



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10138 (RZ 18-807640)
5740, 5760 and 5800 Minoru Boulevard**

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:

**“20.46 High Density Mixed Use and Affordable Rental Housing (ZMU46) –
Lansdowne Village (City Centre)**

20.46.1 Purpose

The **zone** provides for **commercial, office**, multi-family residential, and compatible **uses** typical of the **City Centre**. Additional **density** is provided to achieve, among other things, **City** objectives related to **community amenity space, affordable housing units**, and **office** within the Village Centre Bonus Area designated by the **City Centre** Area Plan.

20.46.2 Permitted Uses

- amenity space, community
- animal day care
- animal grooming
- broadcasting studio
- child care
- community care facility, minor
- education
- education, commercial
- education, university
- emergency service
- entertainment, spectator
- government service
- health service, minor
- housing, apartment
- housing, town
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery
- neighbourhood public house
- office
- park
- 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

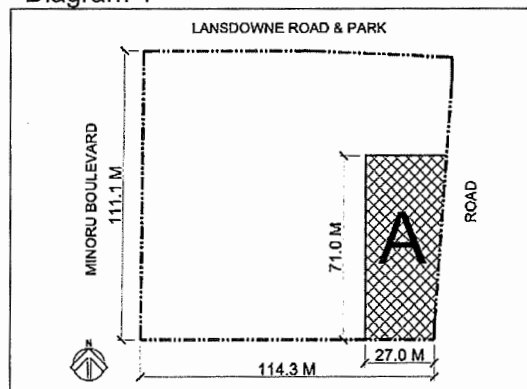
20.46.3 Secondary Uses

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

20.46.4 Residential Rental Tenure

1. Not less than 88 **dwelling units**, for use as **affordable housing units** only, located within that portion of the **development site** shown crosshatched and indicated as "A" in Section 20.46.4.1, Diagram 1, shall be **used** only for **residential rental tenure**.

Diagram 1



2. For the purposes of this **zone**, **residential rental tenure** means, in relation to a **dwelling unit** in a multi-family residential **building**, occupancy of a **dwelling unit** governed by a tenancy agreement that is subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time.

20.46.5 Permitted Density

1. The maximum **floor area ratio** is "1.2" together with an additional:
 - a. "0.1" **floor area ratio** for indoor **amenity space** only; and
 - b. "0.1" **floor area ratio** for **community amenity space** only.
2. If the **owner** has provided at least 425.7 m² of **gross leasable floor area** as **community amenity space** under Section 20.46.5.1(b), notwithstanding Section 20.46.5.1, the reference to "1.2" is increased to a higher **floor area ratio** of "2.0" if, prior to first occupancy of the **building**, the **owner**:
 - a. provides not less than 47 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the residential portion of the 2.0 **floor area ratio**; and
 - 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.

3. If the **owner** has provided **affordable housing units** under Section 20.46.5.2, an additional 0.2 **density bonus floor area ratio** shall be permitted if, prior to first occupancy of the **building**, the **owner**:
 - a. uses the additional 0.2 **density bonus floor area ratio** only for **affordable housing units** and **ancillary uses**, as specified in a Development Permit approved by the **City**; and
 - 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.
4. If the **owner** has provided **affordable housing units** under Section 20.46.5.2 and Section 20.46.5.3, an additional 1.0 **density bonus floor area ratio** shall be permitted, provided that:
 - a. the **lot** is located in the Village Centre Bonus Area designated by the **City Centre Area Plan**;
 - b. the **owner** uses the additional 1.0 **density bonus floor area ratio** only for **office**; and
 - c. the **owner** pays a sum to the **City** (*City Centre Facility Development Fund*) based on 5% of the additional 1.0 **density bonus floor area ratio** multiplied by (i) the “equivalent to construction value” rate of \$7,535 per square metre of **density bonus floor area**, if the payment is made within one year of third reading of the zoning amendment bylaw, or (ii) thereafter, the “equivalent to construction value” rate of \$7,535 per square metre of **density bonus floor area** adjusted by the cumulative applicable annual changes to the Statistics Canada “Non-Residential Building Construction Price Index” for Vancouver, where such change is positive.
5. For the purposes of this **zone**, if the **owner** dedicates not less than 1,210.3 m² of the gross **site** as **road** and transfers not less than 859.2 m² of the gross **site** to the **City** as fee simple for **park** purposes, the calculation of **floor area ratio** shall be based on a net **development site** area of 15,034.3 m².

