

**Child Care Facility Fact Sheet**  
*ASPAC River Green, Parcels 9-13*  
*RZ 09-460962*

**1. Intent**

The child care facility must:

- a) Have an total indoor floor area of 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>), plus outdoor play space and ancillary uses (e.g., parking);
- b) Provide a program for children between the ages of birth and 6 years (except that the age range may be adjusted as determined via consultation with the facility's proposed operator, to the satisfaction of the City);
- c) Satisfy Richmond Child Care Design Guidelines (or the applicable City policy in effect at the time the facility is to be developed);
- d) Be capable of being licensed by Community Care Facilities and/or other relevant licensing policies and/or bodies at the time of the facility's construction and in accordance with applicable Provincial Child Care Regulations;
- e) On an ongoing basis, be both functioning and fully operational, to the satisfaction of the City (see "Performance" under Development Processes/Considerations);
- f) Be designed, developed and operated within the spirit of the City's Child Care Development Policy (#4017) which states that:
  - The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers, and employees;
  - To address child care needs, the City will plan, partner and, as resources and budgets become available, support a range of quality, affordable child care facilities, spaces, programming, equipment, and support resources; and
  - To develop City child care policies and guidelines, and use Council's powers and negotiations in the development approval process, to achieve child care targets and objectives; and
- g) Be consistent with the Official Community Plan policy of negotiating for the provision of City-owned child care space within private developments.

**2. Development Processes/Considerations**

- a) Operator Involvement –
  - The indoor floor plan and the outside play area for the child care facility should be developed in collaboration with the operator or its representative, as determined by the City.
  - An operator should be secured prior to the design process begins.
  - To ensure the facility is satisfactory for child care programming and related purposes and will be a viable operation, the operator should have input into:
    - Space needs and design;
    - Operation and functioning of the facility;
    - Maintenance;
    - Fittings and finishes;
    - Equipment; and
    - Related considerations.
- b) Child Care Licensing Officer Involvement – The application of the Provincial Child Care Regulations can vary based on the local Child Care Licensing Officer's interpretation of programs needs; it is therefore essential that the Licensing Officer be involved with the design and development of the facility from the outset.
- c) Performance – As a condition of Development Permit\*, to ensure the facility will, on an ongoing basis, be both functioning and operational to the satisfaction of the City, the developer will be required, in consultation with the City, operator, and other affected parties, to define a standard of performance and the measures necessary to safeguard that those standards will be achievable (e.g., responsibility for maintenance).



### 3. Facility Description

#### a) General Considerations –

- As noted above (see Intent), the facility must satisfy all City of Richmond, licensing, and other applicable policies, guidelines, and bylaws as they apply at the time of development.
- The child care may be situated near the project's affordable housing component.

**For reference purposes** - Based on today's Richmond Child Care Design Guidelines, the minimum space required for a child care facility allowing for a minimum of 50 children of various ages (infant to 5 years of age), exclusive of space peripheral to the primary function of the facility, such as parking, elevators and stairs, etc.:

- Indoor activity space – 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>)
- Outdoor activity space - 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>)

*It is important to note that the above sizes are subject to change based on a number of factors, including policy developments, changes in licensing requirements or the design guidelines, community needs, advice of the child care operator, and/or other considerations.*

- b) Access - Safe, secure, and convenient access for children, staff, and parents is key to the viability of a child care facility. As the facility will be located above the ground floor, special attention will be required to how the facility is accessed (e.g., by foot, by car, in an emergency), the distance travelled, convenience, and related considerations. Where determined necessary, the City may require that the facility is equipped with special features designed to address the challenges of locating a child care facility in a high-density, mixed-use development including, but not limited to:
- Over-sized elevator and/or other handicapped access (e.g., ramps) capable of accommodating 3-child strollers and large groups of people;
  - Private/secured elevator and/or stair for the exclusive use of the child care;
  - Designated drop-off/pick-up parking spaces situated immediately adjacent to a child care entry for the exclusive use of the child care; and
  - Private/secured entry from the fronting public street.
- c) Outdoor Space - The outdoor play space must be:
- Fully equipped with play structures and other apparatus that meet the requirements of Licensing authorities and are to the satisfaction of the operator and City of Richmond;
  - Landscaped with a combination of hard and soft play surfaces, together with appropriate fencing and access (taking into account the challenges of locating a facility on a rooftop) to provide for a wide variety of activities including, but not limited to, the use of wheeled toys, ball play, and gardening;
  - Located where it is protected from noise pollution (e.g., from traffic, transit, construction) and ensures good air quality (e.g., protect from vehicle exhaust, restaurant and other ventilation exhausts, noxious fumes);
  - Situated where it is immediately adjacent to and directly accessible (visually and physically) to the indoor child care space;
  - Safe and secure from interference by strangers and others;
  - Situated to avoid conflict with nearby uses (e.g., residential);
  - If multiple age groups of children are to be accommodated within the space, demised with fencing and be tailored to meet the various developmental needs of the ages of children being served.
- d) Noise Mitigation – Special measures should be incorporated to minimize ambient noise levels both indoors and outdoors (e.g., incorporating a roof over part of the outdoor play space to help create an area of reduced aircraft noise, etc.).
- e) Height Above Grade – The facility is not to be located above the third floor of the project, except where this is determined to be to the satisfaction of the City.
- f) Parking (Including Bicycles) & Loading - As per applicable zoning and related bylaws, unless determined otherwise by the City

