



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8686 (ZT 09-492885)
6051 AND 6071 RIVER ROAD**

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

1. Richmond Zoning Bylaw 8500 is amended by:

1.1. Repealing Section 20.4.2, Section 20.4.3, and Section 20.4.4, and replacing it with the following:

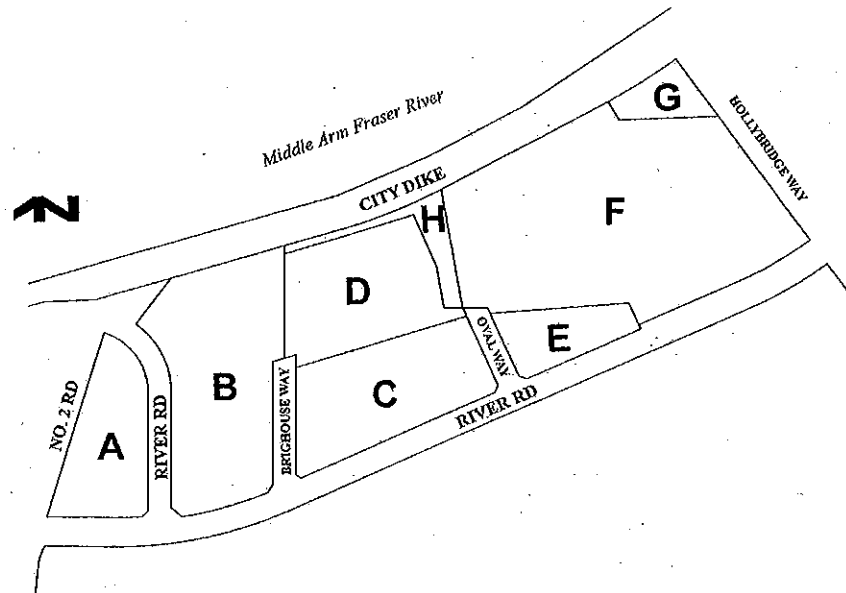
“20.4.2 Permitted Uses

- child care
- congregate housing
- education
- education, university
- emergency service
- entertainment, spectator
- exhibition & convention facilities
- government service
- hotel
- housing, apartment
- housing, town
- library and exhibit
- neighbourhood public house
- office
- park
- recreation, indoor
- recreation, outdoor
- restaurant
- retail, convenience
- retail, general
- stadium
- utility, minor

20.4.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- home-based business
- religious assembly
- residential security/operator unit

Diagram 1



20.4.4 Permitted Density

1. The maximum **floor area ratio** (FAR) for the total combined area of "A", "B", "C", "D", "E", "F", "G", and "H" as identified in Diagram 1, Section 20.4.2, shall be 2.0, together with an additional 1.0 **floor area ratio** provided that it is not used to accommodate residential **uses**.
 2. Notwithstanding Section 20.4.4.1, the maximum **floor area ratio** (FAR) for the area identified in Diagram 1, Section 20.4.2, shall be:
 - a) for the total combined area of "A", "B", "C", and "D", regardless of subdivision: 3.0;
 - b) for area "E": 3.0;
 - c) for area "G": 0.8; and
 - d) for the total combined area of "F" and "H", regardless of subdivision: 3.0.
 3. Notwithstanding Sections 20.4.4.1 and 20.4.4.2, an additional 0.1 **floor area ratio** shall be permitted, provided that it is entirely used to accommodate **amenity space**."
- 1.2. Inserting Section 20.4.5.4 as follows:
- "4. For the area identified as "H" in Diagram 1, Section 20.4.2, no **lot coverage** shall be permitted for **buildings** located above the finished **grade**."
- 1.3. Repealing Section 20.4.6.1.a and replacing it with the following:
- "1. a) **Public road setback** shall be:
 - i) 10.0 m from No. 2 Road;

- ii) 3.0 m from River Road;
- iii) 3.0 m from Hollybridge Way; and
- iv) 5.0 m from all other **roads.**”

1.4. Repealing Section 20.4.7.4 and replacing it with the following:

“4. The maximum **height** for **buildings** and **accessory structures** in the area identified as “G” and “H” in Diagram 1, Section 20.4.2 is 18.0 m geodetic.”

