



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9780 (RZ 17-769242)
8511 Capstan Way, 3280 and 3360 No. 3 Road,
and 3131 Sexsmith Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - 1.1. In Section 20.25.3 Secondary Uses, inserting “cultural and educational **uses**” and “**entertainment, spectator**”;
 - 1.2. In Section 20.25.4 Permitted Density:
 - 1.2.1. Repealing Sub-Section 20.25.4.2(c) and replacing it with the following:
 - “c) the **owner** grants to the **City**, via a statutory **right-of-way, air space parcel**, or fee simple, as determined at the sole discretion of the **City**, rights of public use over a suitably landscaped area of the **site** for **park** and related purposes at a rate of:
 - i) 5.74 m² per **dwelling unit** based on the combined total number of **dwelling units** within the area shown cross-hatched and indicated as “A”, “B”, “C”, and “D” in Section 20.25.4, Diagram 2, or 6,810.4 m², whichever is greater; and
 - ii) 5.0 m² per **dwelling unit** based on the combined total number of **dwelling units** within the area shown cross-hatched and indicated as “E”, “F”, and “G” in Section 20.25.4, Diagram 2, or 4,187.9 m², whichever is greater;”;
 - 1.2.2. Repealing Sub-Section 20.25.4.3(b) and replacing it with the following:
 - “b) the **owner** uses the additional 1.0 **density bonus floor area ratio** only for non-residential purposes, which non-residential purposes shall provide, in whole or in part, for **convenience retail uses** (e.g. large format grocery store; drug store), **minor health services**, pedestrian-oriented **general retail**, or other **uses** important to the viability of the Village Centre as determined to the satisfaction of the **City**, which shall include:
 - i) for the area shown cross-hatched and indicated as “E” in Section 20.25.4, Diagram 2, one contiguous interior **building** space, situated at **grade** and fronting a **park**, and comprising at least

1,193.8 m² of the additional 1.0 **density bonus floor area ratio** (i.e. the **gross floor area** of the additional **building area**), for **indoor recreation, library and exhibit, spectator entertainment, studio, cultural and educational uses, and/or related uses**, as determined to the satisfaction of the **City**”;

1.2.3. Repealing Sub-Section 20.25.4.3(d) and 20.25.4.3(e) and replacing them with the following:

- “d) for the areas shown cross-hatched and indicated as “B”, “C”, and “D” in Section 20.25.4, Diagram 2:
 - i) the **owner** grants to the **City**, via **air space parcel**, at least 5% of the additional 1.0 **density bonus floor area ratio** (i.e. the **gross floor area** of the additional **building area**) or 1,428.4 m², whichever is greater, for **child care, community amenity space, and minor health service**, to the satisfaction of the **City**, and locates the entirety of the area granted to the **City** within the area shown cross-hatched and indicated as “B” in Section 20.25.4, Diagram 2; and
 - ii) the **owner** provides 250 **parking spaces** for shared **commercial/residential use** and grants rights of public use over 50% of the **parking spaces**, secured via a statutory **right-of-way, air space parcel**, or alternative means, as determined at the sole discretion of the **City**, within the area shown cross-hatched and indicated as “A” in Section 20.25.4, Diagram 2; and
- e) for the areas shown cross-hatched and indicated as “E” and “G” in Section 20.25.4, Diagram 2, the **owner** pays a sum to the **City** in lieu of granting 5% of the additional 1.0 **density bonus floor area ratio** (i.e. the **gross floor area** of the additional **building area**) to the **City** as **community amenity space** based on 5% of the **density bonus floor area** (i) multiplied by the “equivalent to construction value” rate of \$6997 per sq. m, if the payment is made within one year of third reading of the zoning amendment bylaw or (ii) thereafter, multiplied by the “equivalent to construction value” rate of \$6,997 per sq. m. adjusted by the cumulative applicable annual changes to the Statistics Canada “Non-Residential Building Construction Price Index” for Vancouver, where such change is positive.”;

