



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8702 (RZ 09-460962)
5200 HOLLYBRIDGE WAY, 6300, 6380, 6500 RIVER ROAD, A
PORTION OF 6900 RIVER ROAD, AND A PORTION OF THE RIVER
ROAD RIGHT-OF-WAY**

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 Sections 20.4.2, 20.4.3, and 20.4.4, and replacing it with the following:

“20.4.2 Permitted Uses

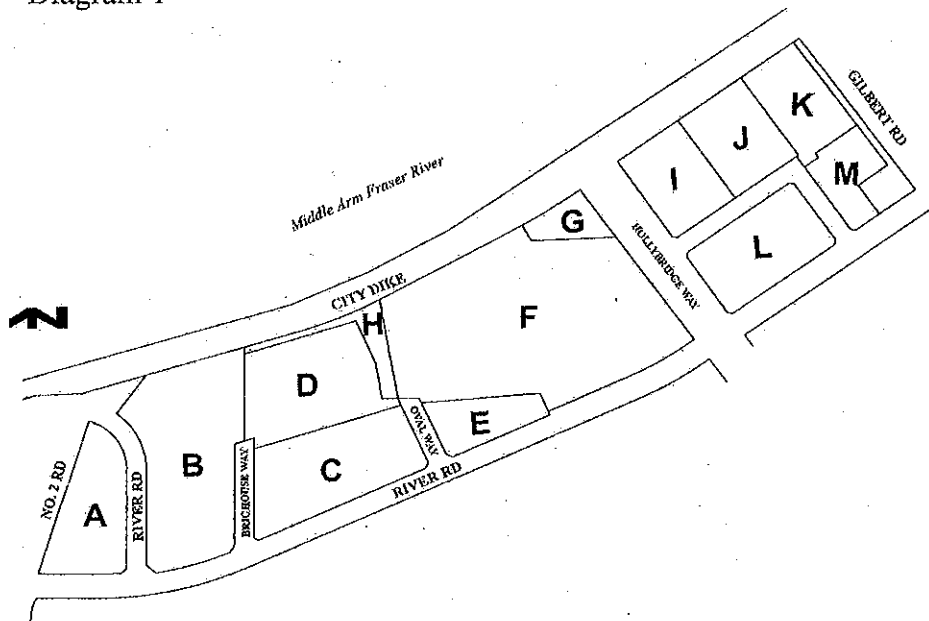
- animal grooming
- broadcast studio
- child care
- congregate housing
- education
- education, commercial
- education, university
- emergency service
- entertainment, spectator
- exhibition & convention facilities
- government service
- health service, minor
- hotel
- housing, apartment
- housing, town
- library and exhibit
- live/work dwelling
- manufacturing, custom indoor
- neighbourhood public house
- office
- park
- private club
- recreation, indoor
- recreation, outdoor
- restaurant
- retail, convenience
- retail, general

20.4.3 Secondary Uses

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

- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- stadium
- studio
- utility, minor
- veterinary service

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", "H", "I", "J", "K", "L", and "M" 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 "G": 0.8;
 - c) for the total combined area of "E", "F", and "H", regardless of subdivision: 3.0; and
 - d) for the total combined area of "I", "J", "K", "L", and "M", regardless of subdivision: 1.2.
3. Notwithstanding Sections 20.4.4.2.d, the reference to "1.2" is increased to

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a higher **density** of “3.0” provided that:

