



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8903 (11-591985)  
8311, 8331, 8351, and 8371 Cambie Road and 3651 Sexsmith Road  
(Capstan Village)**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 19.12 as follows:

**“19.12 High Rise Apartment (ZHR12) Capstan Village (City Centre)**

**19.12.1 Purpose**

The **zone** accommodates mid- to high-rise apartments within the **City Centre**, plus compatible **secondary uses**. Additional **density** is provided to achieve **City** objectives in respect to **road, park, affordable housing, and the Capstan Canada Line station**.

**19.12.2 Permitted Uses**

- **child care**
- **congregate housing**
- **housing, apartment**
- **housing, town**

**19.12.3 Secondary Uses**

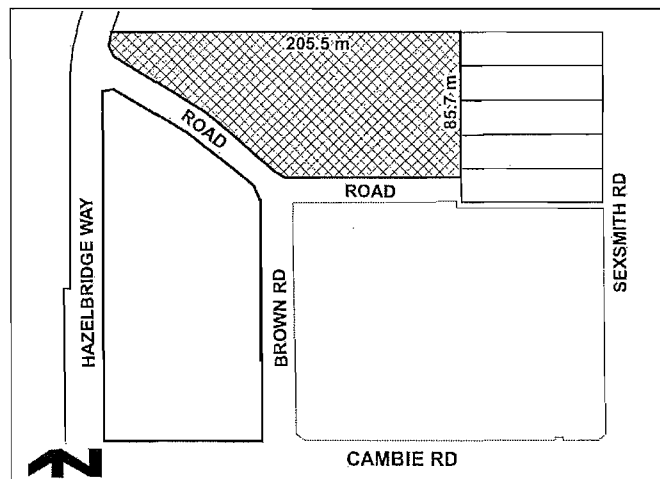
- **boarding and lodging**
- **community care facility, minor**
- **health service, minor**
- **home-based business**
- **home business**
- **library and exhibit**
- **park**
- **studio**

**19.12.4 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 19.12.4.1, the reference to “0.55” is increased to a higher **floor area ratio** of “2.375” 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;
  - c) the **owner** grants to the City, via statutory **right-of-way, air space parcel, and/or fee simple lot**, rights of public use over a suitably landscaped area

- of the **site** for **park** and related purposes at a rate of 5.0 m<sup>2</sup> per **dwelling unit**, based on the number of **dwelling units** authorized on the **site** by the Development Permit for the **site**, or 2,159.3 m<sup>2</sup>, whichever is greater; and
- d) the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$5,660,550 to the **City's** capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812.
3. Notwithstanding Section 19.12.4.2, the maximum **floor area ratio** for the net **site** area of the area located within the **City Centre** shown cross-hatched on Figure 1 shall be 3.233, provided that the **owner**:
- complies with the conditions set out in paragraphs 19.12.4.2(a), (b), (c), and (d);
  - dedicates not less than 2,159.3 m<sup>2</sup> of land to the **City** as **road**; and
  - transfers not less than 2,804.8 m<sup>2</sup> of land as fee simple **lot** to the **City** for **park** purposes (including the area referred to in Section 19.12.4.2(c), provided that such area is transferred to the **City** as a fee simple **lot**).

Figure 1



#### 19.12.5 Permitted Lot Coverage

- The maximum **lot coverage** for **buildings** and landscaped roofs over **parking spaces** is 90%, exclusive of portions of the **site** the **owner** dedicated or transferred as a fee simple **lot** to the **City** for **park** or **road** purposes.

#### 19.12.6 Yards & Setbacks

- Minimum **setbacks** shall be:
  - for **road** and **park**: 6.0 m measured to a **lot line** (or the boundary of an area granted to the **City** for **road** or **park** purposes, via a statutory **right-of-way**, **air space parcel**, dedication, or as a fee simple **lot**), 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 nil if a proper interface is provided as specified in a Development Permit approved by the **City**.
2. Notwithstanding Section 19.12.6.1, **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**.