1.2.4. Repealing Sub-Section 20.25.4.4(a) and replacing it with the following:

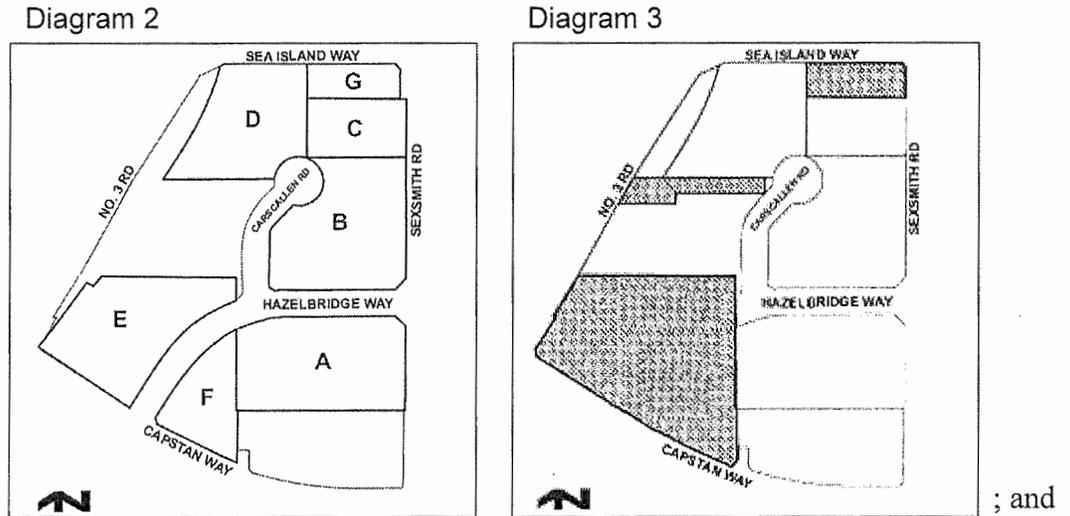
- “a) **owner** complies with the conditions set out in Sections 20.25.4.2(a), (b), (c), (d), and (e) and Sections 20.25.4.3(a), (b), (c), and (d)”;

1.2.5. Repealing Sub-Section 20.25.4.4(c) and replacing it with the following:

- “c) **owner** transfers not less than 5,000.4 m² of land to the **City** as fee simple for **park** purposes, which shall include a suitably landscaped area of the **site** transferred by the **owner** to the **City** in compliance

with Section 20.25.4.2(c)(i), provided that such area is transferred to the **City** as fee simple;”;

