



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8580 (RZ 08-410730)
7820 WILLIAMS ROAD, SURPLUS CITY LANE,
10020 AND 10060 DUNOON DRIVE**

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:
 - i. Inserting the following into the table contained in Section 5.15.1, after ZR7:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZMU19	\$4.00"

- ii. Inserting the following into the table contained in Section 5.16.1, after RCL3:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZMU19	\$1.00"

- iii. Inserting the following into the table contained in Section 5.16.2, after RCL3:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZMU19	\$0.75"

- iv. Inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

"20.19 Commercial Mixed Use (ZMU19) – Broadmoor

20.19.1 Purpose

The **zone** provides for a mixed use shopping centre with a wide range of **commercial** and **residential uses** with a **density bonus** for affordable housing, **child care** and community amenity contributions.

20.19.2 Permitted Uses

- animal grooming
- child care
- education, commercial
- government service
- greenhouse & plant nursery

20.19.3.A Secondary Uses

- home business
- boarding and lodging

- health service, minor
- housing, apartment
- housing, town
- library and exhibit
- neighbourhood public house
- office
- recreation, indoor
- recycling depot
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail liquor 1
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.19.4 Permitted Density

1. The maximum **floor area ratio** is 0.50, provided that:
 - a) the maximum **floor area ratio** used for **town housing** and **apartment housing** is 0.16, together with an additional:
 - i) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - ii) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. Notwithstanding Section 20.19.4.1, the reference to the maximum **floor area ratio** of “0.50” is increased to “0.77” and the reference to the maximum **floor area ratio** used for **town housing** and **apartment housing** of “0.16” is increased to “0.44” if:
 - a) for rezoning applications involving residential **uses**:
 - i) on **lots** with 80 or less **dwelling units**, and prior to the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in this ZMU19 zone, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw for the residential **density**; or
 - ii) on **lots** involving more than 80 **dwelling units**, and prior to the first occupancy of the **building**, the **owner**:
 - A. provides on the **lot** not less than four **affordable housing units** having the combined **habitable space** of at least 5% of the total maximum **floor area ratio** used for residential **use**; and

B. has entered into a **housing agreement** for the **affordable housing units** with the **City** and registered the **housing agreement** against title to the **lot** where the **affordable housing units** are located, and filed a notice in the Land Title Office.

- b) for rezoning applications involving mixed **uses**:
 - i) the **owner** pays into the **child care reserve fund** the sum specified in Section 5.16.1 of this bylaw for the mixed **use density**; and
 - ii) the **owner** pays into alternative funds for a community amenity (e.g. City beautification works) the sum specified in Section 5.16.2 of this bylaw for the mixed **use density**.

20.19.5 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 40% for **buildings**.

20.19.6 Yards & Setbacks

- 1. The minimum public **road setbacks** are:
 - a) 6.0 m to Dunoon Drive;
 - b) 4.0 m to Williams Road; and
 - c) 3.0 m to No. 3 Road.
- 2. The minimum **interior side yard** and **rear yard** is 3.0 m.

20.19.7 Permitted Heights

- 1. The maximum **height** for **buildings** is 20.0 m, except that:
 - a) **buildings** or portions thereof within 7.5 m of Dunoon Drive shall not exceed 2 **storeys**.
- 2. The maximum height for **accessory buildings** and **accessory structures** is 5.0 m

20.19.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** is 14,000 m².

20.19.9 Landscaping & Screening

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

20.19.10 On-site Parking & Loading

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

20.19.11 Other Regulations

1. Signage shall be in compliance with Sign Bylaw No. 5560, as amended, except that:
 - a) for projecting signs and canopy signs the maximum **height** shall not exceed the first habitable **storey** of the **building**;
 - b) no free-standing **commercial** signs are permitted within 7.5 m of Dunoon Drive; and
 - c) no **building-mounted commercial** signs are permitted on a **building** face visible from Dunoon Drive.
2. Non-residential **uses** are not permitted within 12 m of Dunoon Drive.
3. Residential **uses** shall not be located, in whole or in part, on the **first storey** of a **building** (excluding **building** entrance lobbies), except within 20 m of Dunoon Drive.
4. **Apartment housing** must be located on the second or upper floors of the **building**.
5. The non-residential **uses** listed in Section 20.19.2 are permitted, provided that:
 - a) these **uses** are located, in whole or in part, on the **first storey** or second **storey** of a **building**;
 - b) the **business** does not share internal corridors and stairwells with residential **uses**; and
 - c) each individual **business** has a maximum **gross leasable floor area** not exceeding 2,111 m² unless otherwise specified by the definition of the permitted **use**.
6. **Religious assembly** is limited to:
 - a) only one **religious assembly** on one **lot** and the **lot** must have a minimum **lot area** of 2,400 m²; and
 - b) 300 seats and a **gross floor area** of 700 m².
7. 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 (ZMU19) – BROADMOOR:**

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 8580"

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8580**".

FIRST READING

APR 26 2010

A PUBLIC HEARING WAS HELD ON

MAY 17 2010

SECOND READING

MAY 17 2010

THIRD READING

MAY 17 2010

OTHER REQUIREMENTS SATISFIED

JAN 19 2011

ADOPTED

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER



City of Richmond

**SUBJECT
SITE**

RTL

WILLIAMS RD

ZC15

DUNOON DR

RS1/C

ZS12

ZS12

NO. 3 RD

RAL1

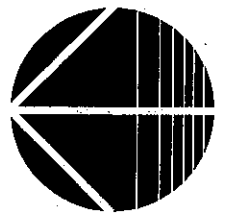
CL1

RAM1

RD1

RAM1

ZD2



RZ 08-410730

Original Date: 03/05/08

Revision Date: 01/18/10

Note: Dimensions are in METRES