- a) prior to the issuance of Building Permit, the **owner**:
 - i) provides a **community amenity** contribution of \$1 million to the **City** for the Oval Village waterfront; and
 - ii) enters into legal agreements with the **City**, registered against the title to the **lot** and secured via Letter(s) of Credit, at the sole cost of the **owner** and in an amount to be determined to the satisfaction of the **City**, for the following **uses** in the area identified as “M” in Diagram 1, Section 20.4.2:
 - **child care**, the **habitable space** of which shall be at least 464.5 m², excluding **floor area** not intended for the exclusive **use** of the **child care** and **floor area** not included in the calculation of **floor area ratio**; and
 - **affordable housing units**, the total combined **habitable space** of which shall be at least 3,943.6 m² including circulation and **ancillary uses**, but excluding **amenity space**, **floor area** not intended for the exclusive **use** of the residents of the **affordable housing units**, and **floor area** not included in the calculation of **floor area ratio**; and
 - b) prior to first occupancy of the **building** in the area identified as “M” in Diagram 1, Section 20.4.2, the **owner** enters into a **housing agreement** with respect to the **affordable housing units**, registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
4. Notwithstanding Sections 20.4.4.3, for the area identified as “I”, “J”, “K”, “L”, and “M” in Diagram 1, Section 20.4.2, the maximum total combined **floor area**, regardless of subdivision, shall not exceed 118,083.0 m², of which the maximum total combined **floor area**, regardless of subdivision, shall not exceed:
 - a) For residential: 114,821.1 m²; and
 - b) For all other **uses**: 3,530.3 m².
 5. Notwithstanding Sections 20.4.4.1, 20.4.4.2, and 20.4.4.4, an additional 0.1 **floor area ratio** shall be permitted, provided that it is entirely used to accommodate **amenity space**.
 6. For the purposes of this **zone**, **floor area ratio** (FAR) shall be deemed to exclude portions of a **building** used for **child care** purposes.”

1.2. Repealing Section 20.4.5.2 and replacing it with the following:

- “2. For the area identified as “E”, “F”, “L”, and “M” in Diagram 1, Section 20.4.2, the maximum **lot coverage** shall be 90% for **buildings**.”

1.3. Inserting Sections 20.4.5.5 as follows:

“5. For the area identified as “I”, “J”, and “K” in Diagram 1, Section 20.4.2., the maximum **lot coverage** shall be 45% for **buildings**. A minimum of 40% of the **lot** shall be covered by a combination of trees, shrubs, native and ornamental plants or other landscape material specified in a Development Permit approved by the **City**.”

1.4. 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;
- iv) 3.0 m from all other **roads** east of Hollybridge Way; and
- v) 5.0 m from all other **roads** west of Hollybridge Way.”

1.5. Inserting Sections 20.4.6.1.e and 20.4.6.1.f as follows:

“e) Notwithstanding Section 20.4.6.1.a.ii, the reference to “3.0 m” is increased to “20.0 m” for the following **uses** when the **use** is located on the ground floor of the **building**:

- i) **boarding and lodging**;
- ii) **child care**;
- iii) **community care facility, minor**;
- iv) **congregate housing**;
- v) **home business**;
- vi) **home-based business**;
- vii) **housing, apartment**; and
- viii) **housing, town**.

f) For the purposes of Section 20.4.6.1.a.iii:

- i) **road setback** from Hollybridge Way shall mean the area between the nearest wall of a **building** and the applicable **lot line** or the boundary of a **right-of-way** secured by the **City** for public **open space** purposes adjacent to the applicable **lot line**, whichever **setback** is greater; and
- ii) the reference to “3.0 m” may be reduced to “0 m” if a proper interface is provided between the **building** and the adjacent public **open space** or public **road**, as specified in a Development Permit approved by the **City**.”

1.6. Repealing Section 20.4.6.2.a and replacing it with the following:

- “a) The minimum **side yard** and **rear yard** for the area identified as “A”, “B”, “C”, “D”, “F”, “G”, “I”, “J”, “K”, “L”, “M” in Diagram 1, Section 20.4.2 is 3.0 m.”

1.7. Inserting Section 20.4.6.2.d as follows:

- “d) For the purposes of Section 20.4.6.2.a, the **side yard** and **rear yard setback** shall mean the area between the nearest wall of a **building** and the applicable **lot line** or the boundary of a **right-of-way** secured by the **City** for public **open space** purposes adjacent to the applicable **lot line**, whichever **setback** is greater.”

