



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9953 (RZ 15-702486)  
6091 and 6111 Dyke Road**

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

1. Richmond Zoning Bylaw 8500 is amended by:

- a. Inserting the following at the end of existing table contained in Section 5.15.1 c):

ZMU40	\$10.00 for wood frame construction \$14.00 for concrete construction
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- b. Insert the following into Section 20 – Site Specific Mixed Use Zones, in numerical order:

“20.40      **Commercial Mixed Use – London Landing (Steveston)(ZMU40)**

20.40.1      **Purpose**

The **zone** provides for **commercial**, residential and industrial **uses** in the London/Princess Sub Area in the Steveston Area Plan.

20.40.2      **Permitted Uses**

- child care
- health service, minor
- housing, apartment
- housing, town
- industrial, general
- office
- recreation, indoor
- retail, convenience
- retail, general
- service, financial
- service, household repair

**20.40.3 Secondary Uses**

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

**20.40.4 Permitted Density**

1. The maximum **floor area ratio** is 1.0.
2. Notwithstanding Section 20.40.4.1, the reference to “1.0” **floor area ratio** is increased to a higher **density** of “1.45” **floor area ratio** if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 c) of this bylaw, at the time **Council** adopts a zoning bylaw to include the **site** in the **ZMU40 zone**.

**20.40.5 Permitted Lot Coverage**

1. The maximum permitted **lot coverage** is 55% for **buildings**.

**20.40.6 Yards & Setbacks**

1. There is no minimum **setback** to the west, north and east **property lines** for a below **grade** parking **structure** except that the minimum **setback** to the south **property line** (Dyke Road) for a below **grade** parking **structure** is 3.5 m.
2. The minimum **setback** to the north **property line** for a **building** is 3.0 m at the **first storey** located above a parking **structure** and 2 m for all remaining parts of the **building** above the **first storey**.
3. The minimum **setback** to the east **property line** for a **building** is 3.0 m except that **bay windows** located on the **first storey** located above a parking **structure** may project into the **setback** not more than 0.2 m.
4. There is no minimum **setback** to the west **property line** except that:
  - a) The minimum **setback** to the west **property line** for a **building** is 6.0 m for all portions of the **building** above the **first storey**.
  - b) Unenclosed decks located above the **first storey** supported by columns may project into this **setback** not more than 3.2 m.

5. The minimum **setback** to the south **property line** for a **building** located above a parking **structure** is 10.0 m except that unenclosed decks supported by columns may project into the **setback** not more than 2.5 m.

20.40.7 **Permitted Heights**

1. The maximum **building height** is 20 m.

20.40.8 **Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot** area is 1,700 sq. m.

20.40.9 **Landscaping & Screening**

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

20.40.10 **On-site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0. except that:
  - a) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.
  - b) A maximum of 11 small car **parking spaces** is permitted for the residential units

20.40.11 **Other Regulations**

1. The following **uses** permitted in this **zone** shall only be located on the ground floor of a **building** located directly above a parking **structure** with a maximum **setback** of 1.5 m to the west **property line** and with a maximum combined **gross leasable floor area** of 130 m<sup>2</sup>:
  - **child care**
  - **health service, minor**
  - **industrial, general**
  - **office**
  - **recreation, indoor**
  - **retail, convenience**
  - **retail, general**
  - **service, financial**
  - **service, household repair**

2. **Apartment housing** is a permitted **principal use** in this **zone** provided it is restricted to the second **storey** and above of the **building** in which the **use** is located.
  3. **Town housing** is a permitted **principal use** in this **zone** provided the units are not situated within 7.5 m of a **lot line** abutting a **road**.
  4. 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 **“COMMERCIAL MIXED USE – LONDON LANDING (STEVESTON)(ZMU40)”**.

P.I.D. 018-697-844

Parcel A Section 18 Block 3 North Range 6 West New Westminster District Plan Reference Plan LMP15048

P.I.D 024-383-732

P.I.D 024-383-741

P.I.D 024-383-759

P.I.D 024-383-767

P.I.D 024-383-775

P.I.D 024-383-783

Strata Lot 1 to 6 Section 18 Block 3 North Range 6 West New Westminster District Strata Plan LMS3804

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9953”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