20.46.6 Permitted Lot Coverage

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

20.46.7 Yards & Setbacks

1. Minimum **setbacks** shall be:
 - a. for **road** and **park setbacks**, measured to a **lot line** or the boundary of an area granted to the **City**, via a statutory **right-of-way**, fee simple, or other means, for **road** or **park** purposes: 6.0 m, but may be reduced to 3.0 m if a proper interface is provided as specified in a Development Permit approved by the **City**;
 - b. for interior side yard setbacks: 0.0 m; and
 - c. for parking situated below finished **grade**: 0.0 m.

20.46.8 Permitted Heights

1. The maximum **building height** for **principal buildings** is 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 statutory **right-of-way**, fee simple, or other means, for **park** purposes, as specified in a Development Permit approved by the **City**.
2. The maximum **building height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

20.46.9 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 12,500 m².

20.46.10 Landscaping & Screening

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

20.46.11 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.
2. Notwithstanding Section 20.46.11.1, for the purposes of this **zone**:
 - a. the minimum number of **vehicle parking spaces** shall be:
 - i) for **community amenity space**: 3.75 spaces per 100.0 m² of **gross leasable floor area**;
 - ii) for **office**: 1.275 spaces per 100.0 m² of **gross leasable floor area**; and
 - iii) for visitors to residential **uses**: 8 spaces;
 - b. the minimum number of **vehicle parking spaces** required for **affordable housing units** may be reduced by up to 25%, if:
 - i) the **owner** has provided **affordable housing units** under Section 20.46.5.2 and Section 20.46.5.3; and
 - ii) the **City** implements transportation demand management measures and the minimum on-site parking requirements are substantiated by a parking study that is prepared by a registered professional engineer and is subject to review and approval of the **City**; and
 - c. for on-site bicycle parking for the residents of the **building**, the minimum number of Class 1 bicycle parking spaces shall be 1.7 spaces per **dwelling unit**, including 10% over-size lockers as specified in a Development Permit approved by the **City**.

20.46.12 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 area and by designating it:
 - 2.1. **“SCHOOL & INSTITUTION USE (SI)”**
That area shown cross-hatched and indicated as “A” on “Schedule A attached to and forming part of Bylaw 10138”
 - 2.2. **“HIGH DENSITY MIXED USE AND AFFORDABLE RENTAL HOUSING (ZMU46) – LANSDOWNE VILLAGE (CITY CENTRE)”**
That area shown cross-hatched and indicated as “B” on “Schedule A attached to and forming part of Bylaw 10138”
- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10138”**.

FIRST READING	<u>JUL 13 2020</u>
PUBLIC HEARING	<u>SEP 08 2020</u>
SECOND READING	<u>SEP 08 2020</u>
THIRD READING	<u>SEP 08 2020</u>
OTHER CONDITIONS SATISFIED	_____
ADOPTED	_____

