



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8532 (RZ 08-450659)
12011 STEVESTON HIGHWAY AND 10620, 10640 & 10800 NO. 5 ROAD**

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

1. Richmond Zoning and Development Bylaw No. 5300, as amended, is further amended by inserting Section 291.210 thereof the following:

"291.210 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/210)

The intent of this zoning district is to accommodate medium density, mixed commercial/residential uses, together with a density bonus for the provision of affordable housing and community use.

291.210.1 PERMITTED USES

The following **uses** are permitted PROVIDED THAT **residential uses** are not located in whole or in part on the first **storey** of a **building** (excluding **building** entrance lobbies) which is located within 65.0 m (213 ft.) of a **property line** abutting Steveston Highway and 90.0 m (295 ft.) of a **property line** abutting No. 5 Road:

ASSEMBLY;
BOARDING & LODGING;
CARE FACILITY;
COMMERCIAL ENTERTAINMENT;
COMMUNITY USE;
CONGREGATE CARE FACILITY;
CONGREGATE HOUSING;
EDUCATIONAL INSTITUTION;
HOME OCCUPATION;
LIVE/WORK UNIT, as defined by Section 291.210.8
MULTIPLE-FAMILY DWELLING;
MIXED COMMERCIAL/RESIDENTIAL USE;
OFFICE;
PRIVATE EDUCATIONAL INSTITUTION;
STUDIO for artist, display dance, radio, television or recording;
RECREATION FACILITY;
TOWNHOUSES;
ACCESSORY USES, BUILDINGS & STRUCTURES.

The following additional **uses** are permitted PROVIDED THAT the **use** is located in whole or in part on the first **storey** of a **building**, and each individual business is a maximum of two **storeys** in height and has a maximum **gross leasable floor area** not exceeding 929.0 m² (10,000 ft²):

ANIMAL HOSPITAL or CLINIC;

CHILD CARE;

FOOD CATERING ESTABLISHMENT, but excluding **banquet hall facility** and drive-in restaurant;

RETAIL TRADE & SERVICES, but excluding **gas station**, and the sales and servicing of automobiles, trailers, motorcycles or boats.

The following additional **uses** are permitted PROVIDED THAT the **use** is located in whole or in part on the first **storey** of a **building** and the **use** is located within 70.0 m (230 ft.) of a **property line** abutting Steveston Highway:

GROCERY STORE, limited to one store with a maximum **gross leaseable floor area** not exceeding 3,252.0 m² (35,005 ft²);

DRUGSTORE, limited to one store with a maximum **gross leaseable floor area** not exceeding 1,858.0 m² (20,000 ft²).

The following additional **use** is permitted, PROVIDED THAT the **use** is not located within 200.0 m (656 ft.) of a **property line** abutting No. 5 Road:

HOTEL.

291.210.2 PERMITTED DENSITY

- .01 Subject to subsection .04 and .05 herein, the maximum **Floor Area Ratio** shall be "1.0".
- .02 Despite subsection .01, the reference to "1.0" in relation to the maximum **Floor Area Ratio** is increased to the higher density of "1.30" if the owner:
 - a) Provides on the **lot** not less than four **affordable housing units** having the combined **habitable space** of at least 5% of the total maximum **Floor Area Ratio** used for **Residential Use**; and
 - b) Has entered into a **housing agreement** for the **affordable housing units** with the City and registered the **housing agreement** against title to the **lot** where the **affordable housing units** are located, and filed a notice in the **Land Title Office**.
- .03 Despite subsection .02, the reference to "1.30" in relation to the maximum **Floor Area Ratio** is increased to the higher density of "1.43" if the owner provides:
 - a) A minimum 372.0 m² (4,000 ft²) of City **community use space**.

- .04 The total floor area **used for residential use** within the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the Agricultural Land Reserve shall not exceed 53,511.0 m² (576,007 ft²).
- .05 For the purpose of Section 291.210.2, **Floor Area Ratio** shall be calculated based on the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the Agricultural Land Reserve, regardless of **subdivision**, provided that the maximum total combined floor area within the area does not exceed 56,511.0 m² (608,299 ft²).
- .06 For the purpose of Section 291.210.2, the following items are not included in the calculation of maximum **Floor Area Ratio**:
- a) **Amenity Space**, provided that the total floor area **used for Amenity Space** within the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the Agricultural Land Reserve does not exceed 800.0 m² (8,611 ft²);
 - b) **Public Amenity Space**;
 - c) Loading, bicycle, garbage; and recycling facilities located within an enclosed parking area;
 - d) Common stairwells and common elevator shafts (except that they are counted once on the ground floor);
 - e) Common mechanical, heating, ventilation, electrical, telephone, and air conditioning service rooms that are not habitable space:
 - i. With no floor area limits if they are located within an enclosed parking area; or
 - ii. With a maximum floor area of 100.0 m² (1,076 ft²) per **building** if they are located outside the enclosed parking area, unless a mechanical engineer can demonstrate and certifies that a larger floor area is required (e.g., for geo-thermal and other green infrastructure that requires a larger electrical/service area).

291.210.3 MAXIMUM LOT COVERAGE:

- .01 Subject to subsection .02 herein, the maximum **Lot Coverage** shall be:
- a) For **buildings, structures**, and non-porous surfaces, including landscaped roofs over parking spaces situated below the lowest habitable floor of the **building**: 90% maximum
 - b) For **buildings**, excluding landscaped roofs over parking spaces situated below the lowest habitable floor of the **building**: 50% maximum
 - c) Restricted to **landscaping** with live plant material: 15% minimum

- .02 For the purpose of subsection .01, **Lot Coverage** shall be calculated based on the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the Agricultural Land Reserve, regardless of subdivision.