#### 19.12.7 Permitted Heights

1. Maximum **building height** shall be 35.0 m, but may be increased to 47.0 m geodetic if a proper interface is provided with adjacent **buildings** and areas secured by the **City**, via a statutory **right-of-way, air space parcel, dedication, or as a fee simple lot**, for **park** purposes, as specified in a Development Permit approved by the **City**.
2. The maximum height for **accessory buildings** is 5.0 m.
3. The maximum height for **accessory structures** is 12.0 m.

#### 19.12.8 Subdivision Provisions

1. The minimum **lot area** is 4,000.0 m<sup>2</sup>, exclusive of portions of the **site** the **owner** dedicates or transfers to the **City** in fee simple for **park** or **road** purposes.

#### 19.12.9 Landscaping & Screening

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

#### 19.12.10 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.

#### 19.12.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e. on the roof of a **building**).

2. 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 by designating it:

2.1. **HIGH RISE APARTMENT (ZHR12) CAPSTAN VILLAGE (CITY CENTRE).**

That area shown cross-hatched and indicated as “A” on "Schedule A attached to and forming part of Bylaw No. 8903”.

2.2. **SCHOOL & INSTITUTIONAL USE (SI).**

That area shown cross-hatched and indicated as “B” on "Schedule A attached to and forming part of Bylaw No. 8903”.

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8903**”.

FIRST READING

DEC 1 8 2012

PUBLIC HEARING

NOV 1 8 2013

SECOND READING

NOV 1 8 2013

THIRD READING

NOV 1 8 2013

MINISTRY OF TRANSPORTATION & INFRASTRUCTURE APPROVAL

DEC 1 8 2013

OTHER REQUIREMENTS SATISFIED

MAR 0 5 2014

ADOPTED



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MAYOR

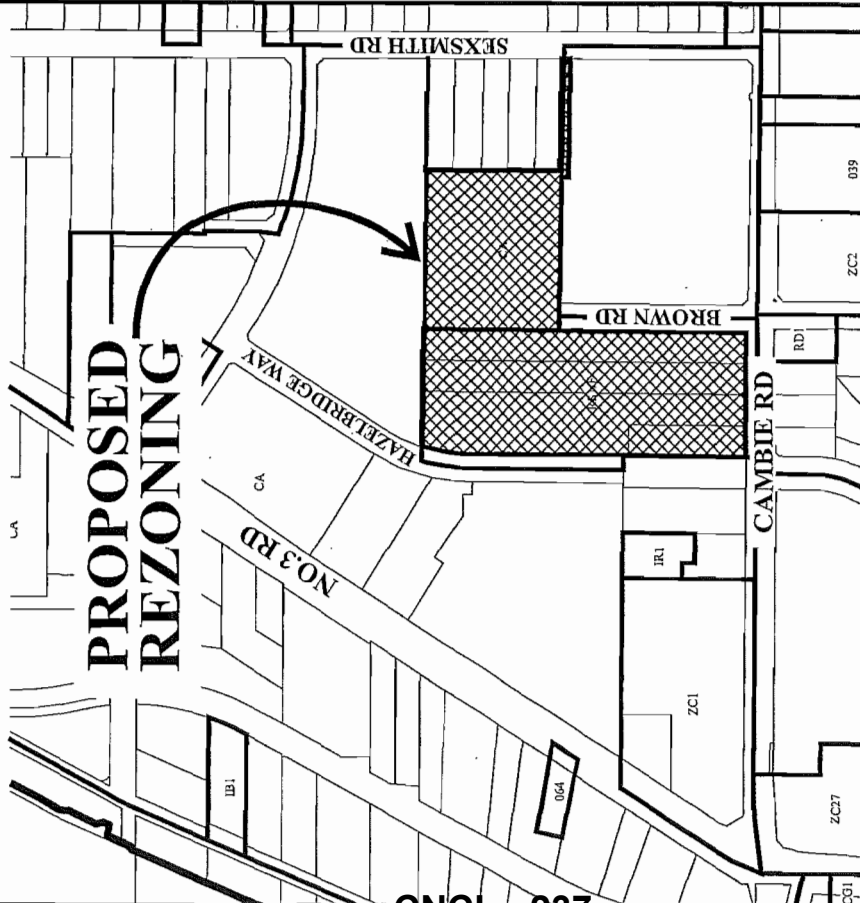
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CORPORATE OFFICER