1.8. Inserting Section 20.4.7.6 as follows:

- “6. The maximum **height** for **buildings** and **accessory structures** in the area identified as “I”, “J”, and “K” in Diagram 1, Section 20.4.2 is:
- a) 47.0 m geodetic for portions of the **building** that are set back a minimum of 50.0 m from a **lot line** that **abuts** a **lot** owned by the **City** for dyke purposes;
 - b) 25.0 m geodetic for portions of the **building** that are set back less than 50.0 m from a **lot line** that **abuts** a **lot** owned by the **City** for dyke purposes; and
 - c) Notwithstanding Section 20.4.7.5.b, the reference to “25.0 m geodetic” is increased to a greater **building height** of “47.0 m geodetic” if, as specified in a Development Permit approved by the **City**:
 - i) a proper interface is provided between portions of the **building** greater than 25.0 m geodetic in **height** and adjacent development; and
 - ii) shading of any **lot** or **right-of-way** controlled by the **City** for dyke or public **open space** purposes is minimized.”

1.9. Inserting Sections 20.4.8.2.h, 20.4.8.2.i, 20.4.8.2.j, 20.4.8.2.k, and 20.4.8.2.l as follows:

- “h) 7,800.0 m² for the area identified as “I” in Diagram 1, Section 20.4.2;
- i) 8,100.0 m² for the area identified as “J” in Diagram 1, Section 20.4.2;
- j) 7,400.0 m² for the area identified as “K” in Diagram 1, Section 20.4.2;
- k) 10,000.0 m² for the area identified as “L” in Diagram 1, Section 20.4.2; and
- l) 4,900.0 m² for the area identified as “M” in Diagram 1, Section 20.4.2.”

1.10. 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 in the area identified as “A”, “B”, “C”, and “D” in Diagram 1, Section 20.4.2 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:
- a) for all permitted **uses** in the area identified as “G” in Diagram 1, Section 20.4.2, the number of **parking spaces** shall be 66, all of which shall be located on the area identified as “L” in Diagram 1, Section 20.4.2;
 - b) despite Section 20.4.10.2.a, the reference to “66” **parking spaces** shall be reduced by up to 10% where the **owner** implements transportation demand management measures, which may include, but may not be limited to, the **use** of car co-operatives, transit passes, private shuttles, carpools, or enhanced end-of-trip cycling facilities, as specified in a Development Permit approved by the **City**; and
 - c) residential visitor parking required for the area identified as “I”, “J”, “K”, and “M” in Diagram 1, Section 20.4.2 may be located on the area identified as “L” in Diagram 1, Section 20.4.2 and shared with the commercial parking provided on area “L”, including those parking spaces located on area “L” as per Section 20.4.10.2.a, provided that:
 - i) the combined total number of residential visitor parking spaces provided on area “I”, “J”, “K”, “L”, and “M” conforms with this Bylaw;
 - ii) each commercial parking space on area “L” is shared with a maximum of one residential visitor **parking spaces**;
 - iii) a minimum of 12 residential visitor **parking spaces** are provided on each of area “I”, “J”, and “K”; and
 - iv) a minimum of 12 residential visitor **parking spaces** are provided on area “M”, some or all of which may be shared with commercial **parking spaces** on area “M”.

1.11. Repealing Section 20.4.11, and replacing it with the following:

“20.4.11 Other Regulations

- 1. The following **uses** are permitted within the areas identified as “A”, “B”, “C”, “D”, and “I” 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 areas 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 areas 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. The following **uses** are permitted within the area identified as “J” and “K” 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;**
 - h) **housing, town; and**
 - i) **parking, non-accessory.**
5. Within the area identified in Diagram 1, Section 20.4.2, the maximum total combined **floor area** of all **uses**, exclusive of residential, **amenity space**, and **child care**, shall not exceed:

a) For "L": 3,158.7 m²; and

b) For "M": 371.6 m².

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

7. 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. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by:

2.1. repealing the existing zoning designation of the following area and designating it **HIGH RISE APARTMENT AND OLYMPIC OVAL (ZMU4) – OVAL VILLAGE (CITY CENTRE)**;

That area shown as cross-hatched and labelled as "A" on "Schedule A attached to and forming part of Bylaw No. 8702".

2.2. repealing the existing zoning designation of the following area and by designating it **SCHOOL & INSTITUTIONAL USE (SI)**;

That area shown as cross-hatched and labelled as "B" on "Schedule A attached to and forming part of Bylaw No. 8702".

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8702**".

