



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9825 (RZ 15-692485)  
7960 Alderbridge Way and 5333 & 5411 No. 3 Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

**"20.34 City Centre High Density Mixed Use (ZMU34) – Lansdowne Village**

**20.34.1 Purpose**

The **zone** provides for a broad range of **commercial, office, service, institutional, education, entertainment and residential uses** typical of the **City Centre**. Additional **density** is provided to achieve **City** objectives related to the **development of affordable housing units, office uses and community amenities**.

**20.34.2 Permitted Uses**

- amenity space, community
- animal day care
- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- education, university
- emergency service
- entertainment, spectator
- government service
- grocery store
- health service, minor
- housing, apartment
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery
- neighbourhood public house
- office
- 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
- veterinary service

#### 20.34.3 Secondary Uses

- boarding and lodging
- home business
- home-based business

#### 20.34.4 Additional Uses

- district energy utility

#### 20.34.5 Permitted Density

1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on a net **development site** area of 20,817 sq. m.
2. The maximum **floor area ratio** is "2.0" for residential **uses** and mixed **uses** including residential **uses**, together with an additional:
  - a) "0.1" **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.
3. Notwithstanding Section 20.34.5.2, the reference to "2.0" is increased to a higher **floor area ratio** of "3.0" if the **owner**:
  - a) provides 38 **affordable housing units** on the **site** and the combined **habitable space** of the **affordable housing units** is not less than 5% of the total residential **floor area** minus the total market rental housing **floor area**;
  - b) 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;
  - c) provides market rental housing units on the **site** with a combined **floor area ratio** of not less than 0.41 FAR;
  - d) enters into a legal agreement with respect to the market rental housing units and registers the legal agreement against title to the **lot**; and
  - e) pays a sum to the **City** (**Child Care Reserve Fund**) based on 1% of the value of the total residential **floor area ratio** less the value of the **affordable housing unit floor area ratio** and the market rental housing **floor area ratio** (i) multiplied by the "equivalent to construction value" rate of \$6997/ sq. m., if the payment is made within one year of third reading of the zoning amendment bylaw, or (ii) thereafter, multiplied by the "equivalent to construction value" rate of \$6,997/ sq. m. adjusted by the cumulative applicable annual changes to the Statistics Canada "Non-residential Building Construction Price Index" for Vancouver, where such change is positive.
4. Notwithstanding Section 20.34.5.3, the reference to "3.0" is increased to a higher **floor area ratio** of "3.95" if the **owner**:

- a) uses the additional "0.95" **floor area ratio** for non-residential **uses** only; and
  - b) pays a sum to the **City** (*City Centre Facility Development Fund*) based on 5% of the additional non-residential **floor area ratio** provided in the **development**, calculated using the "equivalent to construction value" rate of \$8,073/ sq. m., if the payment is made within one year of third reading of the zoning amendment bylaw, or (ii) thereafter, multiplied by the "equivalent to construction value" rate of \$8,073/ sq. m. adjusted by the cumulative applicable annual changes to the Statistics Canada "Non-residential Building Construction Price Index" for Vancouver, where such change is positive.
- 5. Notwithstanding Section 4.5.1, the following items are not included in the calculation of maximum **floor area ratio**:
  - a) common mechanical, heating, ventilation, air conditioning, electrical, telephone and similar type service rooms not co-located with an **enclosed parking** area and not intended as **habitable space**; and
  - b) storage areas for residential **uses** to a maximum area of 3.3 sq. m. per **dwelling unit** where co-located with below-grade, **enclosed parking**.

#### 20.34.6 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 90% for **buildings**.

#### 20.34.7 Yards & Setbacks

- 1. Minimum **setbacks** shall be:
  - a) from a **road**, measured to a **lot line**, 6.0 m., except that a **road setback** may be reduced to:
    - i) 3.0 m for parts of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**; and
    - ii) 0.0 m. for parts of a **building** below **finished site grade**, as specified in a Development Permit approved by the **City**; and
  - b) from a **side lot line**, measured to a **lot line**, 0.0 m.
- 2. Notwithstanding 20.34.7.1, minimum **setbacks** for parts of a building directly adjacent to City land or land secured for public use via **right-of-way**, measured to a **lot line** or the boundary of the **right-of-way**, shall be:
  - a) where a door provides **access**, 1.5 m or the depth of the door swing, whichever is greater.
- 3. Notwithstanding Sections 4.11 and 4.12, projections into **setbacks** for architectural features, **cantilevered roofs**, **balconies**, **awnings**, sunshades, canopies, privacy screens or similar **building** elements located 3.0 m or more above **finished site grade** may be increased, subject to the depth of the associated **setback**, to a maximum of:

- a) for **road setbacks**, 2.5 m., as specified in a Development Permit approved by the **City**;
- b) for **side lot line** and **rear lot line setbacks**, 2.0 m., as specified in a Development Permit approved by the **City**.

