



Richmond Zoning Bylaw 8500, Amendment Bylaw 9994 to Establish Zoning for the Property Developed under Land Use Contract 139

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 23 (Site Specific Industrial Zones), in numerical order:

23.18 Light Industrial (ZI18) – Shell Road (West Cambie)

23.18.1 Purpose

The zone provides for general industrial, and compatible uses. This zone is for the properties developed under Land Use Contract 139 on Shell Road in the West Cambie area.

23.18.2 Permitted Uses

- car or truck wash
• commercial storage
• commercial vehicle parking and storage
• contractor service
• fleet service
• industrial, general
• manufacturing, custom indoor
• recycling depot
• recycling drop-off
• restaurant
• utility, minor
• vehicle repair
• vehicle body repair or paint shop

23.18.3

Secondary Uses

- outdoor storage

23.18.4 Permitted Density

- 1. The maximum floor area ratio is 1.0.

23.18.5 Permitted Lot Coverage

- 1. The maximum lot coverage is 60% for buildings.
2. A minimum of 5% of the lot area is restricted to landscaping with live plant material.

23.18.6 Yards & Setbacks

1. The minimum **setback** to a public **road** is 7.6 m.
2. There is no minimum **front yard**, **side yard** and **rear yard**.

23.18.7 Permitted Heights

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

23.18.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth**, or **lot area** requirements.

23.18.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 23.18.9.1, **outdoor storage** areas shall be screened from view by a solid **fence** 2.0 m in height from finished **grade**, and no material of any kind shall be piled to a height exceeding 3.0 m from finished **grade**.

23.18.10 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, except that:
 - a) the basic on-site parking requirement shall be 1 **vehicle parking space** for every 2 employees, plus 1 **vehicle parking space** for every **vehicle** customarily used in the operation of the **principal use**; and
 - b) The basic on-site loading requirement shall be:
 - i. 1 **loading space** per 1,858 m² or fraction thereof, of **buildings** and **structures**; and
 - ii. 1 **loading space** per 1,858 m² or fraction thereof, of outdoor **principal** and **secondary uses**.
2. Notwithstanding Section 23.18.10.1, a **loading space** shall be no smaller in area than 27.8 m².

23.18.11 Other Regulations

1. The following are prohibited from occurring on **sites** where **outdoor storage** is a **secondary use**:
 - a) **Outdoor storage** of wrecked or salvaged goods and materials;

- b) **Outdoor storage** of food products;
 - c) **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
 - d) **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;
 - e) Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or
 - f) Outdoor servicing of **vehicles** or equipment.
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.”
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 9994” as “**Light Industrial (ZI18) – Shell Road (West Cambie)**”.
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9994**”.

FIRST READING

APR 08 2019

A PUBLIC HEARING WAS HELD ON

MAY 21 2019

SECOND READING

MAY 21 2019

THIRD READING

MAY 21 2019

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

JUL 18 2019

ADOPTED



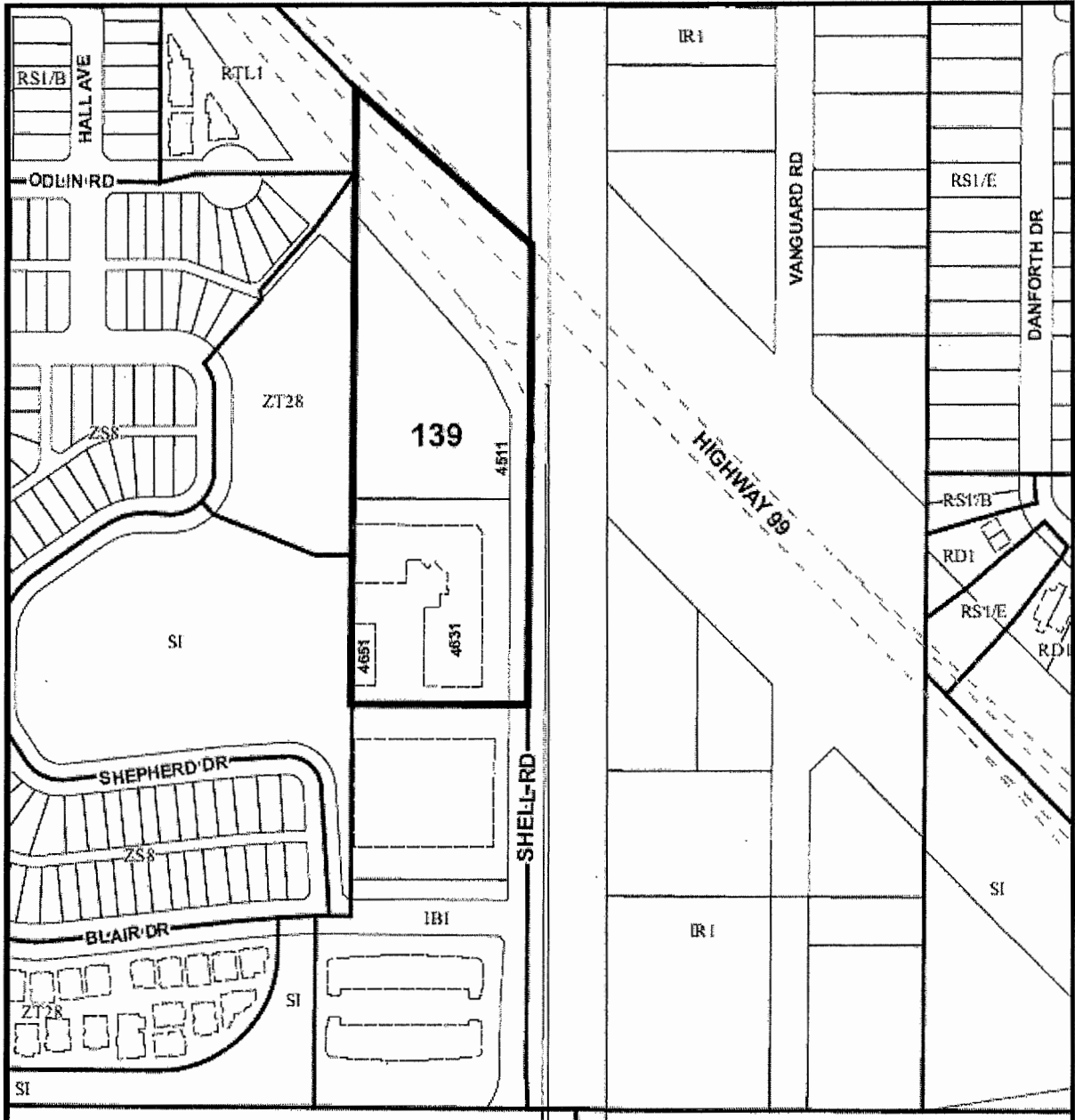
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9994



City of
Richmond



	<h1>Bylaw 9994 Schedule "A"</h1>	<p>Original Date: 01/14/19 Revision Date: Note: Dimensions are in METRES</p>
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