



**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 10020  
(YVR Airport Zoning Regulations – Building Height in the CCAP)**

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

1. Richmond Official Community Plan Bylaw 7100, as amended, is further amended, at Schedule 2.10 (City Centre Area Plan), as follows:

a) at Section 2.2.3(a) (Encourage “Office-Friendly” Development Opportunities), by adding a double asterisk “\*\*” after the table heading “Typical Maximum Building Height”, and adding the following text immediately after the table:

“\*\* Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”

b) at Section 2.2.3(a) “Office-Friendly Checklist” by deleting item “3. High-Rise” in and replacing it with the following:

“3. High-Rise

Building heights of 35-45 m (115-148 ft.) are permitted in prominent locations near No. 3 Road, the Canada Line, and in a limited number of waterfront locations (e.g., at No. 3 Road and Cambie Road), but may be subject to established Airport Zoning Regulations in certain areas.”

c) at Section 2.10.1(e) (Encourage Human-Scaled Development), by adding a double asterisk “\*\*” after the table heading “Maximum Height Permitted Based on Maximum Density”, and adding the following text immediately after the table:

“\*\* Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”

d) at Section 3.2.4 (Sub-Area A.4: Commercial Reserve – Mid- to High-Rise), by deleting: item “Maximum Typical Height: • 25 - 45 m (82 - 148ft.)” and replacing it with the following:

“*Maximum Typical Height:*

• 25 – 45 m (82 – 148ft.), or less if subject to established Airport Zoning Regulations.”

e) at Section 3.2.4 (Sub-Area A.4: Commercial Reserve – Mid- to High-Rise), by deleting the fifth row of the table titled “Sub-Area A.4: Commercial Reserve – Mid- to High-Rise” and replacing it with the following:

"E. Maximum Building Height	<ul style="list-style-type: none"> <li>• For 2 FAR or less: 25 m (82 ft.), or less if subject to established Airport Zoning Regulations.</li> <li>• For greater than 2 FAR: varies as per the Plan, 25 – 45 m (82 – 148 ft.), or less if subject to established Airport Zoning Regulations.</li> <li>• Additional height to a maximum of 45 m (148 ft.) may be supported where it enhances the skyline and pedestrian streetscape."</li> </ul>
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- f) at Section 3.2.6 (Sub-Area B.2: Mixed Use – Mid-Rise Residential & Limited Commercial), by deleting the item "Maximum Typical Height: • 25 m (82 ft.)" and replacing it with the following:

*"Maximum Typical Height:*  
 • 25 m (82 ft.), or less if subject to established Airport Zoning Regulations."

- g) at Section 3.2.6 (Sub-Area B.2: Mixed Use – Mid-Rise Residential & Limited Commercial), by deleting the fifth row of the table titled "Sub-Area B.2: Mixed Use – Mid-Rise Residential & Limited Commercial" and replacing it with the following:

"E. Maximum Building Height	<ul style="list-style-type: none"> <li>• For 1.2 FAR or less: 15 m (49 ft.), or less if subject to established Airport Zoning Regulations.</li> <li>• For greater than 1.2 FAR: 25 m (82 ft.), or less if subject to established Airport Zoning Regulations.</li> <li>• Additional building height may be permitted where it enhances livability on the subject site and neighbouring properties (e.g., reduced shading, reduced overlook)."</li> </ul>
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- h) at Section 3.2.7 (Sub-Area B.3: Mixed Use – High-Rise Residential, Commercial & Mixed Use), by deleting the item "Maximum Typical Height: • 25 - 45 m (82 - 148 ft.)" and replacing it with the following:

*"Maximum Typical Height:*  
 • 25 – 45 m (82 – 148ft.), or less if subject to established Airport Zoning Regulations."

