



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10198 (RZ 18-836123)  
8671, 8731, 8771, 8831/8851 Cambie Road,  
8791 Cambie Road/3600 Sexsmith Road, and 3480, 3500, 3520, and  
3540/3560 Sexsmith 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:

**“20.47 Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)**

**20.47.1 Purpose**

The **zone** accommodates low rise and high-rise apartments within the **City Centre**, plus a limited amount of **commercial use** and compatible **secondary uses** and additional **uses**. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **affordable housing units, market rental units, child care, amenity, commercial use,** and the Capstan Canada Line station.

**20.47.2 Permitted Uses**

- child care
- congregate housing
- housing, apartment
- housing, town

**20.47.3 Secondary Uses**

- boarding and lodging
- community care facility, minor
- district energy utility
- home business
- home-based business
- park

**20.47.4 Additional Uses**

- amenity space, community
- animal grooming
- broadcast studio
- cultural and educational uses
- education , commercial
- government service
- health service, minor
- library and exhibit
- manufacturing, custom indoor
- office
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair

- **service, personal**
- **studio**
- **vehicle rental, convenience**
- **veterinary service**

#### 20.47.5 Permitted Density

1. The maximum **floor area ratio** is:
  - a) 0.6 within the areas indicated as "A", "B" and "D" in Section 20.47.4, Diagram 1; and
  - b) 1.2 within the area indicated as "C" in Section 20.47.4, Diagram 1.

together with up to an additional 0.1 **floor area ratio** provided that this additional **floor area ratio** is used entirely to accommodate indoor **amenity space**.
2. For the areas within the **City Centre** indicated as "A", "B", "C" and "D" in Section 20.47.4, Diagram 1, notwithstanding Section 20.47.5.1:
  - a) Together with land dedicated to the **City** for **road** and **park** purposes that is eligible for **floor area ratio** calculation purposes: 2.232. Specifically, the referenced maximum **floor area ratio** is increased:
    - i) for "A": from "0.6" to "2.11";
    - ii) for "B": from "0.6" to "2.90";
    - iii) for "C": from "1.2" to "3.91"; and
    - iv) for "D": from "0.6" to "3.28" and from "0.1" to "0.5"

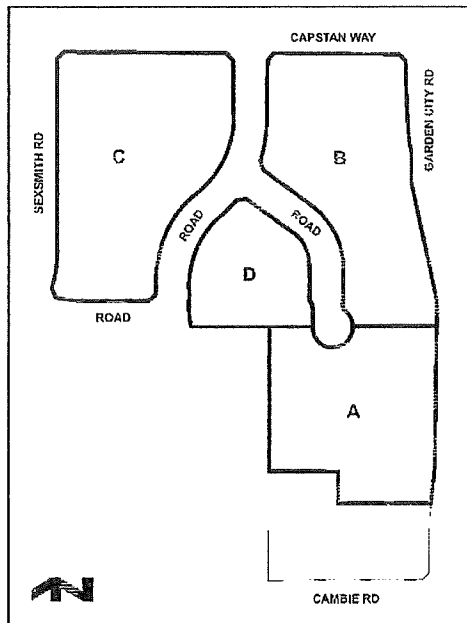
Provided that:

- b) the **site** is located in the Capstan Station Bonus Map area designated by the **City Centre Area Plan**;
- c) the **owner** pays a sum into the **Capstan station reserve** as specified in Section 5.19 of this bylaw;
- d) the **owner** grants to the **City**, via a statutory **right-of-way**, **air space parcel**, or fee simple **lot**, 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 5.0 m<sup>2</sup> per **dwelling unit** based on the combined total number of **dwelling units** within the areas indicated as "A", "B", "C" and "D" in Section 20.47.4, Diagram 1, or 8,519 m<sup>2</sup>, whichever is greater;
- e) the **owner** dedicates not less than 10,897 m<sup>2</sup> of land within the **site** to the **City** as **road**, including not less than 783.86 m<sup>2</sup> of land located in the Village Centre Bonus Area designated by the **City Centre Area Plan**;

- f) the **owner** provides within the area indicated as “B” in Section 20.47.4, Diagram 1, one contiguous interior **building** space, situated at **grade** and fronting Capstan Way, and comprising at least 783.86 m<sup>2</sup>, for non-residential purposes, including **convenience retail uses** (e.g. large format grocery store; drug store), **minor health services uses**, pedestrian-oriented **general retail uses**, or other uses important to the viability of the Village Centre as determined to the satisfaction of the **City**;
- g) for the 783.86 m<sup>2</sup> area resulting from the additional 1.0 **density bonus floor area ratio** for non-residential purposes indicated in Section 20.47.5.2(f), 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 \$8,992.14 per square meter, 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 \$8,992.14 per square meter adjusted by the cumulative applicable annual changes to the Statistics Canada “Non-Residential Building Construction Price Index” for Vancouver, where such change is positive;
- h) the **owner** provides within the area indicated as “A” in Section 20.47.4, Diagram 1, not less than 156 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the total residential **building** area within the areas indicated as “A”, “B”, “C” and “D” in Section 20.47.4, Diagram 1, excluding the **building** area of **market rental units**;
- i) the **owner** 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;
- j) the **owner** provides within the area indicated as “A” in Section 20.47.4, Diagram 1, no less than 120 **market rental units** having a combined **floor area** of at least 8,735 m<sup>2</sup>;
- j) the **owner** provides within the area indicated as “B” in Section 20.47.4, Diagram 1, no less than 17 **market rental units** having a combined **floor area** of at least 1,202 m<sup>2</sup>;
- j) the **owner** provides within the area indicated as “C” in Section 20.47.4, Diagram 1, no less than 17 **market rental units** having a combined **floor area** of at least 1,202 m<sup>2</sup>;
- j) the **owner** provides within the area indicated as “D” in Section 20.47.4, Diagram 1, no less than 17 **market rental units** having a combined **floor area** of at least 1,202 m<sup>2</sup>;
- k) the **owner** enters into a **market rental agreement** with the **City** for the **market rental units** and registers it against title to the **lot**; and