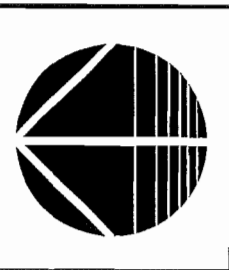
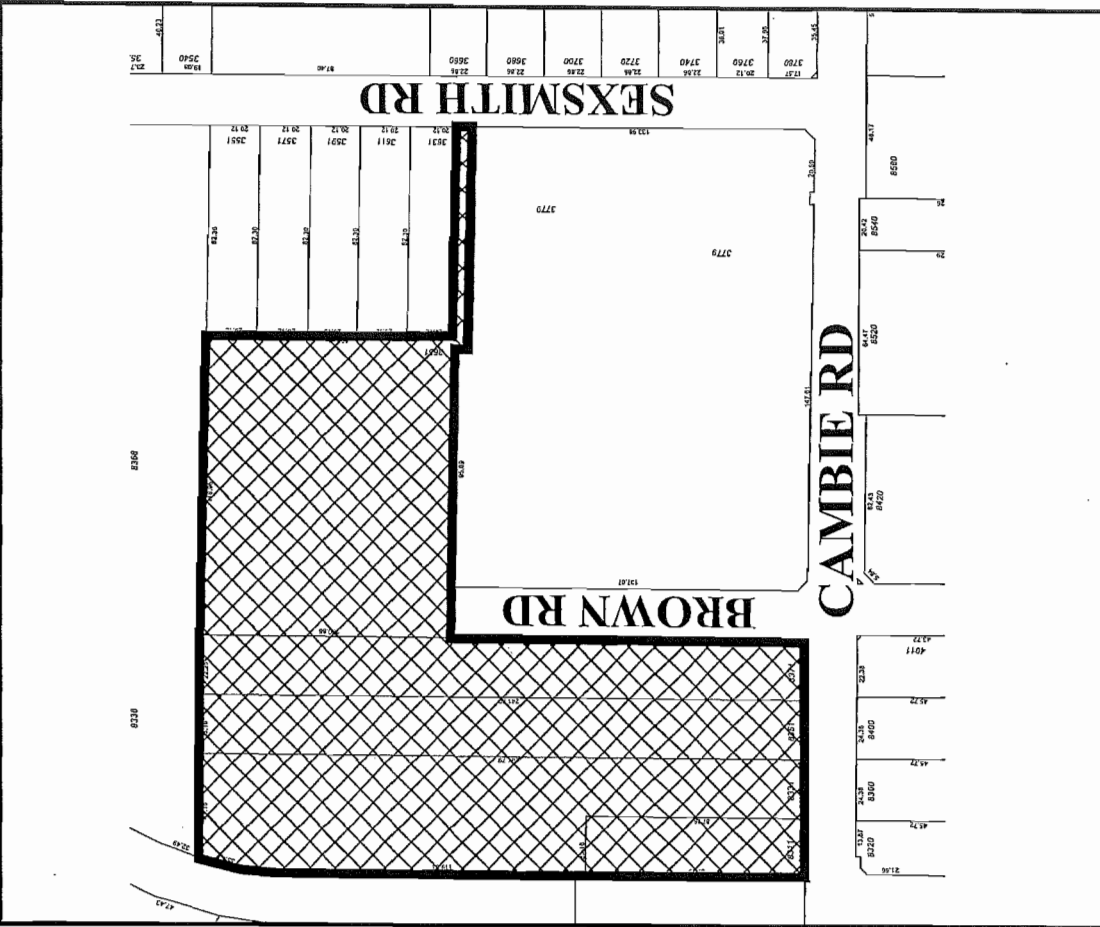


# City of Richmond

## PROPOSED REZONING



CNCL - 237



# RZ 11-591985

Original Date: 11/01/11

Revision Date: 09/17/12

Note: Dimensions are in METRES