



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10423 (RZ 17-782750)  
6851 and 6871 Elmbridge Way**

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 as Section 20.52 thereof:

**“20.52 High Density Mixed Use – Oval Village (City Centre)**

**20.52.1 Purpose**

The **zone** provides for high-density residential and limited commercial **development**, including **hotel** uses typical of the **City Centre**. Additional **density** is provided to achieve the **City** objectives related to the **development** of **affordable housing units** and other **City** amenities consistent with the Village Centre Bonus Area designated by the **City Centre Area Plan**.

**20.52.2 Permitted Uses**

- **child care**
- **congregate housing**
- **housing, apartment**
- **live-work dwelling**

**20.52.3 Secondary Uses**

- **animal grooming**
- **boarding and lodging**
- **broadcast studio**
- **community care facility, minor**
- **education, commercial**
- **government service**
- **health service, minor**
- **home-based business**
- **hotel**
- **housing, town**
- **library and exhibit**
- **liquor primary establishment**

- **manufacturing, custom indoor**
- **microbrewery, winery and distillery**
- **neighbourhood public house**
- **office**
- **park**
- **parking, non-accessory**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **retail, second-hand**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

#### 20.52.4 Permitted Density

1. For the purposes of this **zone**, if the **owner** dedicates not less than 2,360 m<sup>2</sup> of the gross **site** as **road**, the calculation of the **floor area ratio** shall be based on a net **development site** area of 13,832.06 m<sup>2</sup>.
2. The maximum **floor area ratio** is 1.2 together with an additional:
  - a) 0.1 **floor area ratio** for **indoor amenity** space only.
3. Notwithstanding Section 20.52.4.2, the reference to “1.2” is increased to a higher **density** of “2.0” if prior to first occupancy of the **building**, the **owner**:
  - a) provides in the **building** not less than 35 **affordable housing units** with the combined **habitable space** of the total number of **affordable housing units** comprising at least 10% of the total **building** area; and
  - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title of the **lot**, and files a notice in the Land Title Office.
4. Notwithstanding Section 20.52.4.2, if the **owner** has provided **affordable housing units** under Section 20.52.4.3, 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 non-residential uses; and
- c) the **owner** pays a sum to the **City** based on 5% of the additional 1.0 **density bonus floor area ratio** multiplied by (i) the “equivalent to construction value” rate of \$8,708 per square metre of **density bonus floor area ratio**, 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 \$8,708 per square metre of **density bonus floor area ratio** adjusted by the cumulative applicable annual changes to the Statistics Canada “Non-Residential Building Construction Price Index”, where such change is positive.

#### 20.52.5 Permitted Lot Coverage

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

#### 20.52.6 Yards & Setbacks

- 1. Minimum **setbacks** shall be:
  - a) for **road setbacks**, measured to a **lot line**: 3.0 m
  - b) for **lane setbacks**, measured to a **lot line** or the boundary of a an area granted to the City, via statutory **right-of-way**, for **lane** purposes: 0.0 m.

#### 20.52.7 Permitted Heights

- 1. The maximum **height** for **buildings** is 47.0 m geodetic.
- 2. The maximum **height** for **accessory buildings** is 5.0 m.
- 3. The maximum **height** for **accessory structures** is 12.0 m.

#### 20.52.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** is 10,000.0 m<sup>2</sup>.

#### 20.52.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided in accordance to the provisions of Section 6.0.

#### 20.52.10 On-site Parking & Loading

- 1. On-site **vehicle** parking and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

**20.52.11 Other Regulations**

- 1. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on the roof of a **building**).
- 2. **Congregate housing** and **apartment housing** must not be located on the **first storey** of the **building**, exclusive of interior entries, common stairwells and common elevator shafts.
- 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 “**HIGH DENSITY MIXED USE (ZMU52) – OVAL VILLAGE (CITY CENTRE)**”:

P.I.D. 003-527-964  
 Lot 126 Section 6 Block 4 North Range 6 West New Westminster District Plan 65093

P.I.D. 003-527-948  
 Lot 125 Section 6 Block 4 North Range 6 West New Westminster District Plan 65093

- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10423**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

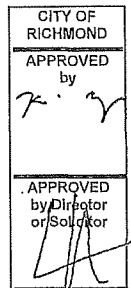
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