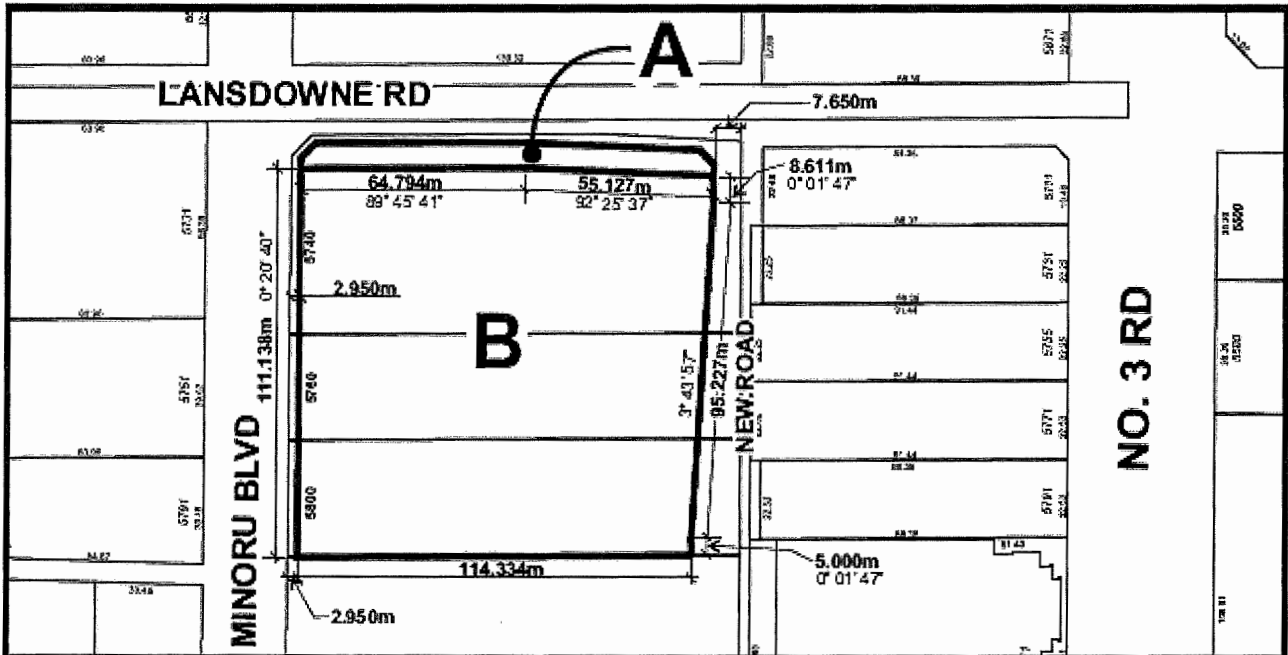
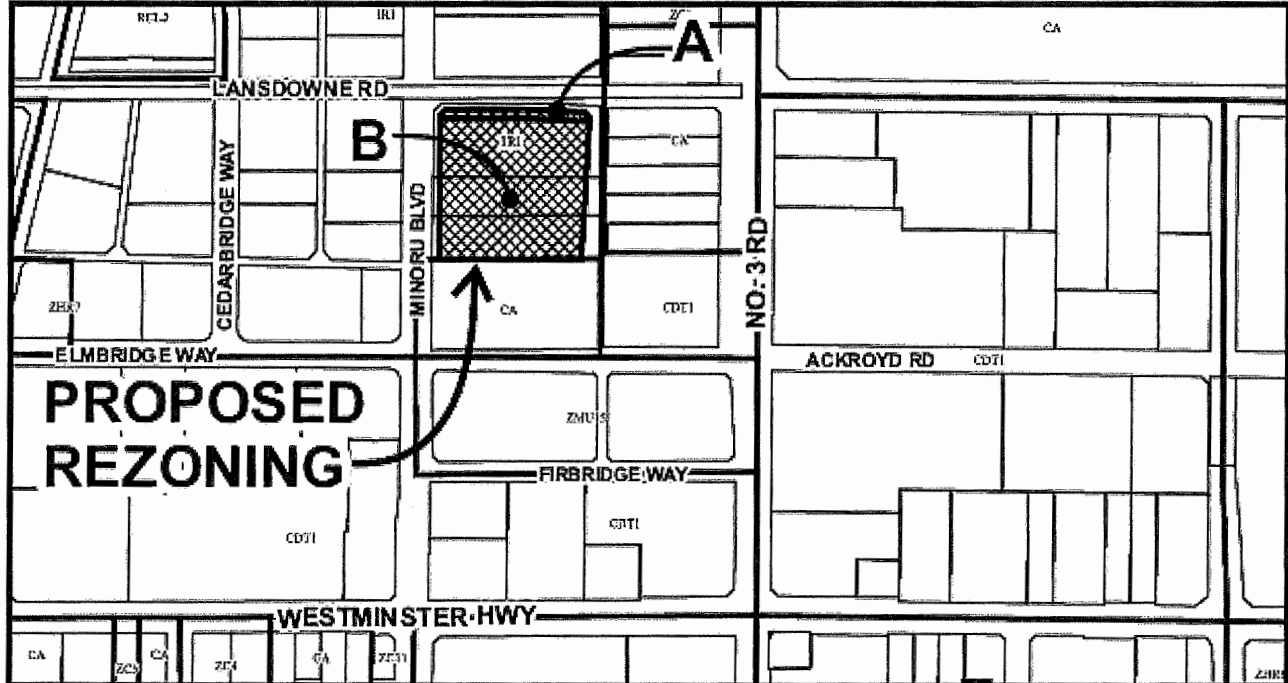


