



**Richmond Zoning Bylaw 8500
Amendment Bylaw No. 8840 (RZ 06-349722)
8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road and
3240, 3260, 3280, 3320 and 3340 Sexsmith Road**

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

1. Richmond Zoning Plan Bylaw 8500 is amended by inserting Section 19.10 as follows:

**“19.10 High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) –
Capstan Village (City Centre)**

19.10.1 Purpose

The zone accommodates artist residential tenancy studio (ARTS) units and park, together with adjunct uses including high-rise apartments, town housing, and a limited amount of commercial use. Additional density is provided to achieve, among other things, City objectives in respect to the City Centre arts district, park, affordable housing dwelling units, and the Capstan Canada Line station

19.10.2 Permitted Uses

- artist residential tenancy studio (ARTS) units
- child care
- congregate housing
- housing, apartment
- housing, town
- park

19.10.3 Secondary Uses

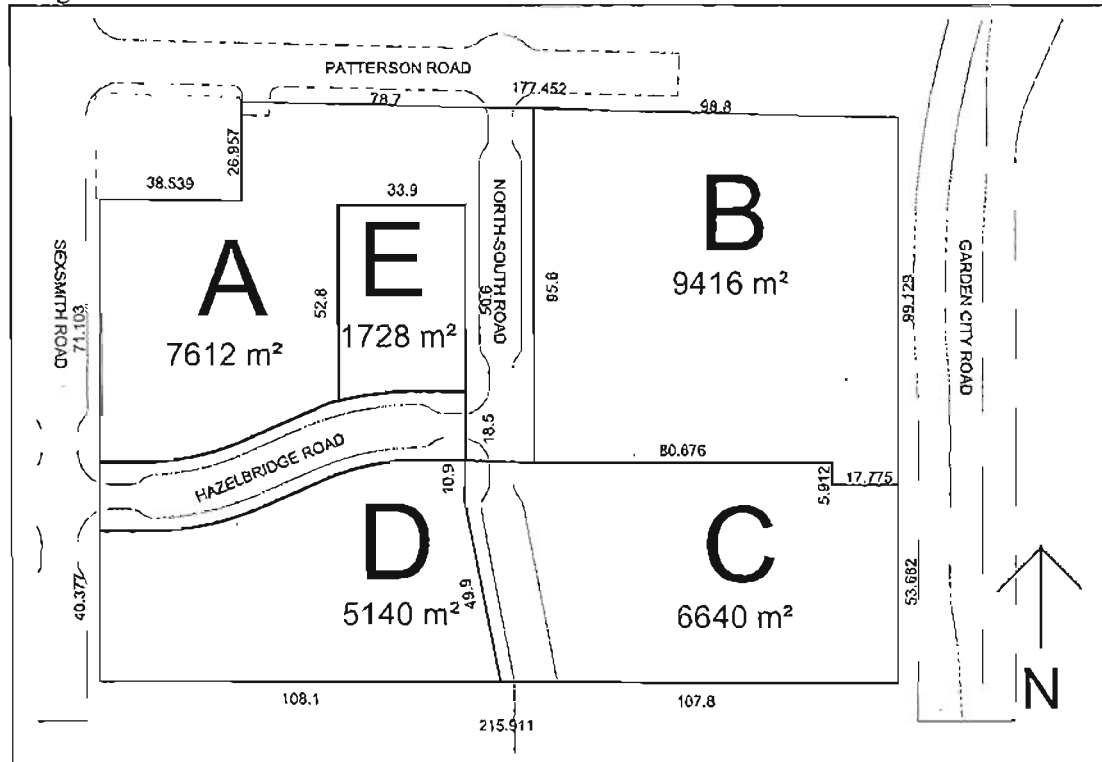
- boarding and lodging
- community care facility, minor
- health service, minor
- home-based business
- home business
- library and exhibit
- retail, convenience
- retail, general
- restaurant
- studio