1.2.6. Repealing Diagram 2 and replacing it with the following:



1.2.7. Repealing Sub-Section 20.25.4.5 and replacing it with the following:

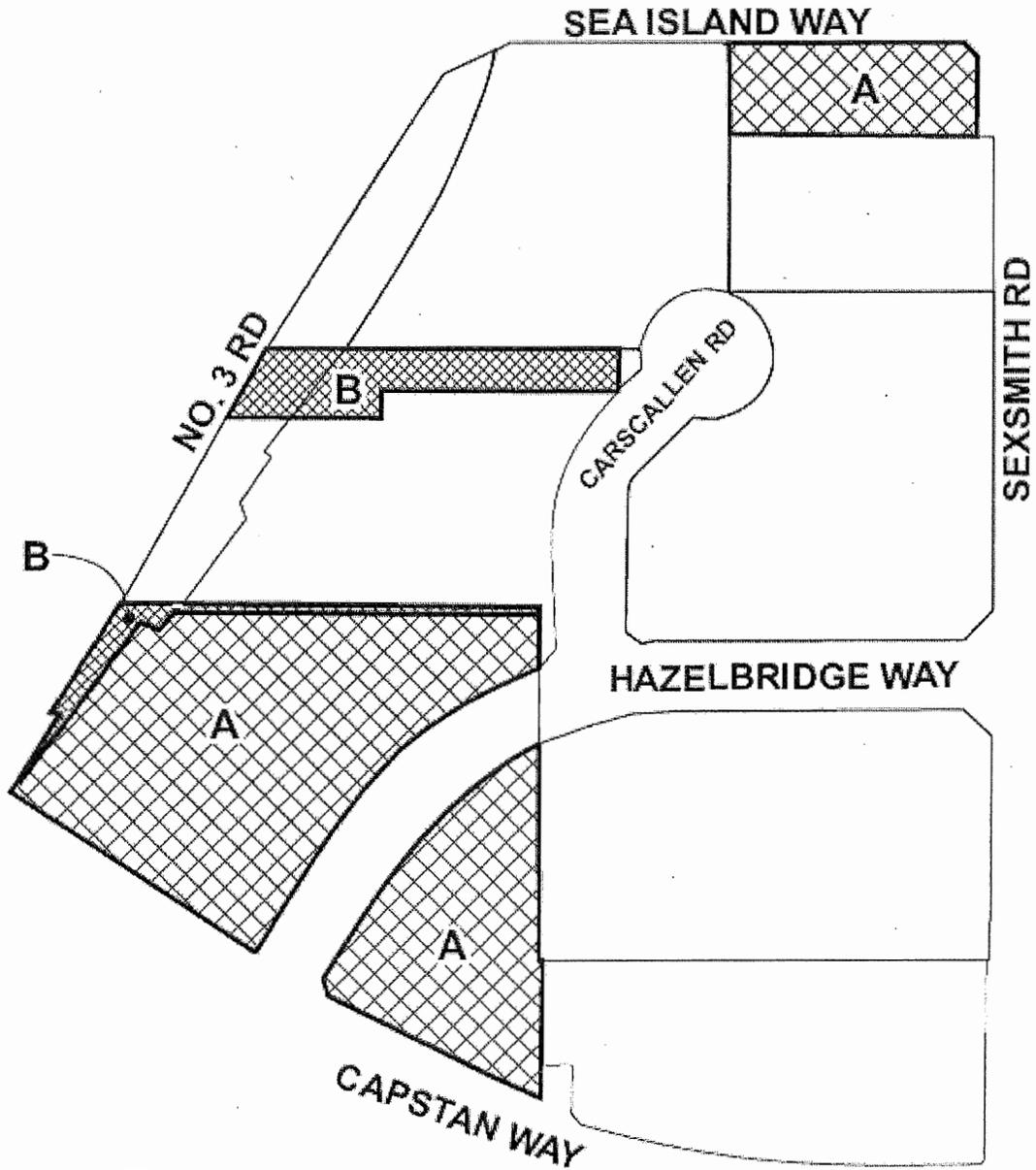
“5. For the area within the **City Centre** shown cross-hatched in Section 20.25.4, Diagram 3, notwithstanding Section 20.25.4.2, the reference to “2.5” is increased to a higher floor **area ratio** of “3.182” and, notwithstanding Section 20.25.4.3, the reference to “1.0” is increased to a higher **floor area ratio** of “1.128”, provided that the:

- a) **owner** complies with the conditions set out in Sections 20.25.4.2(a), (b), (c), and (d) and Sections 20.25.4.3(a), (b), (c), and (e);
- b) **owner** dedicates not less than 3,011.7 m² of land to the **City** as **road**;
- c) **owner** transfers not less than 746.7 m² of land to the **City** as fee simple for **park** purposes, which shall include a suitably landscaped area of the **site** transferred by the **owner** to the **City** in compliance with Section 20.25.4.2(c)(ii), provided that such area is transferred to the **City** as fee simple;
- d) maximum total combined **floor area** for the **site** shall not exceed 55,048.6 m², of which the **floor area** of residential **uses** shall not exceed 43,818.5 m² and the floor area of other **uses** shall not exceed 11,230.1 m²;
- e) maximum total combined number of **dwelling units** for the areas shown cross-hatched and indicated as “E” and “F” in Section 20.25.4, Diagram 2, shall not exceed 533; and