NOV 14 2022  
 DEC 19 2022 MAY 15 2023  
 MAY 15 2023  
 MAY 15 2023  
 MAY 29 2024

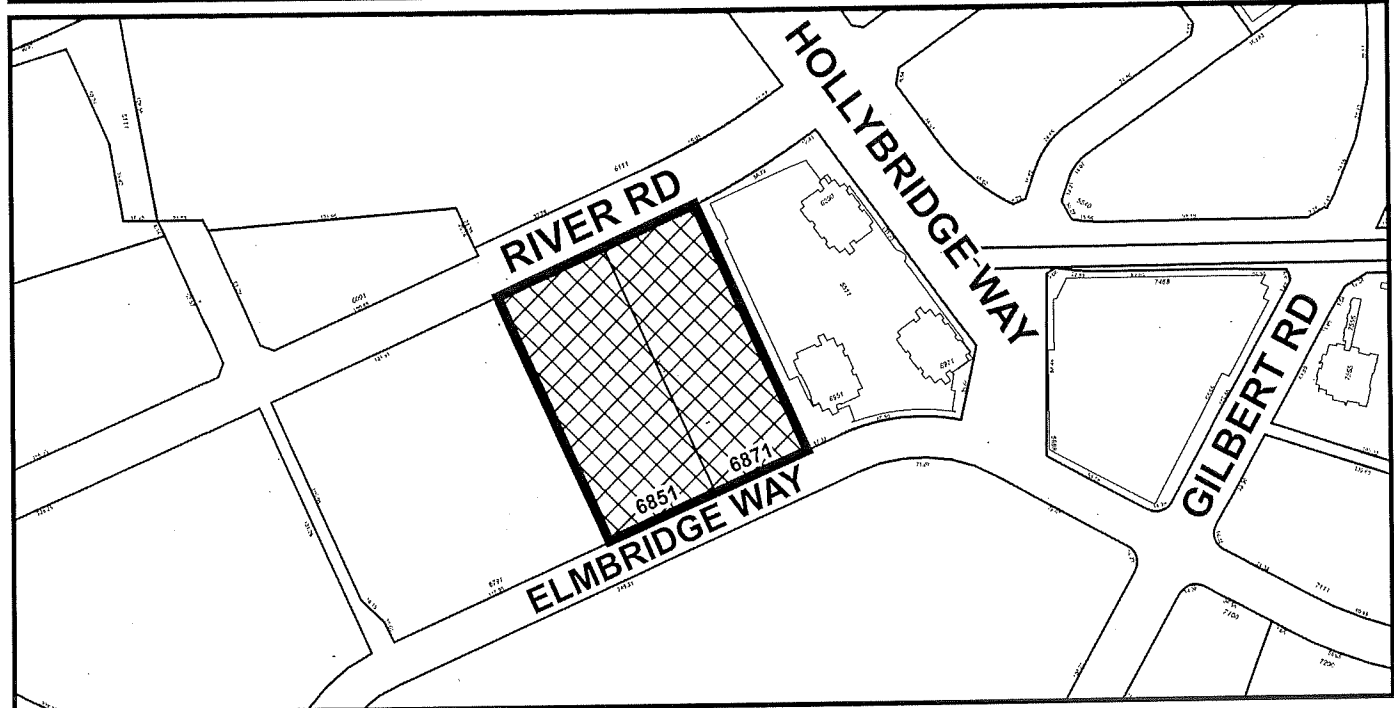
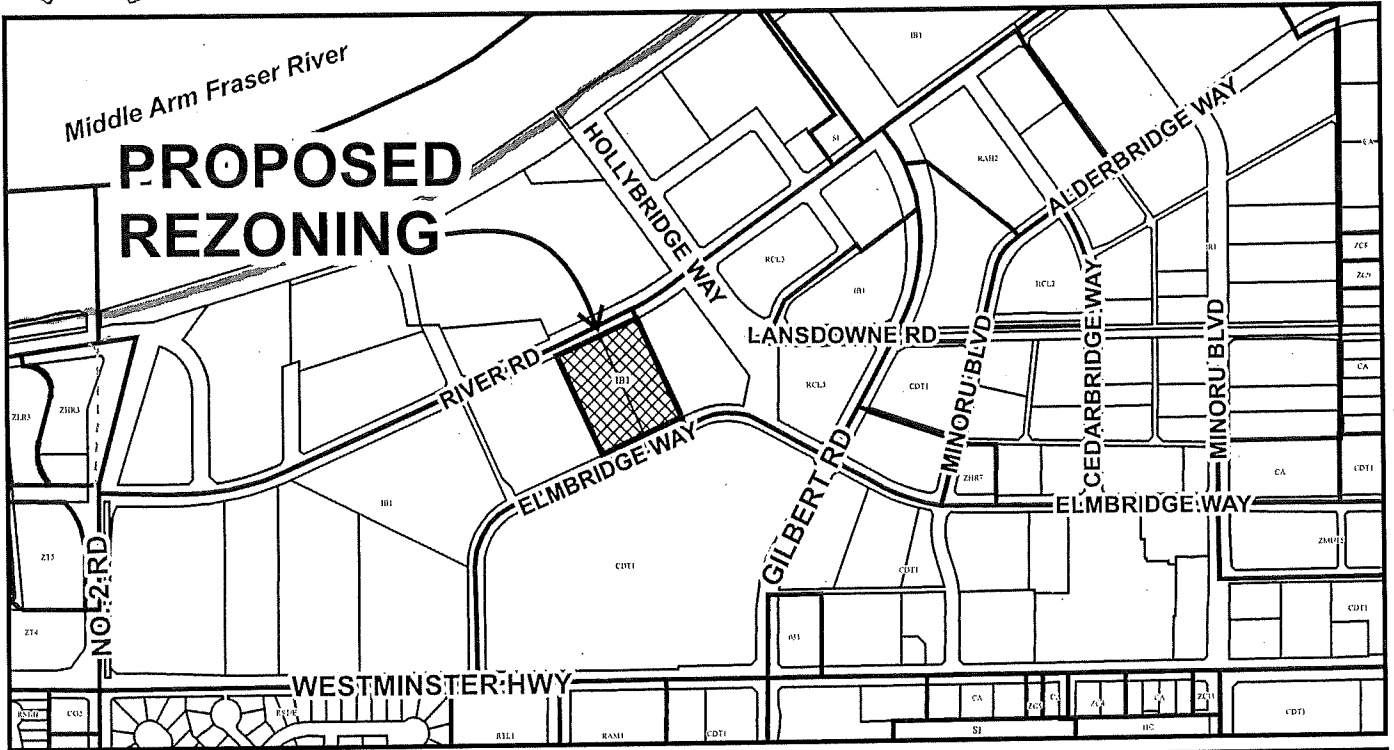


MAYOR

CORPORATE OFFICER



City of  
Richmond



	<p><b>RZ 17-782750</b></p>	<p>Original Date: 08/28/17 Revision Date: Note: Dimensions are in METRES</p>
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