1.5. Repealing Sections 20.4.8.2.c and 20.4.8.2.d and replacing it with the following:

- “c) 14,000.0 m² for the area identified as “C” in Diagram 1, Section 20.4.2;
- d) 13,500.0 m² for the area identified as “D” in Diagram 1, Section 20.4.2;”

1.6. Repealing Section 20.4.10 and replacing it with the following:

“20.4.10 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, except that the number of on-site **parking spaces** required for **apartment housing** and **town housing** shall be:
 - a) 1.28 spaces per **dwelling unit** for residents; and
 - b) 0.17 spaces per **dwelling unit** for visitors.
2. Notwithstanding Section 20.4.10.1, for all permitted **uses** in the area identified as “E” and “G” in Diagram 1, Section 20.4.2, the minimum number of **parking spaces** shall be 200.”

1.7. Repealing Section 20.4.11 and replacing it with the following:

“20.4.11 Other Regulations

1. The following **uses** are permitted within the area identified as “A”, “B”, “C”, and “D” in Diagram 1, Section 20.4.2:
 - a) **boarding and lodging;**
 - b) **child care;**
 - c) **community care facility, minor;**
 - d) **congregate housing;**
 - e) **home business;**
 - f) **home-based business;**
 - g) **housing, apartment; and**
 - h) **housing, town.**

2. The following **uses** are permitted only within the area identified as "E" in Diagram 1, Section 20.4.2:
 - a) **child care;**
 - b) **hotel;**
 - c) **office;**
 - d) **recreation, indoor;**
 - e) **restaurant;**
 - f) **retail, convenience; and**
 - g) **retail, general.**

3. The following **uses** are permitted only within the area identified as "G" in Diagram 1, Section 20.4.2:
 - a) **child care;**
 - b) **neighbourhood public house;**
 - c) **recreation, indoor;**
 - d) **restaurant;**
 - e) **retail, convenience; and**
 - f) **retail, general.**

4. **Neighbourhood public house** is not permitted within the area identified as "F" and "H" in Diagram 1, Section 20.4.2.

5. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8686".