- f) maximum **floor area** for the areas shown cross-hatched and indicated as “E”, “F”, and “G” in Section 20.25.4, Diagram 2, shall not exceed:
 - i) for “E”: 29,830.0 m² for residential **uses**, including at least 1,491.5 m² of **habitable space** for **affordable housing units**, and 6,648.7 m² for other **uses**, including at least 1,193.8 m² for **commercial education, indoor recreation, library and exhibit, studio, and/or related uses**;
 - ii) for “F”: 13,988.5 m² for residential **uses**, including at least 699.4 m² of **habitable space** for **affordable housing units**, and nil for other **uses**; and
 - iii) for “G”: Nil for residential **uses** and 4,581.4 m² for other **uses**.
- 6. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use.**”;
- 1.3. In Section 20.25.5 Permitted Lot Coverage, repealing Sub-Section 20.25.5.1 and replacing it with the following:
 - “1. The maximum **lot coverage** for the areas shown cross-hatched and indicated as “A”, “B”, “C”, “D”, “E”, “F”, and “G” in Section 20.25.4, Diagram 2, is 90% for **buildings** and **landscaped** roofs over **parking spaces.**”;
- 1.4. In Section 20.25.6 Yards & Setbacks, inserting a new Sub-Section 20.25.6.2 as follows:
 - “2. Notwithstanding Section 20.25.6.1, for **dwelling units** the minimum **setback** to a **lot line** that **abuts** Sea Island Way shall be 20.0 m.”;
- 1.5. In Section 20.25.8 Subdivision Provisions, repealing Sub-Section 20.25.8.1 and replacing it with the following:
 - “1. The minimum **lot** area for the areas shown cross-hatched and indicated as “A”, “B”, “C”, “D”, “E”, “F”, and “G” in Section 20.25.4, Diagram 2, shall be:
 - a) for “A”: 9,000 m²;
 - b) for “B”: 8,800 m²;
 - c) for “C”: 3,200 m²;
 - d) for “D”: 7,000 m²;
 - e) for “E”: 8,000 m²;
 - f) for “F”: 3,700 m²; and
 - g) for “G”: 1,800 m².”; and

- 1.6. In Section 20.25.10 On-Site Parking and Loading:
- 1.6.1. Inserting a new Sub-Section 20.25.10.1(d) as follows:
- “d) the minimum on-site parking requirement for **office** located above the first two floors of a **building** shall be 1.5 spaces per 100.0 m² of **gross leasable floor area**.”
- 1.6.2. Repealing the opening phrase in Sub-Section 20.25.10.2 and replacing it with the following:
- “2. Notwithstanding Section 20.25.10.1, for the areas shown cross-hatched and indicated as “A”, “B”, “C”, and “D” in Section 20.25.4, Diagram 2, if the **owner** has provided:”;
- 1.6.3. Repealing the opening phrase in Sub-Section 20.25.10.2(b) and replacing it with the following:
- “b) 250 **parking spaces** for shared **commercial/residential use** within the area shown cross-hatched and indicated as “A” in Section 20.25.4, Diagram 2, and granted rights of public use over 50% of the **parking spaces** under Section 20.25.4.3(d):”;
- 1.6.4. Inserting a new Sub-Section 20.25.10.3 as follows:
- “3. Notwithstanding Section 20.25.10.1, for the areas shown cross-hatched and indicated as “E” and “F” in Section 20.25.4, Diagram 2:
- a) if the **owner** has provided 1,193.8 m² of the **building** area for **indoor recreation, library and exhibit, spectator entertainment, studio, cultural uses, educational uses, and/or related uses** under Section 20.25.4.3(b)(i), the minimum combined total number of **parking spaces** for the **uses** shall be 41, all of which shall be located within area “E”;
- b) 100% of residential visitor **parking spaces** required for the **building** within the area shown cross-hatched and indicated as “E” in Section 20.25.4, Diagram 2, may be shared with non-residential **parking spaces** located on the **lot**; and
- c) the minimum number of residential visitor **parking spaces** within the area shown cross-hatched and indicated as “F” in Section 20.25.4, Diagram 2, may be reduced by 50%.”

Schedule "A" attached to and forming part of Bylaw No. 9780"



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. **“RESIDENTIAL / LIMITED COMMERCIAL AND ARTIST RESIDENTIAL TENANCY STUDIO UNITS (ZMU25) – CAPSTAN VILLAGE (CITY CENTRE)”**

That area shown cross-hatched and indicated as “A” on “Schedule A attached to and forming part of Bylaw 9780”.