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**"Child Care Terms of Reference"**

- g) Natural Light & Ventilation – The facility's indoor spaces (with the exception of washrooms, storage, and service areas) must have operable, exterior windows offering attractive views (near or far) and reasonable privacy/overlook, as determined through Richmond's standard development review process.

**4. Level of Finish**

- a) The child care must be turnkey and ready for immediate occupancy upon completion (with the exception of loose furnishings, toys, and similar items). This includes, but is not limited to, the following requirements:
- Finished floors installed (vinyl and/or carpet);
  - Walls and ceiling painted;
  - Window coverings installed (curtains or blinds);
  - Kitchen fully fitted out, including major appliances (e.g., stove/oven, refrigerator, microwave) and cabinets;
  - Washrooms fully fitted out, including sinks, toilets, and cabinets;
  - Wired for cablevision, internet, phone, and security;
  - Non-movable indoor cabinets installed, including cubbies;
  - All outdoor landscaping complete, including all permanently mounted play equipment and furnishings;
  - Operable, exterior windows installed; and
  - Noise attenuation incorporated to the satisfaction of the City.
- b) The operator will provide all loose equipment and furnishings necessary to operate the facility (e.g., toys, kitchen wares).
- c) Outdoor play areas must be constructed to permit the ready installation of equipment and furnishings in the future by or on behalf of the operator or the City (i.e. items over and above those provided by the developer).

**5. Tenure**

- Parcel: Preferred: Air space parcel  
Alternative: Strata lot
- Ownership: Preferred: Developer transfers ownership to the City  
Alternative: Non-profit group or developer. City is party to a legal agreement(s) registered on title restricting the use of the facility to affordable child care, including possible lease provisions in favour of the City, rent, tenure, and other primary business terms, to the satisfaction of the City.

**6. Legal**

As a condition of completing the pending rezoning, legal documents will be required to secure the child care facility contribution, including a "no-development" covenant, an option to purchase, a Letter of Credit, and/or other measures as determined to the satisfaction of the City.

*Signed copy on file*

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Signed (Applicant)

\_\_\_\_\_  
Date



**Heritage Terms of Reference**  
***ASPAC River Green, Parcels 9-13***  
**RZ 09-460962**

**Purpose**

To provide guidance for the preparation of a "Heritage Conservation Plan", in conformance with the "Standards and Guidelines for the Conservation of Historic Places in Canada" (2<sup>nd</sup>/current edition), for the City-owned, heritage-designated property at 6900 River Road, together with other heritage resources on and around the subject site.

The Plan is to be prepared by professional heritage consultants, arborists, and other professionals as required, at the sole cost of the developer. Plan review shall involve all City Departments having jurisdiction including, but not limited to, Planning, Engineering, Transportation, Sustainability, Parks, and Public Art, together with affected outside agencies (e.g., Department of Fisheries and Oceans).

Note that some aspects of the required "Heritage Conservation Plan" overlap with other work, such as the "Environmental Conservation Plan" and "Public Art Master Plan". Coordination between such undertakings is important in order to avoid duplication and provide for the creation of comprehensive, practical, and effective strategies. It is the responsibility of the developer to ensure that the consultants preparing these plans are cognizant of this situation.

The "Heritage Conservation Plan" shall be a comprehensive, coordinated heritage-planning document including, but not limited to, the following:

1. Statement of Significance (SOS): To prepare Statements of Significance (SOS), including:
  - a) Individual statements for the various heritage resources on and around the subject site (e.g., Brighthouse Homestead, CP Rail/Interurban, riverfront/dike, archaeological slough sites); and
  - b) A comprehensive statement for the full site, integrating and coordinating the individual statements.
2. Conservation Strategy: To identify a comprehensive strategy for the protection, enhancement, maintenance, replacement, and succession of heritage resources and related cultural landscape features, via the preparation of a:
  - a) Site-specific strategy for the heritage-designated lot at 6900 River Road and its environs (i.e. the area within which land altering activities may impact the health and viability of heritage resources (e.g., significant trees) at 6900 River Road); and
  - b) Site-wide strategy, in coordination with 6900 River Road, but with an emphasis on the areas outside the heritage-designated lot.

