



**City of Richmond**  
Planning and Development Department

**Memorandum**

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**To:** Mayor and Councillors  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** July 24, 2009  
**File:** RZ 07-380169  
**Re:** **Application by Oris Development (River Drive) Corporation for Rezoning at 1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311 River Drive from "Industrial Storage District (I5)" to "Comprehensive Development District (CD/209)"**

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Background

Council, on July 27, 2009, will consider OCP Amendment Bylaw 8521 and Zoning Amendment Bylaw 8522. These Amendment Bylaws are associated with a development application (RZ 07-380169) by Oris Developments (River Drive) Corp. to amend the OCP designation for the area defined by River Drive, No. 4 Road, the North Arm of the Fraser River and Shell Road, to create Comprehensive Development District (CD/209) and to rezone 1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311 River Drive from "Industrial Storage District (I5)" to "Comprehensive Development District (CD/209)" and "School & Public Use District (SPU)".

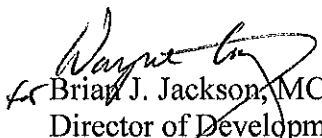
Since Planning Committee considered this application on July 21, 2009, staff, in consultation with the architect, have identified a few oversights and a minor dimensional inaccuracy associated with the building height provisions in Comprehensive Development District (CD/209) as analysed below. To rectify these issues a revised Bylaw No. 8522 is provided for introduction and First Reading by Council.

Analysis

Some additional uses are being added to those permitted on the 1<sup>st</sup> and 2<sup>nd</sup> storey of a building. These uses include "Custom Workshops, Trades and Services", "Educational Institution" and "Recreation Facility". The inclusion of these uses in Comprehensive Development Zone (CD/209) will contribute to the mixed-use vision for this area.

Due to minor scale inaccuracies in the proposal drawings, the building height provisions need to be modified. The minor dimensional inaccuracies relate to specific restrictions on maximum height of buildings that facilitate building height variations throughout the site.

These minor revisions do not alter the intent of Zoning Amendment Bylaw No. 8522.

  
for Brian J. Jackson, MCIP  
Director of Development

BJ:fm  
Att.



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw No. 8522 (RZ 07-380169)  
1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311 River  
Drive**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw No. 5300, as amended, is further amended by inserting Section 291.209 thereof the following:

**"291.209 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/209)"**

The intent of this zoning district is to accommodate medium density multiple-family residential, community uses and commercial uses in the Bridgeport Area Plan.

**291.209.1 PERMITTED USES**

**RESIDENTIAL**; limited to **Townhouses** and **Multi-Family Dwellings**;  
**LIVE/WORK UNITS**, as defined in Section 291.209.7;  
**CONGREGATE CARE FACILITY**;  
**CARE FACILITY**;  
**MIXED COMMERCIAL/RESIDENTIAL USE**;  
**COMMUNITY USE**;  
**HOME OCCUPATION**;  
**ACCESSORY USES, BUILDINGS & STRUCTURES**, but excluding  
secondary suites.

The following additional uses are permitted provided that they are located on the 1<sup>st</sup> or 2<sup>nd</sup> storey of a building:

**CUSTOM WORKSHOPS, TRADES & SERVICES**;  
**FOOD CATERING ESTABLISHMENT**;  
**RECREATION FACILITY**;  
**RETAIL TRADE & SERVICES**;  
**EDUCATIONAL INSTITUTION**;  
**OFFICE**;  
**STUDIO** for artists, display, dance, radio, television or recording.