291.210.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Roads Setbacks:** 3.0 m (10 ft.), EXCEPT THAT:

- a) For Highway 99: 15.0 m (49 ft.);
- b) For Steveston Highway and No. 5 Road: 6.0 m (20 ft.), EXCEPT THAT:
 - i. Portions of a **building** which have a **building height** less than 9 m (30 ft.), may project into the **public road** setback, but shall be no closer to a property line than:
 - (i.) For **residential** uses: 4.5 m (15 ft.);
 - (ii.) For all other **uses**: 3.0 m (10 ft.);
 - ii. A parking **structure** may project into the **public road** setback, but shall be no closer to a **property line** abutting Steveston Highway or No. 5 Road than 1.5 m (5 ft.), PROVIDED THAT:
 - (i.) The height of the parking **structure** does not exceed 1.5 m (5 ft.), above the highest elevation of the crown of the sidewalk abutting the **lot**;
 - (ii.) The roof and exterior walls of the parking **structure** must be landscaped or screened by a combination of trees, shrubs, ornamental plants, lawn and/or decorative architectural treatments as specified by a Development Permit approved by the City.

- .02 **Side & Rear Yards:**

- a) For **Side & Rear Yards** abutting the Agricultural Land Reserve, the minimum setback shall be: 6.0 m (20 ft.), EXCEPT THAT:
 - i. A parking **structure** may project into the **side & rear yard** abutting the Agricultural Land Reserve, but shall be no closer to a **property line** than 3.0 m (10 ft.), PROVIDED THAT:
 - (i.) The height of the parking **structure** does not exceed 2.5 m (8 ft.) above the **finished site grade** of the abutting Agricultural Land Reserve **lot**;
 - (ii.) The roof and exterior walls of the parking **structure** must be landscaped or screened by a combination of trees, shrubs, ornamental plants, groundcover, and/or architectural treatments, as specified by a Development Permit approved by the City.

- b) For all other **Side & Rear Yards**, the minimum setback shall be: 3.0 m (10 ft.) EXCEPT THAT:
- i. A parking **structure** may project into the **side yard** or **rear yard** setback up to the **property line**. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants, groundcover, and/or architectural treatments, as specified by a Development Permit approved by the City.
 - ii. Cantilevered roofs, unenclosed fireplaces, chimneys, bay windows, and unenclosed balconies forming part of the **building** may project into the minimum setback for a distance of not more than 0.9 m (3 ft.).
 - iii. There is no minimum setback for decorative landscape structures, as specified by a Development Permit approved by the City.

291.210.5 MAXIMUM HEIGHTS

- .01 For **Buildings**: 20.0 m (66 ft.), but containing not more than 4 **storeys** over a parking **structure**, EXCEPT THAT:
- a) For **buildings** located more than 90.0 m (295 ft.) from a property line abutting No. 5 Road: 25.0 m (82 ft.), but containing not more than 6 **storeys** over a parking **structure**;
- .02 **Accessory Building & Structures**: 9.0 m (30 ft.).

291.210.6 OFF-STREET PARKING

- .01 Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw EXCEPT THAT:
- a) On-site parking and loading requirements shall be calculated based on the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the Agricultural Land Reserve, regardless of subdivision; and
 - b) Off-street parking shall be provided at the following rate for LIVE/WORK UNIT, as defined by Section 291.210.8: 1.9 parking stalls per LIVE/WORK UNIT.

291.210.7 MINIMUM LOT SIZE

- .01 A **lot** created through subdivision shall have a minimum **lot** area of 3,000.0 m² (32,293 ft²).

291.210.8 LIVE/WORK UNITS

.01 A LIVE/WORK UNIT is a **dwelling unit** that may be used as a **home occupation** together with studio for artist, dance, radio, television or recording PROVIDED THAT:

- a) The **dwelling unit** has an exterior access at grade;
- b) A maximum of 1 non-resident employee is permitted; and
- c) The **dwelling unit** is designed to reflect the mixed-use character of the intended use.

291.210.9 SIGNAGE

.01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Downtown Commercial District (C7)" EXCEPT THAT:

- a) A Projecting Sign or Canopy Sign shall not be higher than the first habitable **storey**;
- b) For Facia Signs situated above the first habitable **storey**, the maximum total combined sign face area on a **building** shall be 20 m² (215 ft²);
- c) For Freestanding Signs within the area bounded by Highway 99, Steveston Highway, No. 5 Road, and the Agricultural Land Reserve, regardless of subdivision:
 - i. Maximum number of signs: 2;
 - ii. Maximum total combined area of the signs, including all sides used for signs: 50.0 m² (538 ft²);
 - iii. Maximum height, measured to the **finished site grade** of the lot upon which the sign is situated: 9.0 m (30 ft.);
 - iv. Maximum width, measured horizontally to the outer limits of the sign, and any associated structure, at the widest point: 3.0 m (10 ft.);
 - v. Maximum **public road** setback from Steveston Highway: 70.0 m (230 ft.)."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/210)**:

That area shown as cross-hatched on "Schedule A attached to and forming Part of Bylaw No. 8532".

3. This Bylaw is cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw No. 8532".

FIRST READING

SEP 28 2009

A PUBLIC HEARING WAS HELD ON

OCT 19 2009

SECOND READING

OCT 19 2009

THIRD READING

OCT 19 2009

OTHER REQUIREMENTS SATISFIED

JUL 20 2011

MINISTRY OF TRANSPORTATION & INFRASTRUCTURE APPROVAL

APR 29 2011

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER

