



Richmond Zoning Bylaw 8500
Amendment Bylaw 9859 (RZ 17-773703)
6340 No. 3 Road

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

“20.37 High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)

20.37.1 Purpose

The **zone** provides for a broad range of **commercial, office, service, institutional, entertainment and residential uses** typical of the **City Centre**. Additional **density** is provided to achieve, amongst other things, **City objectives** related to the **development of affordable housing units, office uses and community amenities**, including an Early Childhood Development Hub.

20.37.2 Permitted Uses

- amenity space, community
- animal day care
- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- education, university
- emergency service
- entertainment, spectator
- government service
- health service, minor
- housing, apartment
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery
- neighbourhood public house
- office
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.37.3 Secondary Uses

- **boarding and lodging**
- **home business**
- **home-based business**

20.37.4 Additional Uses

- **district energy utility**

20.37.5 Permitted Density

1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on a net **development site** area of 13,424.8 sq. m.
2. The maximum **floor area ratio** is "2.0" together with an additional:
 - a) "0.1" **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.
3. Notwithstanding Section 20.37.5.2, the reference to "2.0" is increased to a higher **floor area ratio** of "4.007" if the **owner**:
 - a) provides 27 **affordable housing units** on the **site** and the combined **habitable space** of the **affordable housing units** is not less than 5% of the total residential **floor area**;
 - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot** and files a notice in the Land Title Office;
 - c) uses a minimum of "1.0" of the additional **floor area ratio** for non-residential **uses** only;
 - d) uses a minimum of "0.007" of the additional **floor area ratio** for **child care** and community services **uses** only;
 - e) grants to the **City**:
 - i) at least 1% of the value of the total residential **floor area ratio** less the value of the **affordable housing unit floor area ratio**, or 377 sq. m., whichever is greater, toward an 1,765 sq. m. "Early Childhood Education Hub" **community amenity space**;
 - ii) at least 0.05 **floor area ratio**, or 671 sq. m., whichever is greater, toward an 1,765 sq. m. "Early Childhood Education Hub" **community amenity space**; and
 - iii) no less than 717 sq. m. toward an 1,765 sq. m. "Early Childhood Education Hub" **community amenity space**,
the whole of which shall be designed and constructed to the satisfaction of the **City** and provided to the **City** in the form of an **air space parcel** prior to occupancy of the **development**.
4. Notwithstanding Section 4.5.1, the following items are not included in the calculation of maximum **floor area ratio**:

- a) common mechanical, heating, ventilation, air conditioning, electrical, telephone and similar type service rooms not co-located with an **enclosed parking** area and not intended as **habitable space**;
- b) unenclosed, above grade, covered **open space** provided for the use of **child care** facility outdoor activities, including deep roof overhang and standalone roof areas, to a maximum of 30% of the combined covered and uncovered **open space** area; and
- c) unenclosed, above grade, covered common **open space** provided for the use of **building** tenants and **building** residents outdoor activity, including deep roof overhang and standalone roof areas, to a maximum of 15% of the combined covered and uncovered common **open space** area.

20.37.6 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 90% for **buildings**.

20.37.7 Yards & Setbacks

- 1. Minimum **setbacks** shall be:
 - a) from a **road**, measured to the **lot line**, 6.0 m., except that a **road setback** may be reduced to:
 - i) 4.0 m., in the case of No. 3 Road, for portions of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**;
 - ii) 3.0 m., in the case of Cook Road, for portions of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**; and
 - iii) 0.0 m. for portions of a **building** below **finished site grade**, as specified in a Development Permit approved by the **City**;
 - b) from a **side lot line**, measured to the **lot line**, 5.5 m., except that a **side lot line setback** may be reduced to:
 - i) 4.0 m., for portions of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**; and
 - ii) 0.0 m., for portions of a **building** below **finished site grade**, as specified in a Development Permit approved by the **City**; and
 - c) from a **rear lot line**, measured to the **lot line**, 7.5 m., except that a **rear lot line setback** may be reduced to:
 - i) 6.0 m., for portions of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**; and
 - ii) 0.0 m., for portions of a **building** below **finished site grade**, as specified in a Development Permit approved by the **City**.
- 2. Notwithstanding Section 20.37.7.1, minimum **setbacks** for parts of a **building** directly adjacent to **City** land or land secured for public use via **right-of-way**, measured to a **lot line** or the boundary of the **right-of-way**, shall be:

- a) where a door provides **access**, 1.5 m or the depth of the door swing, whichever is greater.
3. Notwithstanding Sections 4.11 and 4.12, projections into **setbacks** for architectural features, **cantilevered roofs**, **balconies**, **awnings**, sunshades, canopies, privacy screens or similar **building** elements located 3.0 m or more above **finished site grade** may be increased, subject to the depth of the associated **setback**, to a maximum of:
 - a) for **road setbacks**, 2.5 m., as specified in a Development Permit approved by the **City**;
 - b) for **side lot line** and **rear lot line setbacks**, 2.0 m., as specified in a Development Permit approved by the **City**.