MAYOR

CORPORATE OFFICER



City of
Richmond

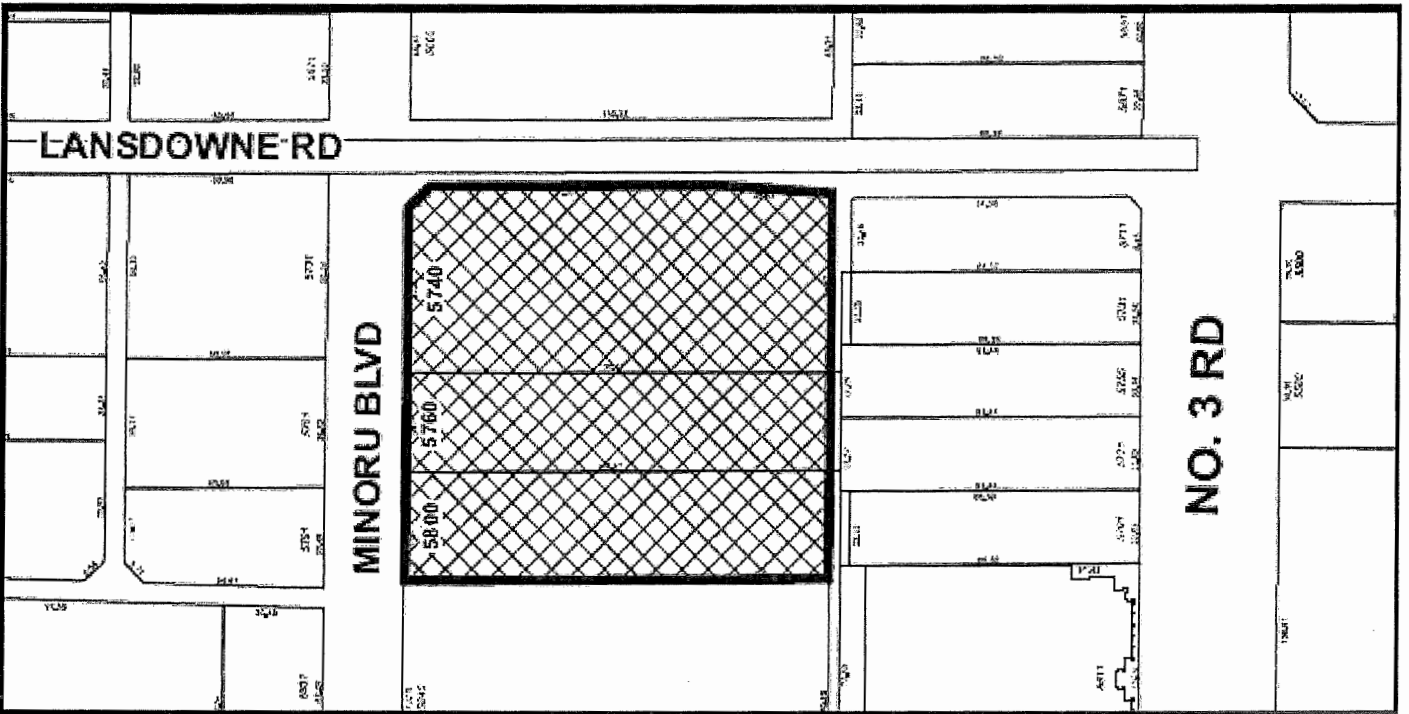
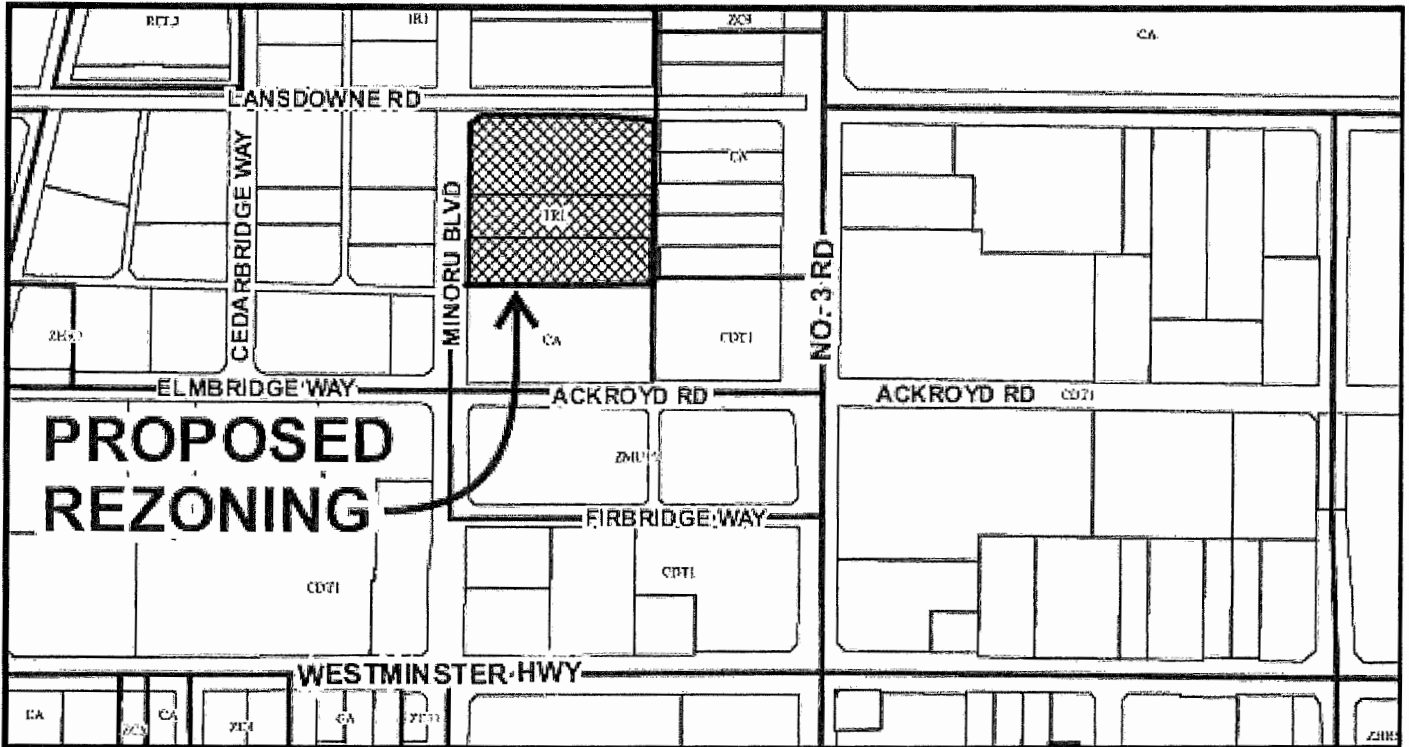


Zoning Amendment Bylaw 10138
RZ 18-807640

Original Date: 05/28/19
Revision Date: 11/15/19
Note: Dimensions are in METRES



City of Richmond



RZ 18-807640

Original Date: 02/28/18

Revision Date:

Note: Dimensions are in METRES