Features of the Conservation Strategy should include, but not be limited to:

- a) Heritage vision statement for the site, including a clear set of goals for its protection and enhancement, taking into account City objectives for a "net gain" to heritage and opportunities to enhance place-making, creative capacity, reclamation of lost histories, "analogical interpretation" (i.e. via architectural/landscape design, public art), and cultural understanding and celebration;
- b) Land altering activity inventory and preliminary impact assessment;
- c) Arboriculture management plan, including an updated tree inventory and recommendations for short-, medium-, and long-term tree retention, removal, replacement, and, where feasible, relocation, together with protection and maintenance specifications and potential "special" measures aimed at extending the life of the site's resources/trees (e.g., grade/drainage strategy, heritage tree cuttings strategy) (Note: Consideration should be given to the findings of the report submitted by the developer entitled "Arbortech Tree Retention Synopsis: Alternative tree Removal Compensation", dated October 5, 2009.);
- d) Interpretation plan addressing public access, awareness, interaction, etc., and identifying specific objectives and requirements related to features such as the form/location/character/theme of interpretive walks, signage, public art, etc.;

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**"Heritage Terms of Reference"**

- e) Potential strategies for the re-use of timber from heritage trees that must be removed (i.e. hazardous trees, removed for development reasons); and
  - f) Intervention, mitigation, and compensation strategies related to:
    - Fronting private development at "Lot 11" and "Lot 13" (e.g., building construction, proximity, pre-load, environmental considerations, form and character);
    - Park development within 6900 River Road (e.g., boardwalk, public art);
    - Waterfront park development (e.g., "Eco+", River Road replacement trees, public art);
    - Road and engineering works permitted under proposed amendments to the site's Heritage Designation Bylaw (i.e. "new" River Road, Gilbert Road widening, drainage); and
    - Other potential land altering activities.
3. Implementation Strategy: To guide the phased implementation of required heritage-planning strategies identified as via the "Conservation Strategy" (e.g., interventions, compensation, interpretation, replacement, succession, maintenance, security), together with preliminary costing.
4. Development Coordination Schedule: To facilitate a cooperative City-developer approach to the timely and cost-effective management of heritage-related development review and approval processes, the developer shall prepare, in consultation with the City, an itemized, lot-by-lot listing of anticipated ultimate and interim development (e.g., interim parking), related activities (e.g., clearing, pre-load, development applications), and potential impacts on heritage resources, together with required Heritage Alteration Permits, processes, approvals, professionals, and related considerations (e.g., maintenance, security).

*Signed copy on file*

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Signed (Applicant)

\_\_\_\_\_  
Date



**Environmental Terms of Reference**  
***ASPAC River Green, Parcels 9-13***  
**RZ 09-460962**

**Purpose**

To provide guidance for the preparation of an "Environmental Conservation Plan" for designated Environmentally Sensitive Areas (ESA) and Riparian Management Areas (RMA) on and around the subject site, including the City-owned, ESA-designated lot at 6900 River Road.

Note that with the exception of item #8, "Development Coordination Schedule", the foreshore will not be the subject of this Plan. Instead, the foreshore will be addressed by the developer at Development Permit\* stage, as per "no development" covenants registered on title on "Lot 9", "Lot 10", and "Lot 11", which require that, prior to Development Permit\* approval, an ESA Development Permit\* application and related outside agency approvals are completed to the satisfaction of the City.

The subject Plan is to be prepared by professional environmental consultants, arborists, and other professionals as required, at the sole cost of the developer. Plan review shall involve all City Departments having jurisdiction including, but not limited to, Planning, Engineering, Transportation, Sustainability, Parks, and Public Art, together with affected outside agencies (e.g., Department of Fisheries and Oceans).

Note that some aspects of the required "Environmental Conservation Plan" overlap with other work, such as the "Heritage Conservation Plan" and "Public Art Master Plan". Coordination between such undertakings is important in order to avoid duplication and provide for the creation of comprehensive, practical, and effective strategies. It is the responsibility of the developer to ensure that the consultants preparing these plans are cognizant of this situation.

