



Richmond Zoning Bylaw 8500, Amendment Bylaw 10351 to Establish Zoning for the Properties at 8320, 8340, 8360, 8440 Bridgeport Road and 8311, 8351 Sea Island Way, which were Developed under Land Use Contract 126

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 inserting the following into Section 22 (Site Specific Commercial Zones), in numerical order:

“ 22.51 Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)

22.51.1 Purpose

The zone provides for commercial uses. This zone is for properties developed under Land Use Contract 126 on Bridgeport Road and Sea Island Way in the north portion of City Centre.

22.51.2 Permitted Uses

- contractor service
• entertainment, spectator
• equipment, minor
• manufacturing, custom indoor
• office
• recreation, indoor
• restaurant
• retail, general
• service, business support
• service, household repair

22.51.3 A. Secondary Uses

- n/a

22.51.3 B. Additional Uses

- restaurant, drive-through

22.51.4 Permitted Density

- 1. The maximum floor area ratio (FAR) is 0.65, except that a lot with a lot area of less than 450 m² shall not be used as the site of a building.

22.51.5 Permitted Lot Coverage

- 1. The maximum lot coverage is 46% for buildings.

**22.51.6 Yards & Setbacks**

1. The minimum **setback** to Bridgeport Road, No. 3 Road and Sea Island Way is 7.5 m.
2. There is no minimum **interior side yard**.
3. The minimum **rear yard** is 3.0 m.

**22.51.7 Permitted Heights**

1. The maximum **height** for **buildings** is 11.0 m but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

**22.51.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 1,270.0 m<sup>2</sup>.
2. The minimum **lot width** is 15.0 m.
3. There is no minimum **lot depth** requirement.

**22.51.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that on the following listed sites, the portion of the **lot** which is within 7.5 m of a **property line** abutting a **road** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn:
  - a) 8440 Bridgeport Road  
P.I.D. 000-541-362  
Lot 90 Section 28 Block 5 North Range 6 West New Westminster District  
Plan 57164
  - b) 8311 Sea Island Way  
P.I.D. 003-727-246  
Lot 85 Except Part Subdivided by Plan 57164 Section 28 Block 5 North  
Range 6 West New Westminster District Plan 56425
  - c) 8351 Sea Island Way  
P.I.D. 024-947-989  
Lot 4 Section 28 Block 5 North Range 6 West New Westminster District  
Plan LMP48700

**22.51.10 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.

**22.51.11 Other Regulations**

- 2. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.
- 3. **Restaurant, drive-through** is only permitted on the following listed sites:
  - a) 8440 Bridgeport Road  
P.I.D. 000-541-362  
Lot 90 Section 28 Block 5 North Range 6 West New Westminster District Plan 57164
  - b) 8311 Sea Island Way  
P.I.D. 003-727-246  
Lot 85 Except Part Subdivided by Plan 57164 Section 28 Block 5 North Range 6 West New Westminster District Plan 56425
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 10351" as "**Commercial (ZC51) –Bridgeport Road and Sea Island Way (City Centre)**".
- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10351**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED

FEB 28 2022

MAR 21 2022

MAR 21 2022

MAR 21 2022

MAY 25 2022



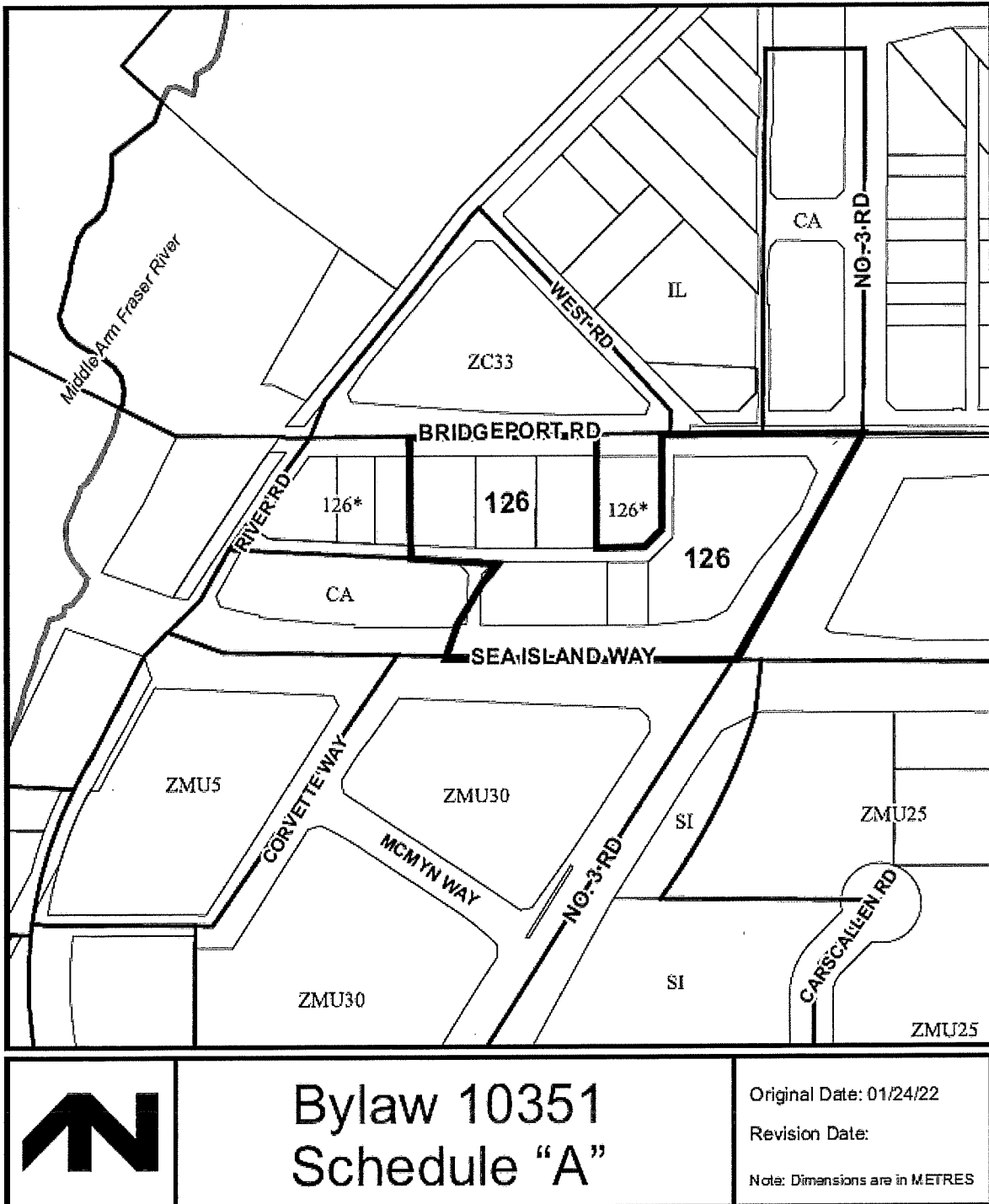
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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10351



# City of Richmond



## Bylaw 10351 Schedule "A"

Original Date: 01/24/22

Revision Date:

Note: Dimensions are in METRES