- i) at Section 3.2.7 (Sub-Area B.3: Mixed Use – High-Rise Residential, Commercial & Mixed Use), by deleting the fifth row of the table titled "Sub-Area B.3: Mixed Use – High-Rise Residential, Commercial & Mixed Use" and replacing it with the following:

"E. Maximum Building Height	<ul style="list-style-type: none"> <li>• For less than 3 FAR: 35 m (115 ft.), or less if subject to established Airport Zoning Regulations, except lower where indicated in the Plan (e.g., Oval Village).</li> <li>• For 3 FAR: 45 m (148 ft.), or less if subject to established Airport Zoning Regulations, except lower where indicated in the Plan (e.g., Oval Village).</li> <li>• Additional height to a maximum of 45 m (148 ft.) may be supported where it enhances the skyline and pedestrian streetscape."</li> </ul>
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- j) at Section 3.2.8 (Sub-Area B.4: Mixed Use – High-Rise Commercial & Mixed Use), by deleting the item "Maximum Typical Height: • 45 m (148 ft.)" and replacing it with the following:

*"Maximum Typical Height:*  
 • 45 m (148 ft.), or less if subject to established Airport Zoning Regulations."

- k) at Section 3.2.8 (Sub-Area B.4: Mixed Use – High-Rise Commercial & Mixed Use), by deleting the fifth row of the table titled “Sub-Area B.4: Mixed Use – High-Rise Commercial & Mixed Use” and replacing it with the following:

“E. Maximum Building Height	• 45 m (148 ft.), or less if subject to established Airport Zoning Regulations.”
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- l) at Specific Land Use Map: Aberdeen Village (2031), by deleting the map titled Specific Land Use Map: Aberdeen Village (2031) and replacing it with that attached to this bylaw as Schedule A, and by making any text and graphic amendments to ensure consistency with the Specific Land Use Map: Aberdeen Village (2031) as amended;
- m) at Specific Land Use Map: Lansdowne Village (2031), by deleting the map titled Specific Land Use Map: Lansdowne Village (2031) and replacing it with that attached to this bylaw as Schedule B, and by making any text and graphic amendments to ensure consistency with the Specific Land Use Map: Lansdowne Village (2031) as amended;
- n) at Specific Land Use Map: Bridgeport Village (2031), by adding the following immediately below the legend for the map titled Specific Land Use Map: Bridgeport Village (2031):
- “Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”
- o) at Specific Land Use Map: Capstan Village (2031), by adding the following immediately below the legend for the map titled Specific Land Use Map: Capstan Village (2031):
- “Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”
- p) at Specific Land Use Map: Aberdeen Village (2031), by adding the following immediately below the legend for the map titled Specific Land Use Map: Aberdeen Village (2031):
- “Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”
- q) at Specific Land Use Map: Lansdowne Village (2031), by adding the following immediately below the legend for the map titled Specific Land Use Map: Lansdowne Village (2031):
- “Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”
- r) at Specific Land Use Map: Brighthouse Village (2031), by adding the following immediately below the map titled Specific Land Use Map: Brighthouse Village (2031):
- “Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”

- s) at Specific Land Use Map: Oval Village (2031) , by adding the following immediately below the map titled Specific Land Use Map: Oval Village (2031):

“Maximum building height may be subject to established Airport Zoning Regulations in certain areas.”

- 2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10020”**.