- l) the **owner** transfers ownership of not less than a 5,427 m<sup>2</sup> of land within the **site** to the **City** for **park** and related purposes; which shall be included in the suitably landscaped area of the site transferred by the **owner** to the **City** in compliance with Section 20.47.5.2(d), provided that such 5,427 m<sup>2</sup> area is provided to the **City** as a fee simple **lot**.

Diagram 1



#### 20.47.6 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is:
  - a) 60% within the area indicated as "A" in Section 20.47.4, Diagram 1; and
  - b) 90% within the areas indicated as "B", "C" and "D" in Section 20.47.4, Diagram, including landscaped roofs over **parking spaces**.

#### 20.47.7 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** 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**, measured to a **lot line** or the boundary of an area granted to the **City** for **road** or **park** purposes: 6.0 m, but may be reduced to 0.0 m if a proper interface is provided as specified in a Development Permit approved by the **City**;

- c) for parts of a **building used for parking spaces** purposes: 6.0 m, but may be reduced to 1.55 m if a proper interface is provided as specified in a Development Permit approved by the **City**; and
  - d) for parts of a **building** situated below finished **grade**, measured to a **lot line**: 0.0 m.
2. Architectural features such as cornices, leaders, pilasters, and sills may project into a required **setback** but may not project more than a distance of 0.75 m if a proper interface is provided as specified in a Development Permit approved by the **City**.

#### 20.47.8 Permitted Heights

1. The maximum **building height** for the areas indicated as "A", "B", "C" and "D" in Section 20.47.4, Diagram 1, shall be:
- a) for "A": 25.0 m;
  - b) for "B" and "D": 35.0 m, but may be increased to 45.0 m if a proper interface is provided with adjacent **buildings** and areas secured by the **City** for **park** purposes, as specified in a Development Permit approved by the **City**; and
  - c) for "C": 45.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

#### 20.47.9 Subdivision Provisions

1. The minimum **lot** area for the areas indicated as "A", "B", "C" and "D" in Section 20.47.4, Diagram 1, shall be:
- a) for "A": 9,600 m<sup>2</sup>;
  - b) for "B": 11,400 m<sup>2</sup>;
  - c) for "C": 12,700 m<sup>2</sup>; and
  - d) for "D": 4,500 m<sup>2</sup>.

#### 20.47.10 Landscaping & Screening

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

#### 20.47.11 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the provisions of Section 7.0, EXCEPT that:
- a) **City Centre** Parking Zone 1 rates shall apply for the purpose of minimum number of **parking spaces**, except that 0.68 **parking spaces** shall be required per **affordable**

**housing unit** and 0.6 **parking spaces** shall be required per **market rental unit**, subject to the provision of Transportation Demand Management measures to the satisfaction of the Director of Transportation; and

b) large size **loading spaces** shall not be required.

#### 20.47.12 Residential Rental Tenure

1. 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** that includes an **affordable housing unit** in accordance with a **housing agreement** registered on title or a **market rental unit** in accordance with a **market rental agreement** registered on title, and governed by a tenancy agreement that is subject to the *Residential Tenancy Act* (BC), as may be amended or replaced from time to time.
2. A minimum of 327 **dwelling units** shall be **residential rental tenure**.

#### 20.47.13 Other Regulations

1. **Additional uses** listed in Section 20.47.4 are only permitted within the area indicated as "B" in Section 20.47.4, Diagram 1 and shall be located on the **first storey** of any **building**.
  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. **RESIDENTIAL / LIMITED COMMERCIAL (ZMU47) – CAPSTAN VILLAGE (CITY CENTRE).**  
  
Those areas shown cross-hatched and indicated as "A", "B", "C" and "D" on "Schedule "A" attached to and forming part of Bylaw 10198".
  - 2.2. **SCHOOL & INSTITUTIONAL USE (SI).**  
  
Those areas shown cross-hatched and indicated as "E" on "Schedule "A" attached to and forming part of Bylaw 10198".

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10198”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

ADOPTED

SEP 14 2020

OCT 20 2020 JAN 17 2022

DEC 06 2021

JAN 17 2022

MAY 30 2023

OCT 17 2022



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MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Schedule "A" attached to and forming part of Bylaw 10198