The "Environmental Conservation Plan" shall be a comprehensive, coordinated environmental-planning document including, but not limited to, the following:

1. Tree Inventory, Removal & Replacement Plan: Submission of an updated tree inventory, together with tree removal and replacement plans reflecting the proposed retention of the 15 m RMA-designated ditch/watercourse west of Gilbert Road and the City-owned, ESA/heritage-designated lot at 6900 River Road, and any opportunities for significant tree retention elsewhere on or around the subject site. Significant tree replacement should strive to achieve 3 replacement trees for each tree removed (on a site-wide basis, including street tree planting), as per the recommendations of the Heritage Advisory Commission. Species selections and placements must consider location-specific issues, such as increased shading and hydrology changes that will result from the proposed development. The "plan" should be prepared in consultation with a heritage professional. It is anticipated that some tree selections will need to be non-native species in order to address heritage concerns; and, therefore, the "plan" must demonstrate how best to make a mix of species work in this location.
2. Tree Succession Plan: Submission of a medium- to long-term tree succession/replacement strategy and rationale for 6900 River Road and the lot's Gilbert Road and riverfront park frontages. Among other things, this "plan" should address, in consultation with a heritage professional, the retention of existing significant trees with marginal health concerns or nearing end stage.
3. Understorey Inventory, Removal & Replacement Plan: Submission of a generalized understorey inventory identifying invasive and native species areas (i.e. aerial extents rather than individual plants), together with an understorey vegetation removal and replacement plan and rationale. The rationale must take into account the anticipated changes in shading, hydrology, and other factors arising as a result of the developer's adjacent development, park improvements within the lot, and required road frontage and engineering works.
4. Impact Assessment & Compensation/Enhancement Plan: A full accounting of the area of impact for the ESA and RMA must be undertaken. This shall include a drawing that identifies all areas of impact including details on what project will cause the impact (e.g., pre-load, building construction, park improvements, road widening, heritage tree management). The drawing will also include proposed area(s) of

**Schedule I to Rezoning Considerations (RZ 09-460962)**  
**“Environmental Terms of Reference”**

enhancement/compensation with a direct connection to the source of impact. This “plan” is to include, among other things, a table or habitat balance sheet that identifies the ratio of compensation, a list/description of species selections and sizes, and the rationale for the proposed approach.

5. Maintenance Plan: Submission of a medium- to long-term vegetation maintenance plan, including recommendations for addressing edge conditions over time. This document also needs to address and incorporate Department of Fisheries and Oceans (DFO) maintenance conditions and constraints.
6. Bioswale Concept Plan: A bioswale is proposed as part of the waterfront park in the vicinity of the City lot at 6900 River Road, including opportunities for possible stormwater management, clustered tree planting, naturalized vegetation, and related features. Detailed design of the bioswale will be undertaken by the developer via the Servicing Agreement(s)\* for the design and construction of the waterfront park. The purpose of the “concept plan” is to understand, on a preliminary basis, the feasibility of the proposed bioswale, how best to coordinate its design, construction, and phasing with adjacent ESA-, RMA-, and heritage-designated areas, and to undertake preliminary consultation and approval in principle with Department of Fisheries and Oceans (DFO) and any other affected interests, to the satisfaction of the City.
7. Preliminary Costing: Landscaping cost estimates are to be provided by a registered landscape architect. These cost estimates should be broken down to separate the planting within the RMA from the planting outside of the RMA, as the developer may be required to submit landscape bonding for the RMA directly to Department of Fisheries and Oceans (DFO). (Note that the City will work with DFO to ensure that double bonding does not occur.)
8. Development Coordination Schedule: To facilitate a cooperative City-developer approach to the timely and cost-effective management of environment-related development review and approval processes, the developer shall prepare, in consultation with the City, an itemized, lot-by-lot listing of anticipated ultimate and interim development (e.g., interim parking), related activities (e.g., clearing, pre-load, development applications), and potential impacts on environmental resources, together with required environmental permits, processes, approvals (e.g., City, DFO), professionals, and related considerations (e.g., maintenance, security).

***Signed copy on file***

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Signed (Applicant)

\_\_\_\_\_  
Date





**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 8701 (RZ 09-460962)  
5200 HOLLYBRIDGE WAY, 6300, 6380, 6500 RIVER ROAD, A PORTION OF 6900  
RIVER ROAD, AND A PORTION OF THE RIVER ROAD RIGHT-OF-WAY**

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

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:

1.1. In the Generalized Land Use Map (2031) thereof:

- a) Repealing the existing land use designations of the following area and by designating it "Park".

P.I.D. 007-957-459

Lot 2 Section 5 and 6 Block 4 North Range 6 West New Westminster District Plan 74729

- b) Repealing the existing "Proposed Streets" land use designation of the following area:

That area north of "new" River Road (i.e. the former CP Rail right-of-way).

1.2. In the Specific Land Use Map: Oval Village (2031) thereof:

- a) Repealing the existing "Village Centre Bonus" land use designation of the following area.