20.37.8 Permitted Heights

1. The maximum **building height** for **principal buildings** is 47.0 m. geodetic.
2. The maximum **building height** for **accessory structures** is 12.0 m.

20.37.9 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 12,600 sq. m.

20.37.10 Landscaping & Screening

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

20.37.11 On-Site Parking and Loading

1. On-site bicycle and **vehicle** parking and loading shall be provided according to the standards set out in Section 7.0.
2. Notwithstanding Section 20.37.11.1, the minimum number of required bicycle **parking spaces** shall be:
 - a) for Class 1, for the combined **child care** and community services **uses**, 15 spaces;
 - b) for Class 2, for **general retail**, **convenience retail**, **restaurant**, **office**, **child care**, community services and other non-residential **uses**, calculated as 0.1 spaces per 100.0 sq. m. of **floor area**; and
 - c) for Class 2, for residential **uses**, calculated as 0.1 spaces per **dwelling unit**.
3. Notwithstanding Section 20.37.11.1, the minimum number of **vehicle parking spaces** for the combined **child care** and community services **uses** shall be:

- a) for the **child care** staff, 11 **parking spaces**;
 - b) for the **child care** drop-off/pick-up, 9 **parking spaces**;
 - c) for the community services staff, 11 **parking spaces**; and
 - d) for the community services clients, 10 **parking spaces**.
4. Notwithstanding Section 20.37.11.1, the minimum number of **vehicle parking spaces** required for after-hours community use of the ECD Hub facility shall be 8 **parking spaces** and the **parking spaces** may be provided within the shared non-residential/visitor parking area.
 5. Notwithstanding Section 20.37.11.1, the **vehicle parking spaces** for **child care** pick-up/drop-off shall be no smaller than 2.65 m. wide by 5.5 m. long.
 6. Notwithstanding Section 20.37.11.1, the minimum number of truck **loading spaces** is:
 - a) no large size truck **loading spaces** for non-residential **uses** and residential **uses**;
 - b) 6.0 medium size truck **loading spaces** shared between all non-residential and residential **uses**; and
 - c) 1.0 small size van **loading space** with associated marshalling area, to be no less than 5.0 m. wide x 11.0 m. long, for the exclusive and shared use of the **child care** and community services **uses**.

20.37.12 Other Regulations

1. Signage must comply with the City of Richmond's *Sign Bylaw 5560*, as it applies to **development** in the Downtown Commercial (CDT1) **zone**.
 2. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
 3. 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 parcel and by designating it **HIGH DENSITY MIXED USE AND ECD HUB (ZMU37) – BRIGHOUSE VILLAGE (CITY CENTRE)**:

P.I.D. 000-586-919
 LOT 169 SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
 DISTRICT PLAN 41547

3. That the Mayor and Clerk are hereby authorized to execute any documents necessary to discharge "Land Use Contract 062" ("Techram Securities Ltd. Land Use Contract Bylaw No. 3366, 1977" (RD50359)) from the following area:

P.I.D. 000-586-919
 LOT 169 SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
 DISTRICT PLAN 41547

4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9859**".