FIRST READING

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PUBLIC HEARING

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SECOND READING

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THIRD READING

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ADOPTED

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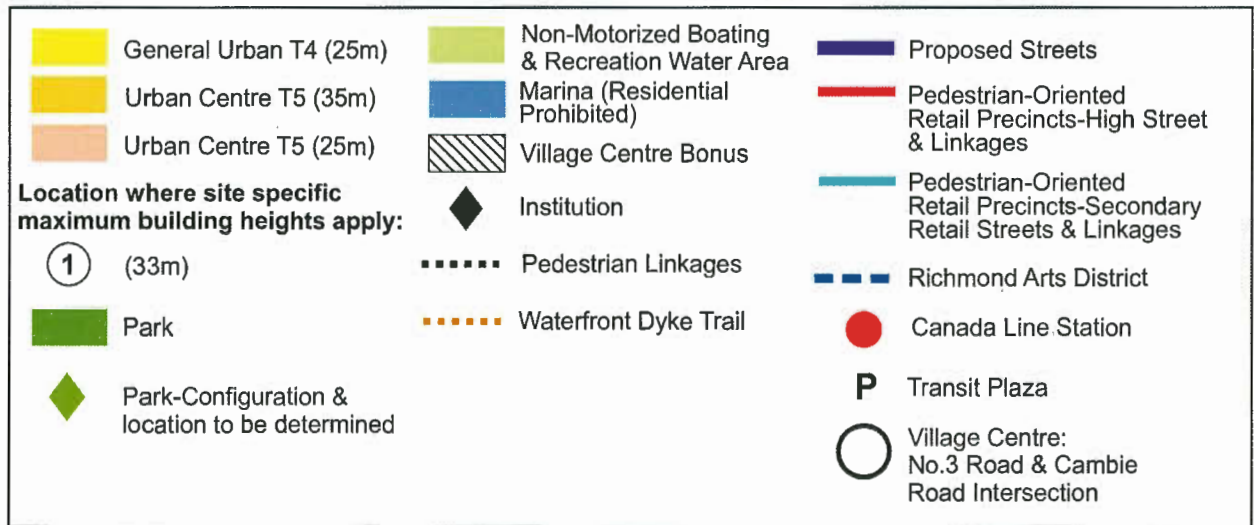
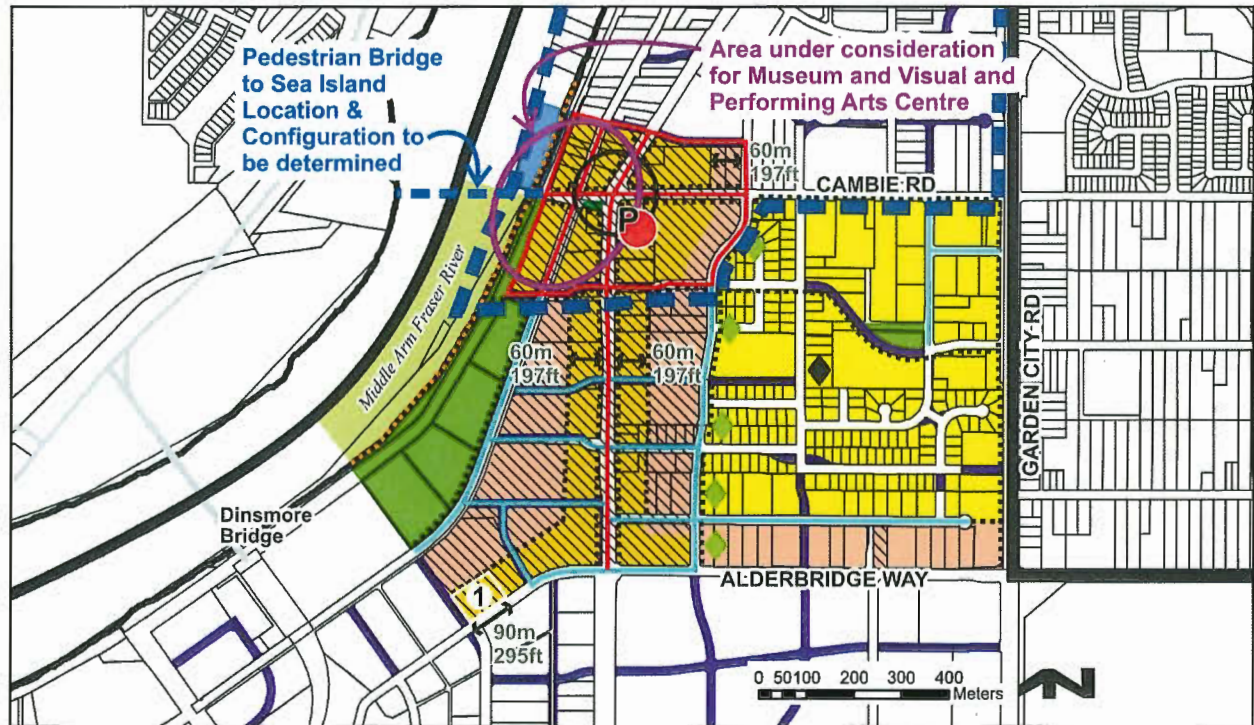
CITY OF RICHMOND
APPROVED by
APPROVED by Manager or Solicitor

\_\_\_\_\_  
MAYOR

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

Schedule A of Bylaw 10020

**Specific Land Use Map: Aberdeen Village (2031)**





Schedule B of Bylaw 10020

**Specific Land Use Map: Lansdowne Village (2031)**