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

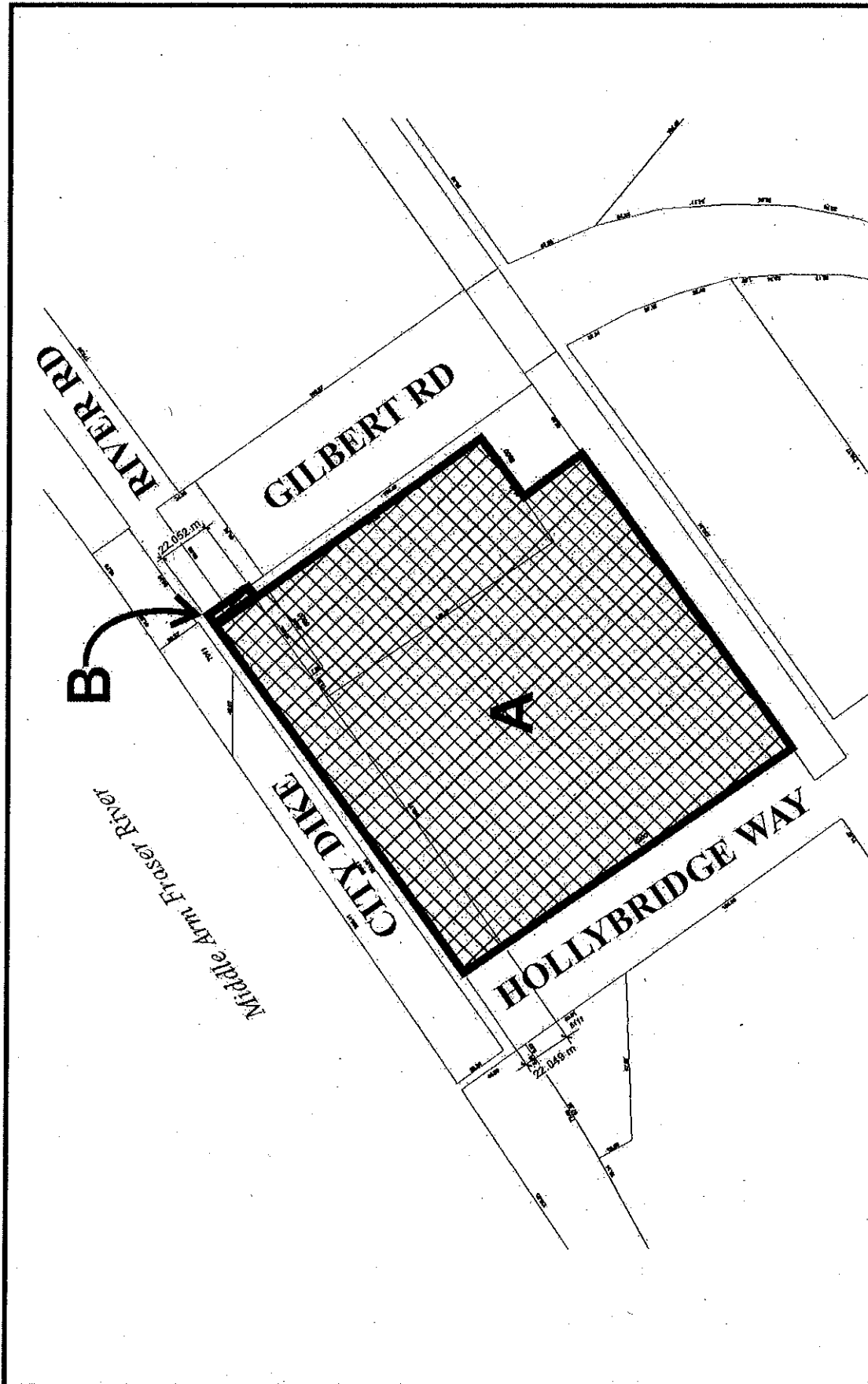
ADOPTED



MAYOR

CORPORATE OFFICER

"Schedule A attached to and forming part of Bylaw No. 8702"



Original Date: 04/13/11

Revision Date:

Note: Dimensions are in METRES

RZ 09-460962