#### 20.34.8 Permitted Heights

- 1. The maximum **building height** for **principal buildings** is 41.5 m. geodetic.
- 2. The maximum **building height** for **accessory structures** is 12.0 m.

#### 20.34.9 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** for **development** is 16,800 sq. m.

#### 20.34.10 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0 of Richmond Zoning Bylaw 8500.

#### 20.34.11 On-Site Parking and Loading

- 1. **On-site vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.
- 2. Notwithstanding Section 20.34.11.1, the minimum number of required bicycle **parking spaces** shall be:
  - a) for Class 2, for **general retail, convenience retail, restaurant, office** and other non-residential **uses**, excluding **education, commercial education** and **university education uses**, calculated as 0.2 spaces per 100.0 sq. m. of **floor area**; and
  - b) for Class 2, for residential **uses**, calculated as 0.1 spaces per **dwelling unit**.
- 3. Notwithstanding Section 20.34.11.1, the minimum number of **parking spaces** required by this bylaw for residential **uses** may be reduced to be calculated as follows:
  - a) 0.9 resident **parking space** per residential **dwelling unit**;
  - b) 0.8 resident **parking space** per **affordable housing unit**;
  - c) 0.8 resident **parking space** per market rental **dwelling unit**;
  - d) 0.1 visitor **parking space** per residential **dwelling unit**;
  - e) 0.1 visitor **parking space** per **affordable housing unit**; and
  - f) 0.1 visitor **parking space** per market rental **dwelling unit**.

and then the minimum on-**site** parking requirements for residential **uses** (set out above) and for non-residential **uses** (set out in Section 7) may be further reduced by up to a maximum of 10%, where:

- g) the **City** implements transportation demand management measures, including the use of car co-operatives, transit passes, private shuttles, carpools, enhanced end-of-trip cycling facilities, and other pedestrian, bicycle and transit connectivity improvements suitable to the **site** and the surrounding neighbourhood; and
  - h) the minimum on-**site** parking requirements are substantiated by a parking study that is prepared by a registered professional engineer and is subject to review and approval of the **City**.
4. Notwithstanding Section 20.34.11.1, the required number of **loading spaces** is:
- a) 2.0 large size truck spaces shared between residential uses and non-residential uses; and
  - b) 7.0 medium size truck spaces shared between non-residential and residential uses.

#### **20.34.12 Other Regulations**

- 1. Signage must comply with the City of Richmond's Sign Bylaw 5560, as it applies to **development** in the Downtown Commercial (CDT1) **zone**.
  - 2. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
  - 3. 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 parcels and by designating them **CITY CENTRE HIGH DENSITY MIXED USE (ZMU34) – LANSDOWNE VILLAGE**:
- P.I.D. 003-582-663  
LOT 79 SECTION 5 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN 37118
  - P.I.D. 003-583-902  
LOT 80 SECTION 5 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN 37118
  - P.I.D. 003-587-100  
LOT 46 SECTION 5 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN 34468

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9825"**.