P.I.D. 007-957-459

Lot 2 Section 5 and 6 Block 4 North Range 6 West New Westminster District Plan 74729

- b) Repealing the existing "Pedestrian-Oriented Retail Precincts - High Street & Linkages", "Pedestrian-Oriented Retail Precincts - Secondary Retail Streets & Linkages", and "Proposed Streets" land use designations of the following area:

That area north of "new" River Road (i.e. the former CP Rail right-of-way).

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8701"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

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







**The Corporation of the Township of Richmond  
Heritage Designation By-law No. 5572 – 1990,  
Amendment Bylaw 8734 (6900 River Road)**

The Council of the City of Richmond enacts as follows:

1. The Corporation of the Township of Richmond Heritage Designation Bylaw No. 5572 – 1990 is amended by:
  - (a) deleting section 1 in its entirety and substituting the following:

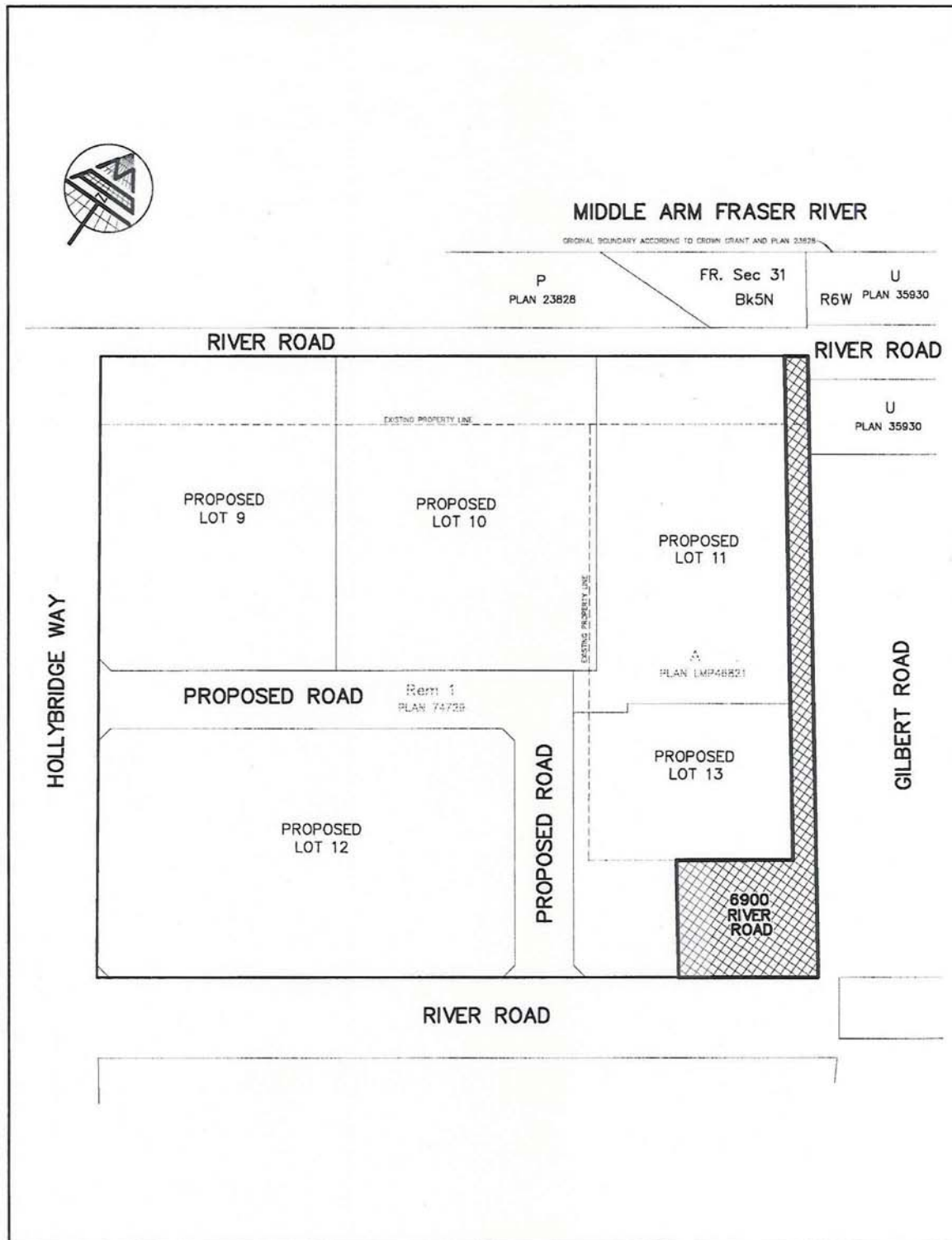
“1. (a) That portion of land shown cross-hatched on Schedule A attached to and forming part of this bylaw is designated as protected heritage property pursuant to section 967 of the *Local Government Act*, as amended or replaced from time to time.