19.10.4 Permitted Density

1. The maximum floor area ratio (FAR) shall be 0.55, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate amenity space.
2. Notwithstanding Section 19.10.4.1, the reference to “0.55” is increased to a higher floor area ratio of “3.2” 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**, or alternative means satisfactory to the **City**, rights of public use over a suitably landscaped area of the **site** for **park** and related purposes at a rate of 7.4 m^2 per **dwelling unit** or $9,220.0 \text{ m}^2$, whichever is greater;
 - d) 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 **building area**; and
 - ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office; and
 - e) prior to first occupancy of the **building**, the **owner**:
 - i) provides in the **building** not less than 20 ARTS units and the combined **habitable space** of the total number of ARTS units would comprise at least $1,628.0 \text{ m}^2$; and
 - ii) enters into a **housing agreement** with respect to the ARTS units and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office;
3. Notwithstanding Section 19.10.4.2, in the area identified as “A”, “B”, “C”, “D”, and “E” in Section 19.10.4 Diagram 1:
- a) the maximum total combined **floor area** shall not exceed $97,704.0 \text{ m}^2$; and
 - b) the maximum **floor area** within each individual area shall not exceed:
 - i) for “A”: $23,400.0 \text{ m}^2$;
 - ii) for “B”: $20,900.0 \text{ m}^2$;
 - iii) for “C”: $19,400.0 \text{ m}^2$;
 - iv) for “D”: $23,700.0 \text{ m}^2$; and
 - v) for “E”: $11,000.0 \text{ m}^2$.

Diagram 1



19.10.5 Permitted Lot Coverage

1. The maximum lot coverage for buildings and landscaped roofs over parking spaces is 90%, exclusive of portions of the sites the owner grants to the City, via a statutory right-of-way, air space parcel, or alternative means satisfactory to the City, for park or road purposes.

19.10.6 Yards & Setbacks

1. Minimum setbacks shall be:
 - a) for road and park: 6.0 m measured to a lot line or the boundary of an area granted to the City, via a statutory right-of-way, air space parcel, or alternative means satisfactory to the City, for road or park purposes, but may be reduced to 3.0 m if a proper interface is provided as specified in a Development Permit approved by the City; and
 - b) for interior side yard or rear yard: 3.0 m, but may be reduced to 0 m if a proper interface is provided as specified in a Development Permit approved by the City.
2. Notwithstanding Sections 19.10.6.1, structures located entirely below the finished grade may project into the road, park, interior side yard, or rear yard setbacks, provided that such encroachments do not result in a finished grade inconsistent with that of abutting lots and the structures are screened by a combination of trees, shrubs, native and ornamental plants, or other landscape material specified in a Development Permit approved by the City.

19.10.7 Permitted Heights

1. Maximum **building height** shall be:
 - a) 25.0 m for portions of the **building** located less than 50.0 m from a **lot line** abutting Garden City Road; and
 - b) 35.0 m elsewhere.
2. Notwithstanding Section 19.10.7.1, the maximum **building height** may be increased if a proper interface is provided with adjacent **buildings** and areas secured by the **City**, via a statutory **right-of-way**, **air space parcel**, or alternative means satisfactory to the **City**, for **park** purposes, as specified in a Development Permit approved by the **City**, as follows:
 - a) 28.0 m for portions of the **building** located less than 50.0 m from a **lot line** abutting Garden City Road; and
 - b) 47.0 m geodetic elsewhere.
3. The maximum height for **accessory buildings** is 5.0 m.
4. The maximum height for **accessory structures** is 12.0 m.

19.10.8 Subdivision Provisions

1. The minimum **lot area** is 5,000.0 m².

19.10.9 Landscaping & Screening

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

19.10.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0 of this bylaw, except that for ARTS units, the minimum number of **parking spaces** shall be:
 - a) for residents: 0.9 per **dwelling unit**; and
 - b) for visitors: 0.2 per **dwelling unit**.

19.10.11 Other Regulations

1. For the purposes of this bylaw, artist residential tenancy studio unit or ARTS unit:
 - a) means a **dwelling unit** providing space for sleeping, living, washrooms, and **kitchen**, together with space designed to facilitate the use of the **dwelling** for arts-related **home-based business** purposes including painting, pottery, dance, choreography, non-amplified music, composing, conducting, arranging, recording, writing, media arts, photography, print making, or carving;

- b) shall be **town housing**, but may be **apartment housing** if located in a purpose-built **building** intended for the exclusive use of the occupants of ARTS units and **ancillary uses**; and
 - c) have a minimum **habitable space** of 74.0 m², of which at least 25.0 m², provided as one contiguous space, shall have a minimum clear height of 4.5 m measured from the surface of the finished floor to the surface of the finished ceiling.
2. **Convenience retail, general retail, library and exhibit, minor health service, restaurant, and studio** must be located on the **first storey** of the **building**.
 3. **Convenience retail, general retail, library and exhibit, minor health service, restaurant, and studio** are limited to the area identified as "A", in Section 19.10.4 Diagram 1 and a maximum **gross leasable floor area** of 200.0 m².
 4. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e. on the roof of a **building**).
 5. 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 designating it **HIGH RISE APARTMENT (ZHR10) – CAPSTAN VILLAGE (CITY CENTRE)**:

That area shown as cross-hatched on "Schedule A attached to and forming part of Bylaw No. 8840".

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw No. 8840**".