FIRST READING

APR 26 2011

PUBLIC HEARING

MAY 16 2011

SECOND READING

MAY 16 2011

THIRD READING

MAY 16 2011

OTHER REQUIREMENTS SATISFIED

OCT 20 2011

ADOPTED



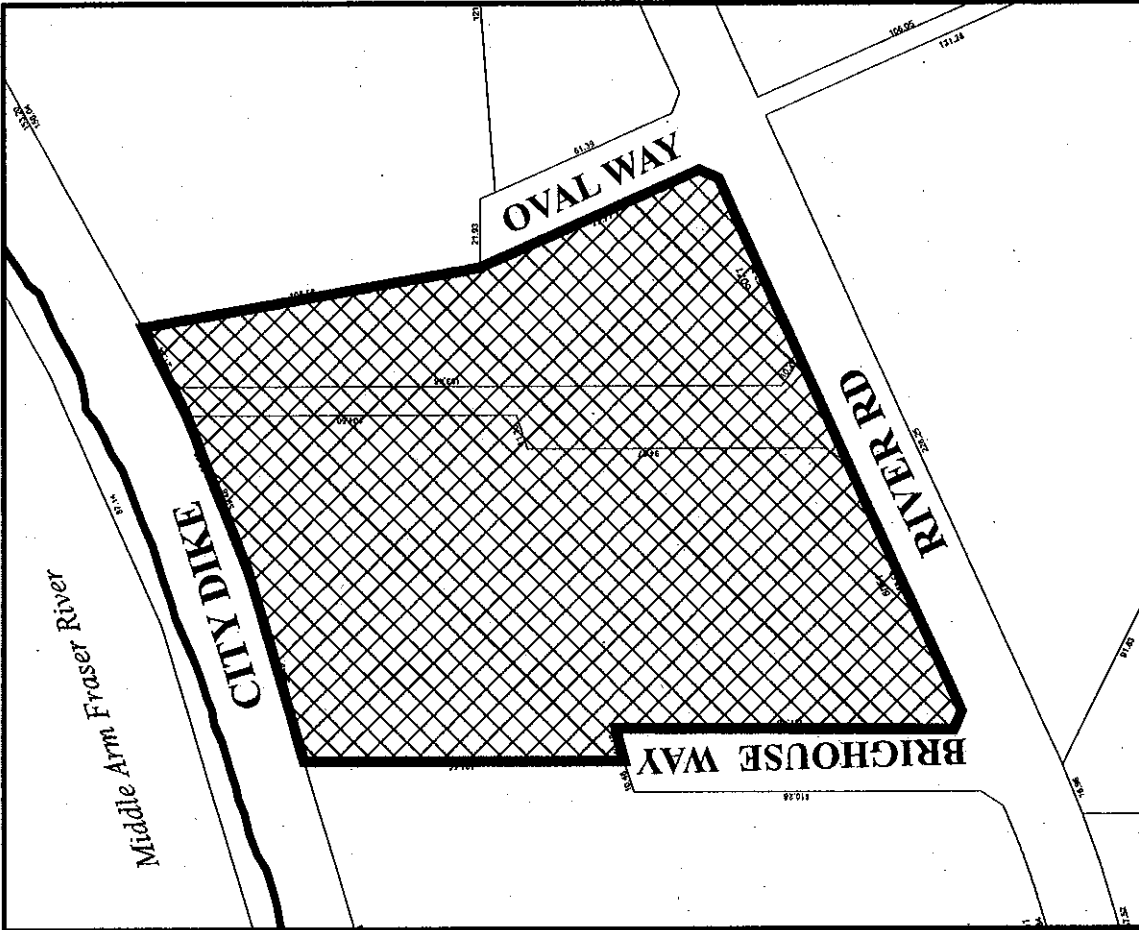
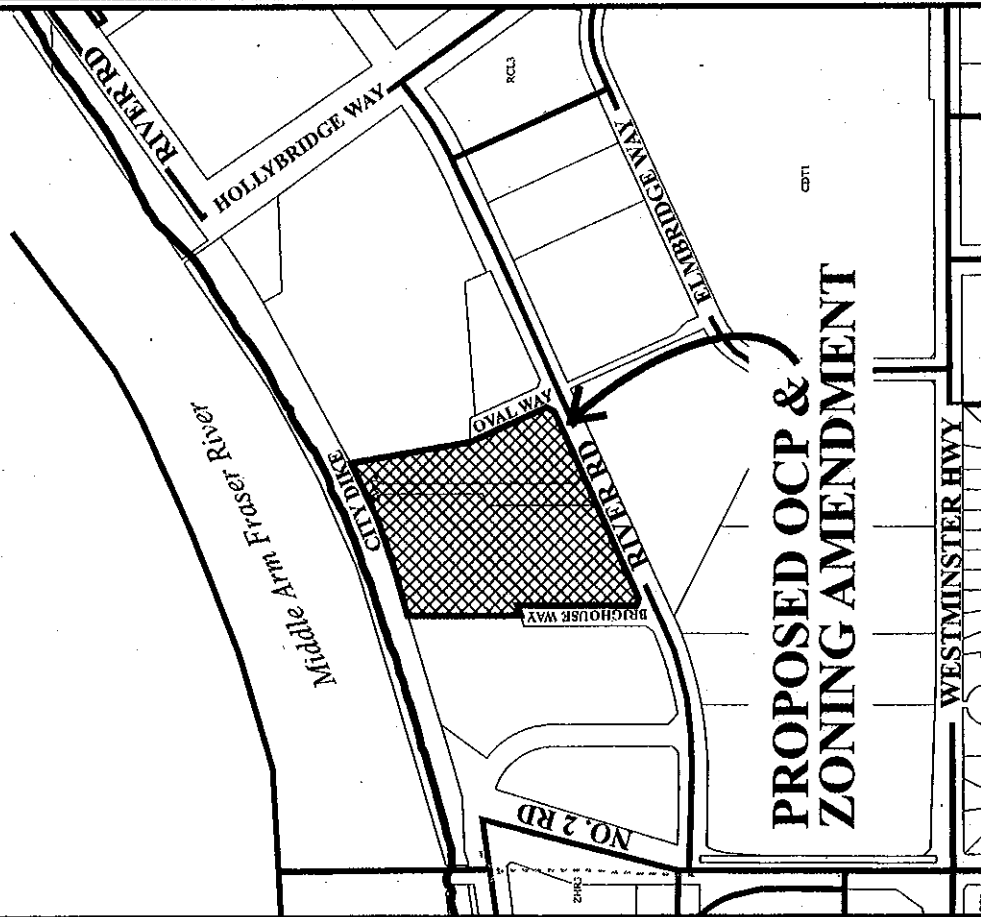
MAYOR

CORPORATE OFFICER

CNCL-52



City of Richmond



CNCL-53

ZT 09-492885

Original Date: 03/10/09

Revision Date: 04/27/11

Note: Dimensions are in METRES