(b) A heritage alteration permit is not required for alterations, removals, excavations or other construction activities along the south property line (River Road) or the east property line (Gilbert Road) of the property protected pursuant to subsection 1(a) of this bylaw, PROVIDED THAT such activities are:

    - (i) for the purposes of engineering, road or drainage works;
    - (ii) undertaken by or on behalf of the City; and
    - (iii) undertaken in accordance with a servicing agreement approved by the City.”
  - (b) adding Schedule A attached to and forming part of this bylaw as “Schedule A to Bylaw No. 5572”; and
  - (c) deleting section 3 in its entirety and substituting the following:

“3. This Bylaw is cited as “Heritage Designation (6900 River Road) Bylaw No. 5572”.”
2. This bylaw is cited as **“The Corporation of the Township of Richmond Heritage Designation By-law No. 5572-1990, Amendment Bylaw No. 8734”**.

SCHEDULE A to BYLAW NO. 5572







**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8702 (RZ 09-460962)  
5200 HOLLYBRIDGE WAY, 6300, 6380, 6500 RIVER ROAD, A  
PORTION OF 6900 RIVER ROAD, AND A PORTION OF THE RIVER  
ROAD RIGHT-OF-WAY**

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

1. Richmond Zoning Bylaw 8500 is amended by:

1.1. Repealing Sections 20.4.2, 20.4.3, and 20.4.4, and replacing it with the following:

**“20.4.2 Permitted Uses**

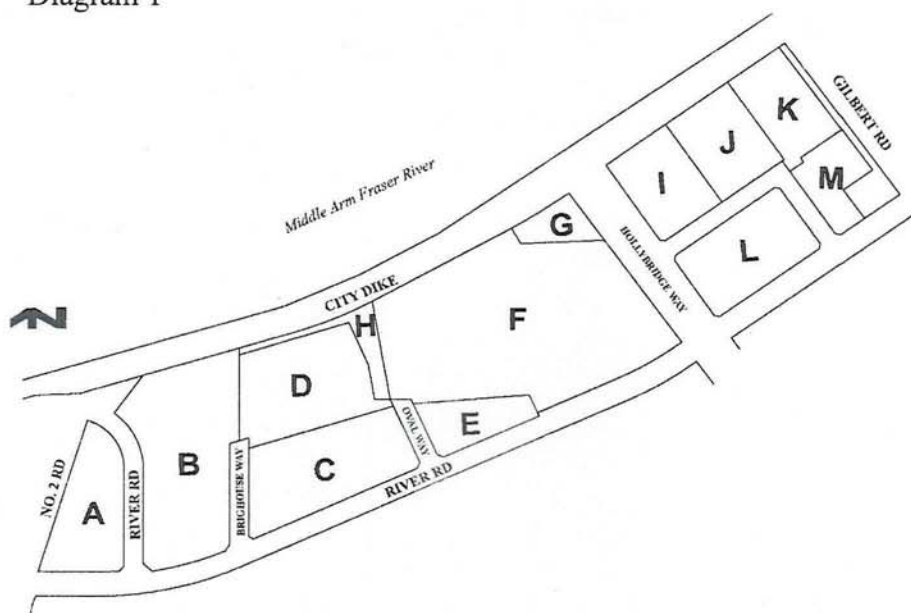
- animal grooming
- broadcast studio
- child care
- congregate housing
- education
- education, commercial
- education, university
- emergency service
- entertainment, spectator
- exhibition & convention facilities
- government service
- health service, minor
- hotel
- housing, apartment
- housing, town
- library and exhibit
- live/work dwelling
- manufacturing, custom indoor
- neighbourhood public house
- office
- park
- private club
- recreation, indoor
- recreation, outdoor
- restaurant
- retail, convenience
- retail, general

**20.4.3 Secondary Uses**

- boarding and lodging
- community care facility, minor
- home business
- home-based business
- parking, non-accessory
- religious assembly
- residential security/operator unit

- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- stadium
- studio
- utility, minor
- veterinary service

Diagram 1



#### 20.4.4 Permitted Density

1. The maximum **floor area ratio** (FAR) for the total combined area of "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", and "M" as identified in Diagram 1, Section 20.4.2, shall be 2.0, together with an additional 1.0 **floor area ratio** provided that it is not used to accommodate residential **uses**.
2. Notwithstanding Section 20.4.4.1, the maximum **floor area ratio** (FAR) for the area identified in Diagram 1, Section 20.4.2, shall be:
  - a) for the total combined area of "A", "B", "C", and "D", regardless of subdivision: 3.0;
  - b) for area "G": 0.8;
  - c) for the total combined area of "E", "F", and "H", regardless of subdivision: 3.0; and
  - d) for the total combined area of "I", "J", "K", "L", and "M", regardless of subdivision: 1.2.
3. Notwithstanding Sections 20.4.4.2.d, the reference to "1.2" is increased to



a higher **density** of “3.0” provided that:

- a) prior to the issuance of Building Permit, the **owner**:
    - i) provides a **community amenity** contribution of \$1 million to the **City** for the Oval Village waterfront; and
    - ii) enters into legal agreements with the **City**, registered against the title to the **lot** and secured via Letter(s) of Credit, at the sole cost of the **owner** and in an amount to be determined to the satisfaction of the **City**, for the following **uses** in the area identified as “M” in Diagram 1, Section 20.4.2:
      - **child care**, the **habitable space** of which shall be at least 464.5 m<sup>2</sup>, excluding **floor area** not intended for the exclusive **use** of the **child care** and **floor area** not included in the calculation of **floor area ratio**; and
      - **affordable housing units**, the total combined **habitable space** of which shall be at least 3,943.6 m<sup>2</sup> including circulation and **ancillary uses**, but excluding **amenity space**, **floor area** not intended for the exclusive **use** of the residents of the **affordable housing units**, and **floor area** not included in the calculation of **floor area ratio**; and
  - b) prior to first occupancy of the **building** in the area identified as “M” in Diagram 1, Section 20.4.2, the **owner** enters into a **housing agreement** with respect to the **affordable housing units**, registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
4. Notwithstanding Sections 20.4.4.3, for the area identified as “I”, “J”, “K”, “L”, and “M” in Diagram 1, Section 20.4.2, the maximum total combined **floor area**, regardless of subdivision, shall not exceed 118,083.0 m<sup>2</sup>, of which the maximum total combined **floor area**, regardless of subdivision, shall not exceed:
    - a) For residential: 114,821.1 m<sup>2</sup>; and
    - b) For all other **uses**: 3,530.3 m<sup>2</sup>.
  5. Notwithstanding Sections 20.4.4.1, 20.4.4.2, and 20.4.4.4, an additional 0.1 **floor area ratio** shall be permitted, provided that it is entirely used to accommodate **amenity space**.
  6. For the purposes of this **zone**, **floor area ratio** (FAR) shall be deemed to exclude portions of a **building** used for **child care** purposes.”

1.2. Repealing Section 20.4.5.2 and replacing it with the following:

- “2. For the area identified as “E”, “F”, “L”, and “M” in Diagram 1, Section 20.4.2, the maximum **lot coverage** shall be 90% for **buildings**.”

1.3. Inserting Sections 20.4.5.5 as follows:

- “5. For the area identified as “I”, “J”, and “K” in Diagram 1, Section 20.4.2, the maximum **lot coverage** shall be 45% for **buildings**. A minimum of 40% of the **lot** shall be covered by a combination of trees, shrubs, native and ornamental plants or other landscape material specified in a Development Permit approved by the **City**.”

1.4. Repealing Section 20.4.6.1.a and replacing it with the following:

- “1. a) Public **road setback** shall be:
- i) 10.0 m from No. 2 Road;
  - ii) 3.0 m from River Road;
  - iii) 3.0 m from Hollybridge Way;
  - iv) 3.0 m from all other **roads** east of Hollybridge Way; and
  - v) 5.0 m from all other **roads** west of Hollybridge Way.”

1.5. Inserting Sections 20.4.6.1.e and 20.4.6.1.f as follows:

- “e) Notwithstanding Section 20.4.6.1.a.ii, the reference to “3.0 m” is increased to “20.0 m” for the following **uses** when the **use** is located on the ground floor of the **building**:
- i) **boarding and lodging**;
  - ii) **child care**;
  - iii) **community care facility, minor**;
  - iv) **congregate housing**;
  - v) **home business**;
  - vi) **home-based business**;
  - vii) **housing, apartment**; and
  - viii) **housing, town**.
- f) For the purposes of Section 20.4.6.1.a.iii:
- i) **road setback** from Hollybridge Way shall mean the area between the nearest wall of a **building** and the applicable **lot line** or the boundary of a **right-of-way** secured by the **City** for public **open space** purposes adjacent to the applicable **lot line**, whichever **setback** is greater; and
  - ii) the reference to “3.0 m” may be reduced to “0 m” if a proper interface is provided between the **building** and the adjacent public **open space** or public **road**, as specified in a Development Permit approved by the **City**.”

1.6. Repealing Section 20.4.6.2.a and replacing it with the following:



- “a) The minimum **side yard** and **rear yard** for the area identified as “A”, “B”, “C”, “D”, “F”, “G”, “I”, “J”, “K”, “L”, “M” in Diagram 1, Section 20.4.2 is 3.0 m.”