FIRST READING

JAN 23 2012

PUBLIC HEARING

FEB 20 2012

SECOND READING

FEB 20 2012

THIRD READING

FEB 20 2012

MINISTRY OF TRANSPORTATION & INFRASTRUCTURE APPROVAL

FEB 24 2012

OTHER REQUIREMENTS SATISFIED

JAN 23 2013

ADOPTED

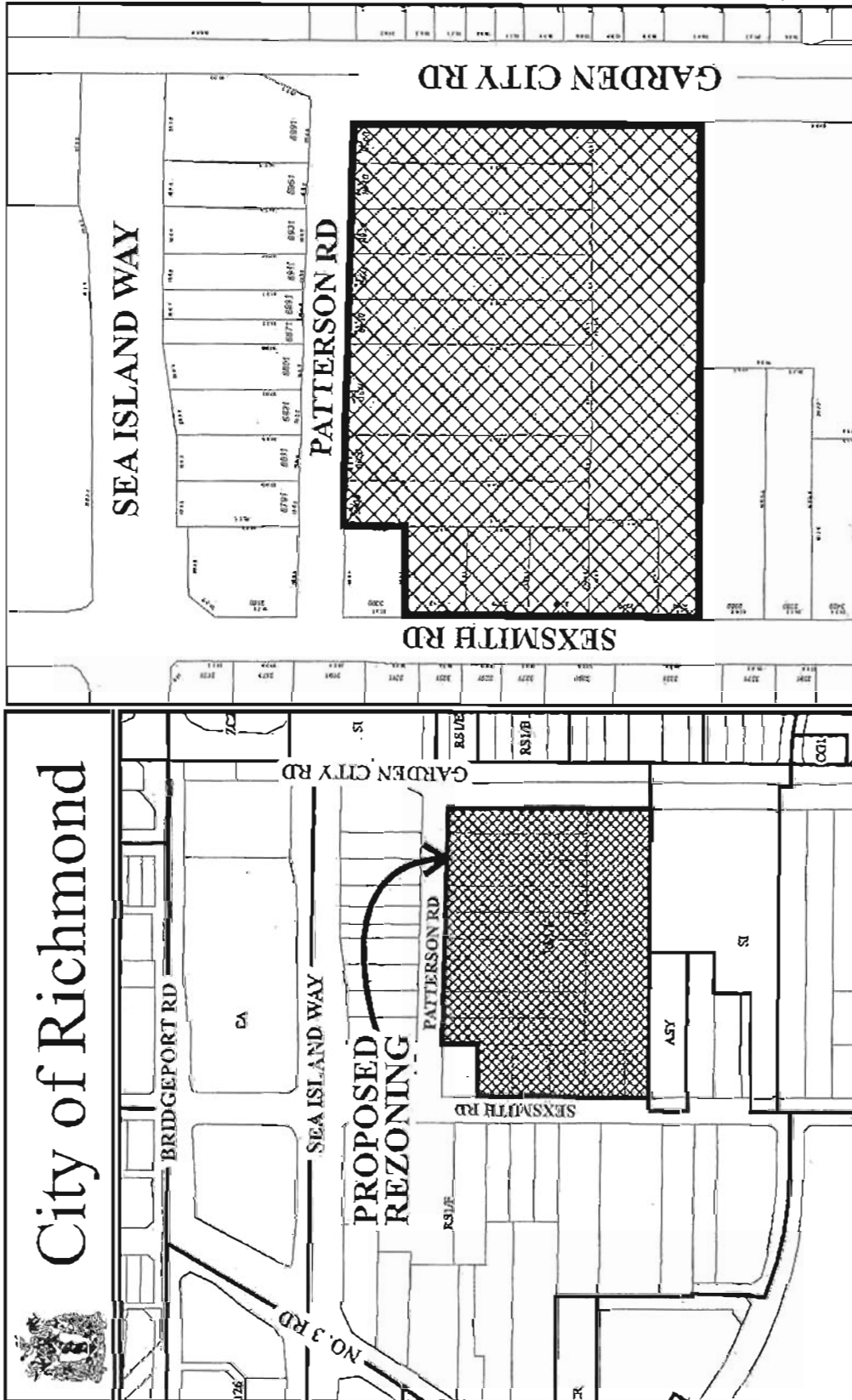
CITY OF RICHMOND
APPROVED by

APPROVED by Manager or Solicitor


MAYOR

CORPORATE OFFICER

“Schedule A attached and forming part of bylaw No. 8840”



Original Date: 10/16/06
 Revision Date: 07/06/11
 Note: Dimensions are in METRES

RZ 06-349722



City of Richmond

CNCL - 336