FIRST READING

JUN 25 2018

PUBLIC HEARING

JUL 16 2018

SECOND READING

JUL 16 2018

THIRD READING

JUL 16 2018

OTHER CONDITIONS SATISFIED

NOV 07 2018

ADOPTED

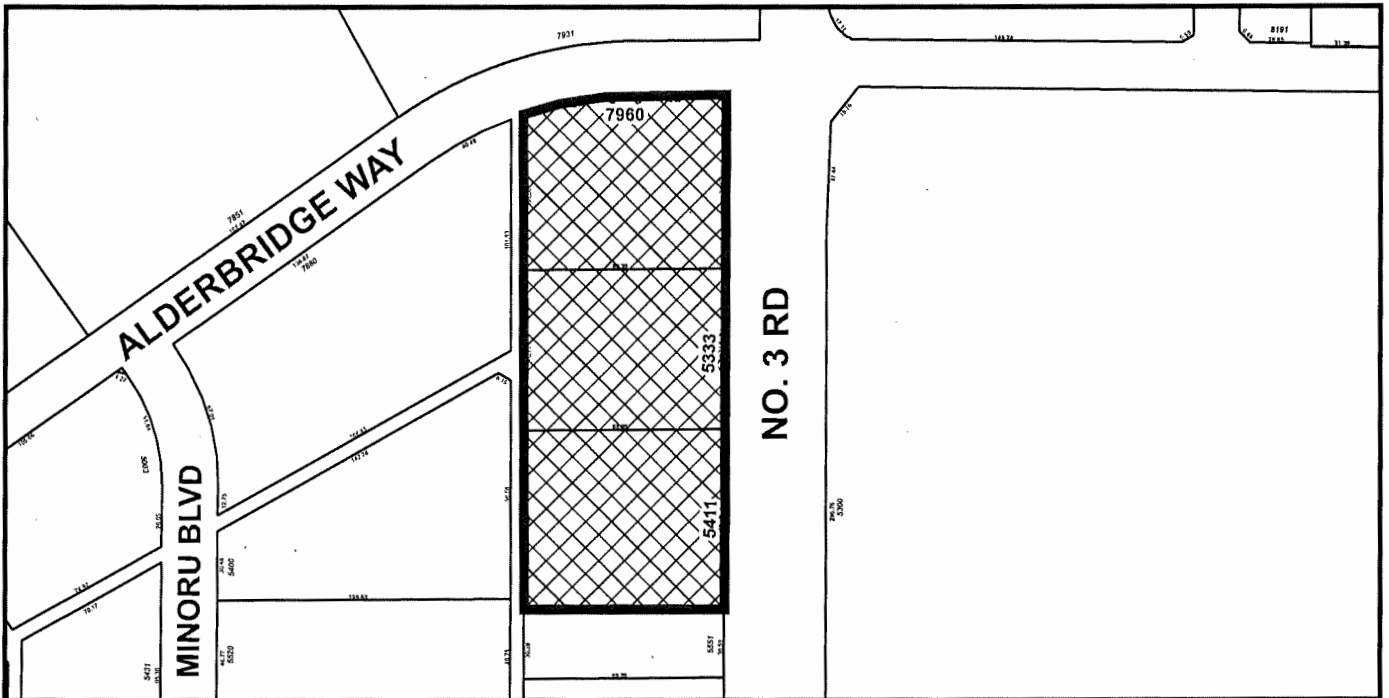
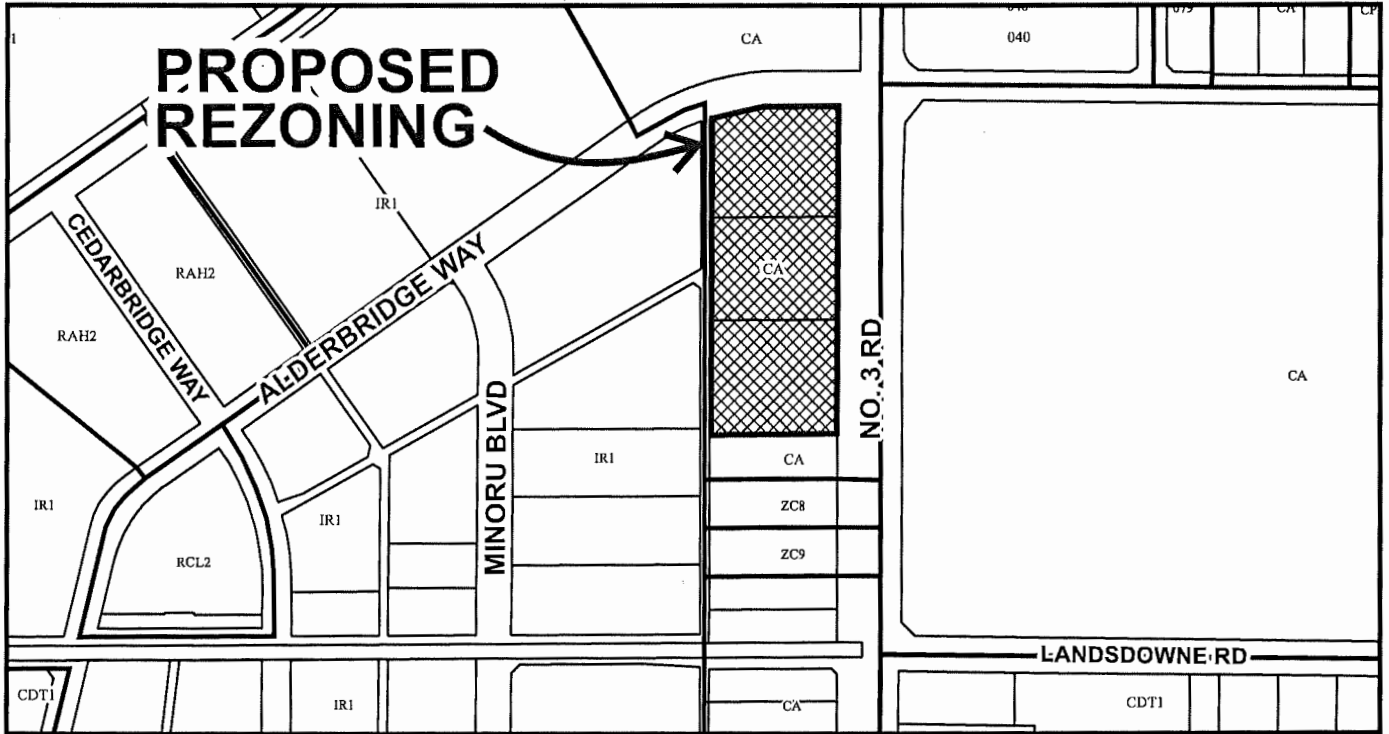


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MAYOR

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CORPORATE OFFICE



# City of Richmond



RZ 15-692485

Original Date: 02/23/15

Revision Date:

Note: Dimensions are in METRES

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