2.2. **“SCHOOL & INSTITUTION USE (SI)”**

That area shown cross-hatched and indicated as “B” on “Schedule A attached to and forming part of Bylaw 9780”.

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9780”**.

FIRST READING

DEC 20 2017

A PUBLIC HEARING WAS HELD ON

JAN 22 2018

SECOND READING

JAN 22 2018

THIRD READING

JAN 22 2018

OTHER CONDITIONS SATISFIED

JUL 19 2018

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

LEGAL REQUIREMENTS SATISFIED

ADOPTED

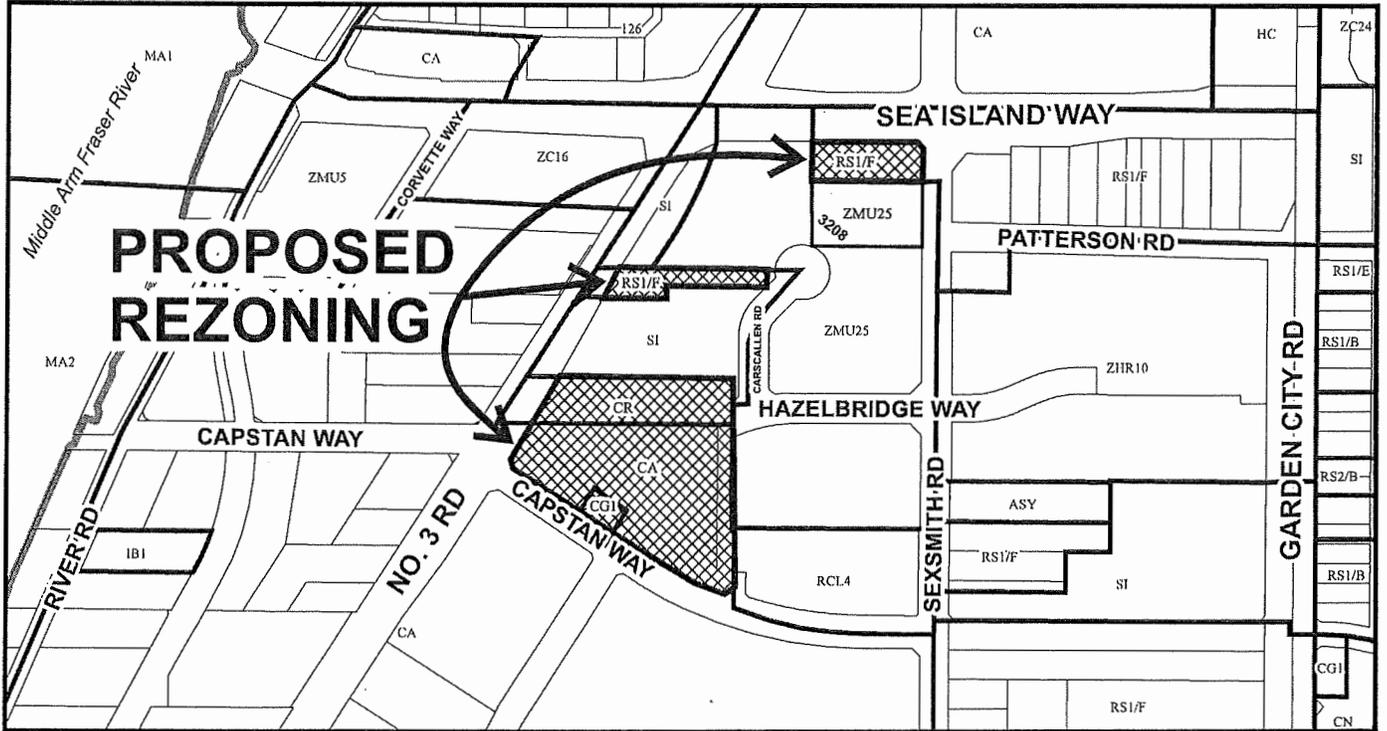


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 17-769242

CNCL - 448

Original Date: 04/26/17

Revision Date: 12/08/17

Note: Dimensions are in METRES