**291.209.2 PERMITTED DENSITY**

- .01 Subject to subsection .03 herein, the maximum **Floor Area Ratio** shall be "1.25"; plus

- a) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**;
- b) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Public Amenity Space**;
- .02 Despite section 291.209.2.01, the reference to "1.25" in relation to the maximum **Floor Area Ratio** is increased to the higher density of "1.45" if the owner provides not less than:
  - a) 65 **affordable housing units** having the combined **habitable space** of at least 5% of the total **Residential Floor Area Ratio** and the owner has entered into a **housing agreement** with the City and registered the **housing agreement** against the title of the lot, and filed a notice in the **Land Title Office**.
- .03 For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude the following:
  - a) portions of a **building** that are **used** for off-street parking and loading purposes; unenclosed balconies; covered walkways; bicycle storage areas accessed from a parking level or 1<sup>st</sup> **storey** and garbage/recycling facilities;
  - b) elevator shafts and common stairwells above ground floor level;
  - c) mechanical and electrical rooms, provided that the total floor area of these facilities does not exceed 200 m<sup>2</sup> (2,153 ft<sup>2</sup>) per **building**.

### 291.209.3 MAXIMUM LOT COVERAGE:

- .01 Maximum Lot Coverage: 40%

### 291.209.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Roads** Setbacks:
  - a) River Drive: 3.0 m (9.8 ft.);
  - b) River Road (Dike R.O.W.): 7.5 m (24.6 ft.);
- .02 **Side & Rear Yards:** 6.0 m (19.7 ft.) EXCEPT THAT:
  - a) A parking **structure** may project into the **side yard** or **rear yard** setback up to the property line. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.

### 291.209.5 MAXIMUM HEIGHTS

- .01 **Buildings:** Six **storeys** but not to exceed 26.0 m (85.3 ft.) EXCEPT THAT:

- a) Maximum **height of buildings** located between 20.0 m (65.6 ft) of the property line abutting River Drive and beyond 100.0 m (328.0 ft) from No. 4 Road is 10.0 m (32.8 ft.);
- b) Maximum **height of buildings** located between 20.0 m (65.6 ft) and 36 m (118.1 ft) of the property line abutting River Drive is 15.0 m (49.2 ft);
- c) Maximum **height of buildings** located within 40 m (131.2 ft) of the property line abutting River Drive and within 100.0 m (328.0 ft) of No. 4 Road shall be 15.0 m (49.2 ft).

.02 **Accessory Building & Structures:** 10.0 m. (32.8 ft.).

#### 291.209.6 OFF-STREET PARKING

- .01 Off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw EXCEPT THAT:
  - a) Required parking spaces for **residential** use visitors and **child care** facilities may be shared;
  - b) Off-street parking shall be provided at the following rate for LIVE/WORK UNITS, as defined in section 291.209.7: 1.9 stalls per LIVE/WORK UNIT (1.2 for residents, 0.2 for **residential** visitors, 0.5 for employees).
- .02 Where two parking spaces are intended to be **used** by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent manoeuvring aisle.

#### 291.209.7 LIVE/WORK UNITS

- .01 A LIVE/WORK UNIT is a **dwelling unit** that may be **used** as a **home occupation** together with studio for artist, dance, radio, television or recording PROVIDED THAT:
  - a) the **dwelling unit** has an exterior access at grade;
  - b) a maximum of 1 non-resident employee is permitted; and
  - c) the **dwelling unit** is designed to reflect the mixed-use character of the intended use.

#### 291.209.8 ACOUSTICS

- .01 A development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the aircraft noise levels in those portions of the **dwelling units** listed below shall not exceed the noise levels expressed in decibels set opposite such

portions of the **dwelling units**. For the purposes of this section, noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

<b><u>Portions of the Dwelling Units</u></b>	<b><u>Noise Level (decibels)</u></b>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways, and utility rooms	45

## **291.209.9 SIGNAGE**

.01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Steveston Commercial (Three -Storey) District (C5)".

- The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/209)**:

That area shown as 'A' on "Schedule A attached to and forming Part of Bylaw No. 8522"

- The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **School & Public Use District (SPU)**:

That area shown as 'B' on "Schedule A attached to and forming Part of Bylaw No. 8522"

- This Bylaw is cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw No. 8522**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

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

