



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9063 (RZ 13-633927)
4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - (a) by deleting (ZMU12 Permitted Secondary Uses) subsection 20.12.3 and substituting the following:

“20.12.3 A. Secondary Uses

 - **boarding and lodging**
 - **community care facility, minor**
 - **home business**

20.12.3 B. Additional Uses

 - **Health Services, Minor**
 - **Hotel**
 - **Recreation, Indoor**
 - **Restaurant**
 - **Retail, General**
 - **Service, Financial”**
 - (b) by deleting (ZMU12 Other Regulations) clause 20.12.11.4 and substituting the following:

“4. The following permitted uses in this zone shall be restricted to maritime or commercial fishing related uses:

 - a) **industrial, general;**
 - b) **manufacturing, custom indoor; and**
 - c) **parking, non-accessory”**

- (c) by inserting the following into (ZMU12 Other Regulations) subsection 20.12.11:
- “6. **Minor health service, office, restaurant and financial service uses** are only permitted on the following listed **sites**:
- a) P.I.D. 029-108-136
Air Space Parcel 1 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
 - b) P.I.D. 029-108-161
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
7. **General retail use, excluding grocery store use, is only permitted on the following listed sites**:
- a) P.I.D. 029-108-136
Air Space Parcel 1 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
 - b) P.I.D. 029-108-161
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
8. **Indoor Recreation use is only permitted on the following listed sites**:
- a) P.I.D. 029-108-161
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
9. **Hotel use is only permitted on the following listed sites and the hotel use is restricted to providing the transient public, in return for consideration, lodging in no more than 32 hotel rooms and for not more than 90 days in a 12-month period at either or both of the following listed sites**:
- a) P.I.D. 029-108-179
Air Space Parcel 5 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
 - b) P.I.D. 029-108-187
Air Space Parcel 6 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
- and, in addition to the above, for the purpose of a **hotel** reception desk and/or an on-site **hotel** staff desk, ancillary to the **hotel use** on one or both of the above listed **sites**, limited to the first **storey** of a **building** at the following **site**:
- c) the Common Property of Strata Plan EPS1188, Section 11 Block 3 North Range 7 West New Westminster District Strata Plan EPS1188”

- (d) by inserting the following into (ZC21 Permitted Additional Uses) subsection 22.21.3.B.:
- “• **Grocery Store**
 - **Health Services, Minor**
 - **Recreation, Indoor**
 - **Restaurant**
 - **Retail, General”**
- (e) by deleting (ZC21 Other Regulations) clause 22.21.11.1 and substituting the following:
- “1. The following permitted **uses** in this **zone** shall be restricted to **maritime** or commercial fishing related **uses**:
- a) **industrial, general**;
 - b) **manufacturing, custom indoor**; and
 - c) **parking, non-accessory”**
- d) by inserting the following into (ZC21 Other Regulations) subsection 22.21.11:
- “5. **Office, restaurant and general retail uses, excluding grocery store use, are only permitted on the following listed sites and shall be located on the first storey of any building:**
- a) P.I.D. 029-108-144
Air Space Parcel 2 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
 - b) P.I.D. 029-108-152
Air Space Parcel 3 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
6. **Minor health service, indoor recreation and grocery store uses are only permitted on the following listed site and shall be located on the first storey of any building:**
- a) P.I.D. 029-108-144
Air Space Parcel 2 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790”

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9063".

FIRST READING

JUL 24 2017

PUBLIC HEARING

MAY 22 2018

OCT 16 2017

NOV 20 2017

DEC 18 2017

SECOND READING

APR 09 2018

THIRD READING

MAY 22 2018

OTHER CONDITIONS SATISFIED

MAY 28 2019

ADOPTED

CITY OF RICHMOND
APPROVED by <i>SB.</i>
APPROVED by Director or Solicitor <i>JA</i>

MAYOR

CORPORATE OFFICER