FIRST READING

JUN 11 2018

PUBLIC HEARING

JUL 16 2018

SECOND READING

JUL 16 2018

THIRD READING

JUL 16 2018

OTHER CONDITIONS SATISFIED

OCT 18 2018

ADOPTED

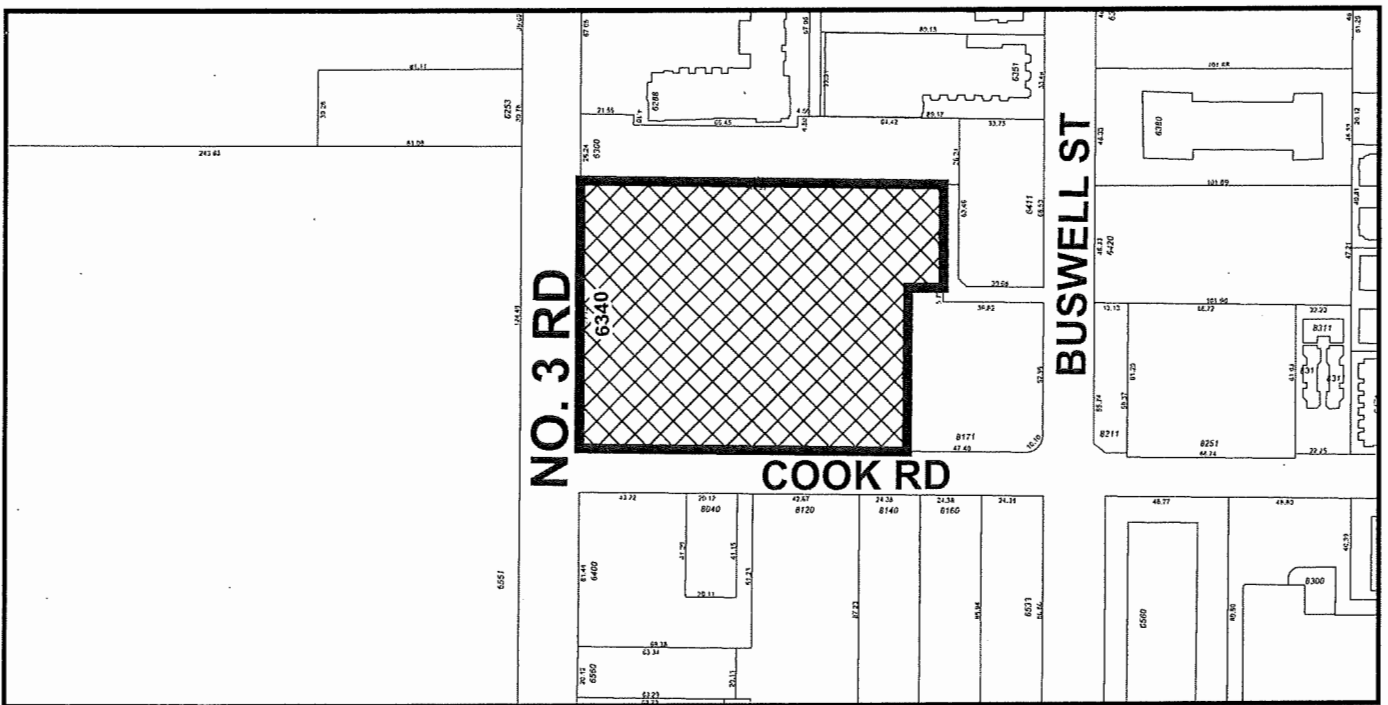
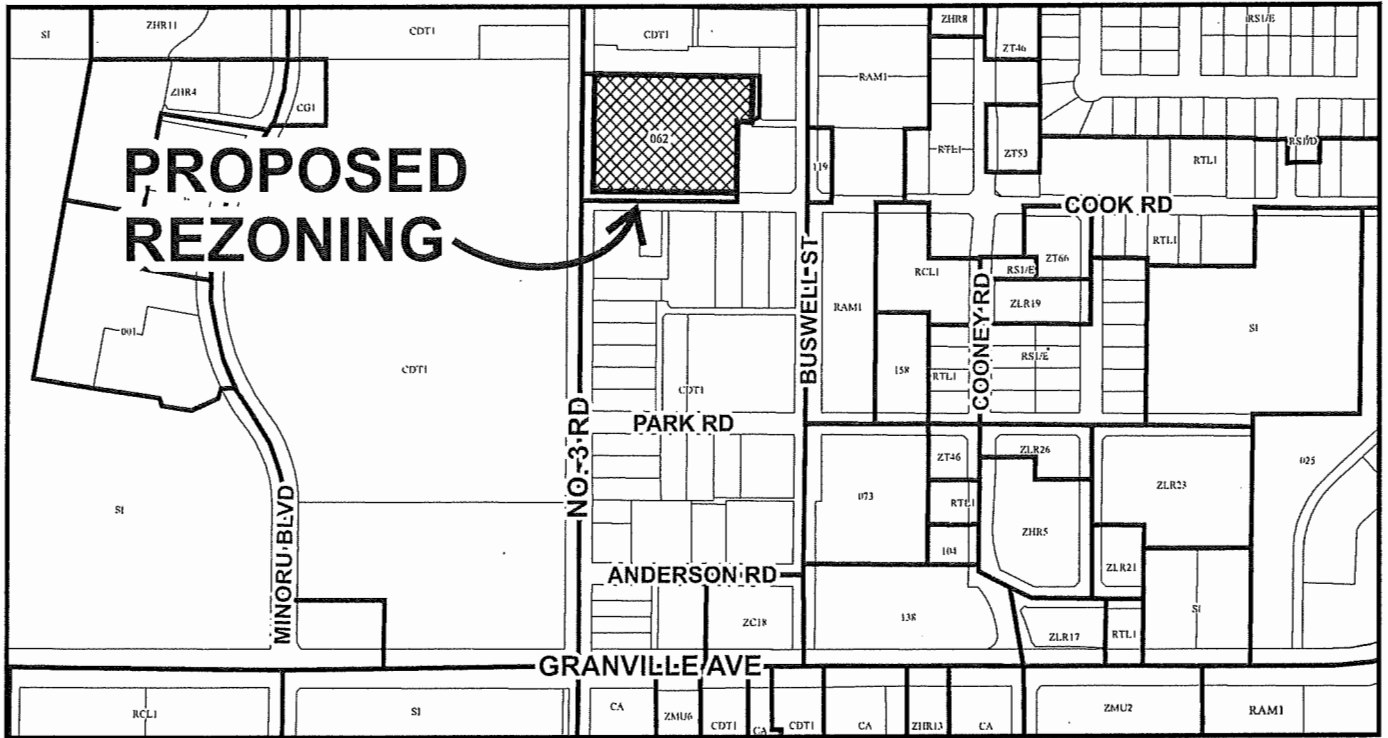


 MAYOR

 CORPORATE OFFICE



City of Richmond



RZ 17-773703

Original Date: 06/23/17

Revision Date:

Note: Dimensions are in METRES