1.7. Inserting Section 20.4.6.2.d as follows:

- “d) For the purposes of Section 20.4.6.2.a, the **side yard** and **rear yard setback** shall mean the area between the nearest wall of a **building** and the applicable **lot line** or the boundary of a **right-of-way** secured by the **City** for public **open space** purposes adjacent to the applicable **lot line**, whichever **setback** is greater.”

1.8. Inserting Section 20.4.7.6 as follows:

- “6. The maximum **height** for **buildings** and **accessory structures** in the area identified as “I”, “J”, and “K” in Diagram 1, Section 20.4.2 is:
- a) 47.0 m geodetic for portions of the **building** that are set back a minimum of 50.0 m from a **lot line** that **abuts** a **lot** owned by the **City** for dyke purposes;
  - b) 25.0 m geodetic for portions of the **building** that are set back less than 50.0 m from a **lot line** that **abuts** a **lot** owned by the **City** for dyke purposes; and
  - c) Notwithstanding Section 20.4.7.5.b, the reference to “25.0 m geodetic” is increased to a greater **building height** of “47.0 m geodetic” if, as specified in a Development Permit approved by the **City**:
    - i) a proper interface is provided between portions of the **building** greater than 25.0 m geodetic in **height** and adjacent development; and
    - ii) shading of any **lot** or **right-of-way** controlled by the **City** for dyke or public **open space** purposes is minimized.”

1.9. Inserting Sections 20.4.8.2.h, 20.4.8.2.i, 20.4.8.2.j, 20.4.8.2.k, and 20.4.8.2.l as follows:

- “h) 7,800.0 m<sup>2</sup> for the area identified as “I” in Diagram 1, Section 20.4.2;
- i) 8,100.0 m<sup>2</sup> for the area identified as “J” in Diagram 1, Section 20.4.2;
- j) 7,400.0 m<sup>2</sup> for the area identified as “K” in Diagram 1, Section 20.4.2;
- k) 10,000.0 m<sup>2</sup> for the area identified as “L” in Diagram 1, Section 20.4.2; and
- l) 4,900.0 m<sup>2</sup> for the area identified as “M” in Diagram 1, Section 20.4.2.”

1.10. Repealing Section 20.4.10 and replacing it with the following:

**“20.4.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided

- e) **home business;**
  - f) **home-based business;**
  - g) **housing, apartment;** and
  - h) **housing town.**
2. The following **uses** are permitted only within the areas identified as “E” in Diagram 1, Section 20.4.2:
- a) **child care;**
  - b) **hotel;**
  - c) **office;**
  - d) **recreation, indoor;**
  - e) **restaurant;**
  - f) **retail, convenience;** and
  - g) **retail, general.**
3. The following **uses** are permitted only within the areas identified as “G” in Diagram 1, Section 20.4.2:
- a) **child care;**
  - b) **neighbourhood public house;**
  - c) **recreation, indoor;**
  - d) **restaurant;**
  - e) **retail, convenience;** and
  - f) **retail, general.**
4. The following **uses** are permitted within the area identified as “J” and “K” in Diagram 1, Section 20.4.2:
- a) **boarding and lodging;**
  - b) **child care;**
  - c) **community care facility, minor;**
  - d) **congregate housing;**
  - e) **home business;**
  - f) **home-based business;**
  - g) **housing, apartment;**
  - h) **housing, town;** and
  - i) **parking, non-accessory.**
5. Within the area identified in Diagram 1, Section 20.4.2, the maximum total combined **floor area** of all **uses**, exclusive of residential, **amenity space**, and **child care**, shall not exceed:



- a) For "L": 3,158.7 m<sup>2</sup>; and
  - b) For "M": 371.6 m<sup>2</sup>.
6. **Neighbourhood public house** is not permitted within the area identified as "F", "H", "L", and "M" in Diagram 1, Section 20.4.2.
7. In addition to the regulations listed above, the General Development Regulations in 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, is amended by:
  - 2.1. repealing the existing zoning designation of the following area and designating it **HIGH RISE APARTMENT AND OLYMPIC OVAL (ZMU4) – OVAL VILLAGE (CITY CENTRE)**:  
  
That area shown as cross-hatched and labelled as "A" on "Schedule A attached to and forming part of Bylaw No. 8702".
  - 2.2. repealing the existing zoning designation of the following area and by designating it **SCHOOL & INSTITUTIONAL USE (SI)**:  
  
That area shown as cross-hatched and labelled as "B" on "Schedule A attached to and forming part of Bylaw No. 8702".
3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8702"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

