grade**) shall be limited to **health service, minor, office, private club, residential, restaurant, and service, personal**.
2. Signage must comply with the City of Richmond’s *Sign Bylaw 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 COMMUNITY AMENITY (ZMU30) – CAPSTAN VILLAGE (CITY CENTRE).**

Those areas shown cross-hatched and indicated as “A” on “Schedule “A” attached to and forming part of Bylaw 9594”.

**2.2. SCHOOL & INSTITUTIONAL USE (SI).**

Those areas shown hatched and indicated as “B” on “Schedule “A” attached to and forming part of Bylaw 9594”.

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9594**”.

FIRST READING

SEP 26 2016

A PUBLIC HEARING WAS HELD ON

OCT 17 2016

SECOND READING

OCT 17 2016

THIRD READING

OCT 17 2016

OTHER CONDITIONS SATISFIED

MAY 03 2017

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

NOV 15 2016

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