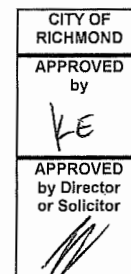
NOV 26 2018

DEC 17 2018

DEC 17 2018

DEC 17 2018

MAR 12 2021

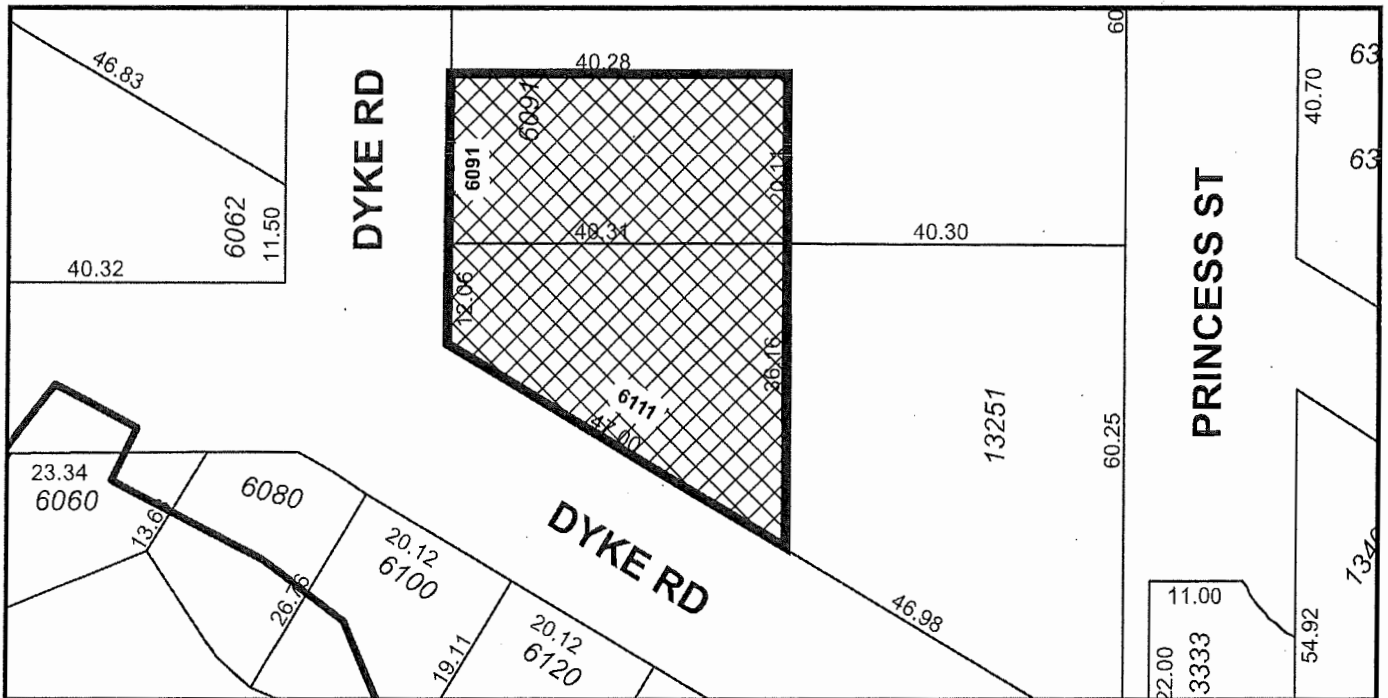
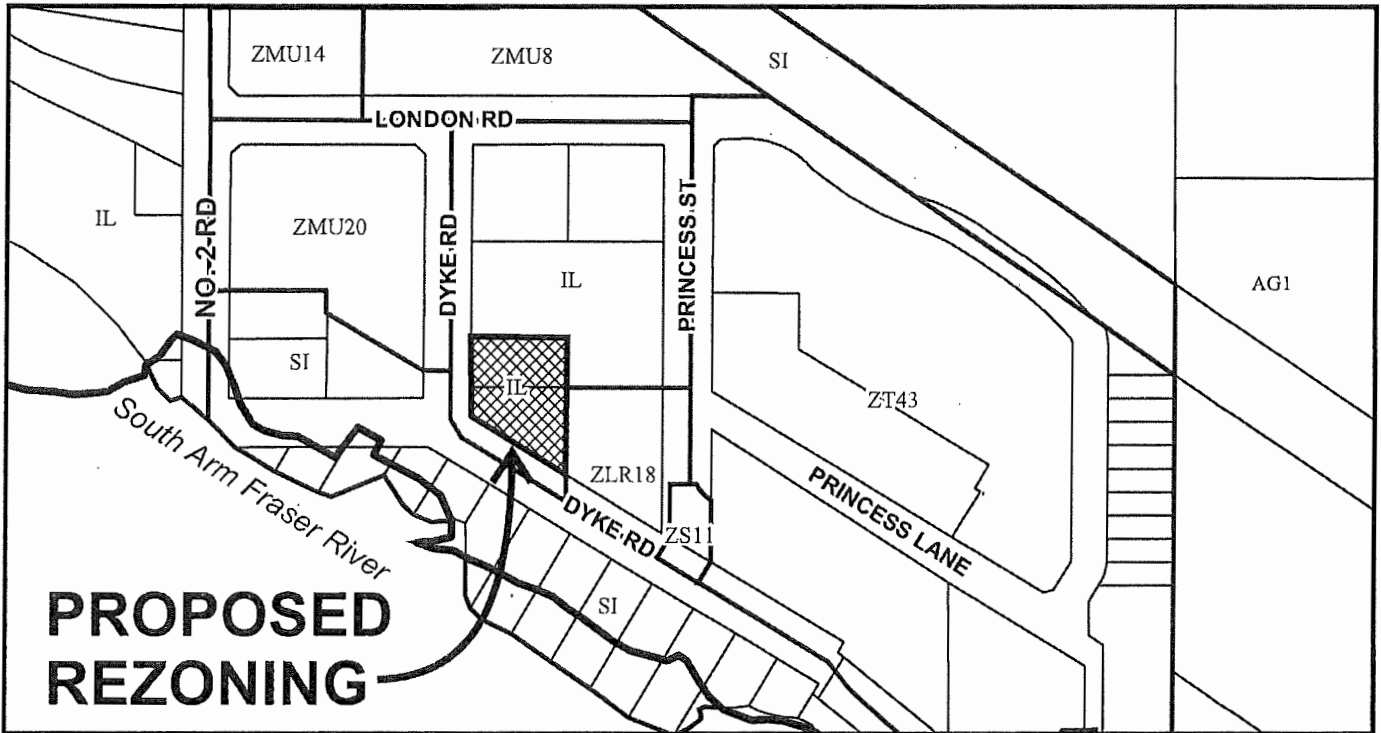


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MAYOR

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CORPORATE OFFICER



# City of Richmond



## RZ 15-702486

Original Date: 07/22/15

Revision Date: 10/17/18

Note: Dimensions are in METRES