




To: Planning Committee **Date:** January 16, 2018
From: Wayne Craig **File:** 08-4431-03-11/2018-Vol 01
Director, Development
Re: **Establishment of Underlying Zoning for Properties Developed Under Land Use Contracts 001, 025, 051, 073, 096, 104, 115, 119, 131, 138, and 158 in the South Portion of the City Centre**

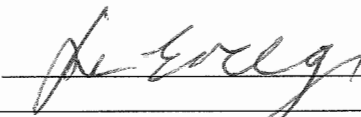

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9799, to establish underlying zoning for the properties developed under Land Use Contract 001, be introduced and given first reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9801, to establish underlying zoning for the properties developed under Land Use Contract 025, be introduced and given first reading;
3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9802, to establish underlying zoning for the properties developed under Land Use Contract 051, be introduced and given first reading;
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9804, to establish underlying zoning for the properties developed under Land Use Contract 073, be introduced and given first reading;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9805, to establish underlying zoning for the properties developed under Land Use Contract 096, be introduced and given first reading;
6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9806, to establish underlying zoning for the properties developed under Land Use Contract 104, be introduced and given first reading;
7. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9807, to establish underlying zoning for the properties developed under Land Use Contract 115, be introduced and given first reading;
8. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9808, to establish underlying zoning for the properties developed under Land Use Contract 119, be introduced and given first reading;
9. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9809, to establish underlying zoning for the properties developed under Land Use Contract 131, be introduced and given first reading;

- 10. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9810, to establish underlying zoning for the properties developed under Land Use Contract 138, be introduced and given first reading; and
- 11. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9811, to establish underlying zoning for the properties developed under Land Use Contract 158, be introduced and given first reading.


Wayne Craig
Director, Development
(604-247-4625)

WC:CL
Att. 3

REPORT CONCURRENCE		
ROUTED TO: Law	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: CS	APPROVED BY CAO 

Staff Report

Origin

In 2014, the Provincial Government amended the *Local Government Act* to require municipalities to adopt underlying zoning bylaws for all Land Use Contract (LUC) properties by June 30, 2022, and to provide for the termination of all LUCs on June 30, 2024. The amending legislation also established an optional process to enable municipalities, by bylaw, to undertake early termination of LUCs and provide expanded authority to Boards of Variance to hear appeals and grant time extensions to existing property owners for reasons of hardship.

On November 24, 2015, Richmond City Council adopted a set of bylaws that established underlying zoning for 93 separate LUCs that included single-family properties, as well as adopted bylaws to terminate these LUCs effective one year from the date of adoption (i.e., November 24, 2016). Following November 24, 2015, there remained 46 LUCs on a total of 95 properties (including 3,078 units) in the City containing multi-family, commercial, industrial, and agricultural uses, which were not subject to the underlying zoning bylaws and early termination bylaws. These remaining LUCs were to be dealt with separately at a later date because they were not subject to the same redevelopment pressures as that of the LUCs that included single-family properties.

Consistent with the *Local Government Act*, City Council must consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs. This involves the standard bylaw reading and adoption process, and includes holding a Public Hearing for all bylaws.

In the fall of 2017, City Council adopted underlying zoning bylaws for five of the remaining LUCs. These new underlying zones are applicable to nine commercial/industrial properties in the north portion of City Centre. At that time, the following approach was endorsed by City Council for dealing with the remaining LUCs:

- Underlying zoning bylaws for the remaining LUCs would be brought forward separately on the basis of their geographic area (Attachment 1).
- Unlike the approach used for the LUCs that included single-family properties, no early termination bylaws are proposed to be brought forward for the remaining LUCs. Essentially, the existing remaining LUCs will remain effective and continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the underlying zoning will take precedence.

There are now 41 underlying zoning bylaws that must be established, applicable to a total of 82 properties in the City (including 3,027 units).¹

¹ This includes remaining LUCs/properties that are currently the subject of active rezoning applications for redevelopment, which will be dealt with separately.

This report brings forward underlying zoning bylaws for 11 of the remaining LUCs (LUCs 001, 025, 051, 073, 096, 104, 115, 119, 131, 138 and 158). The proposed bylaws are applicable to 20 multi-family and commercial properties in the south portion of City Centre (Attachment 2).

The proposed bylaws aim to reflect the specific provisions contained in each LUC, as well as certain standard provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This ensures the underlying zoning bylaws mirror what is contained in the LUCs without granting additional development rights while still acknowledging current zoning norms. After the LUCs expire on June 30, 2024, where there are inconsistencies between the provisions of the proposed bylaws and what actually exists on the subject properties, the provisions for non-conforming uses and buildings under the *Local Government Act* will apply.

This report supports Council's 2014-2018 Term Goal # 3 – A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the liveability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

3.1 Growth and development that reflects the Official Community Plan (OCP) and related policies and bylaws

This report and the proposed bylaws are also consistent with policies from the 2041 Official Community Plan (OCP), which support exploring alternatives to Land Use Contracts to achieve better land use management over time.

Findings of Fact

A Land Use Contract is a contract between a property owner (typically a developer) and a municipality addressing the use and development rights of a property. The LUC regulations are similar to zoning, with the exception that the LUC is registered on the Title of the property and, until recently, agreement from both the property owner and municipality was required to amend or discharge the contract.

The provincial legislation enabling LUCs was in effect for a short period of time between 1973 and 1979 and allowed the ability to create tailor-made development contracts for specific sites. LUCs were also used to control the form and character of buildings and landscaping of sites and, in some cases, included detailed servicing requirements. Typically, the same LUC was registered by a developer against all the properties in a particular subdivision, thereby creating consistent use and development rights for those properties. Unless discharged, LUCs registered during such period remain in place today governing the use and development rights of the affected properties.

LUCs typically include limited development restrictions compared to today's standards. Any reference to a zoning bylaw within a LUC is specific to the zoning bylaw in place at the date of contract execution. Since LUCs are registered on Title and can only be amended or discharged with the property owner's consent, the result is that LUCs have not evolved over time as land use considerations have changed. Properties under the current Richmond Zoning Bylaw 8500 have

had multiple amendments over time to address various land issues such as building interface, landscaping, sustainability and overall building form.

Related Policies & Studies

City Centre Area Plan

The City Centre Area Plan's (CCAP) Generalized Land Use Map designations for 20 of the subject properties include *General Urban T4*, *Urban Centre T5*, *Urban Core T6*, which provide for a range of low to high-density residential, commercial, and other land uses. The St. Alban's Sub-Area Plan further identifies four of the subject properties on Bennett Road for *Multi-Family Low Rise*, which provides for single-family dwellings, duplexes, townhouses, and three-storey apartments.

The proposed underlying zoning bylaws do not affect the subject properties' ability to redevelop in the future consistent with the land use designations in the CCAP and the St. Alban's Sub-Area Plan.

OCP Aircraft Noise Sensitive Development Policy

The OCP's Aircraft Noise Sensitive Development Policy identifies that 19 of the subject properties are located in the *Moderate Aircraft Noise Area (Area 3)* and that one of the subject properties is located in the *Aircraft Noise Notification Area (Area 4)*, in which all Aircraft Noise Sensitive Land Uses may be considered.

The proposed underlying zoning bylaws do not affect the subject properties' designations under the OCP Aircraft Noise Sensitive Development Policy. Any future proposed development on the subject properties would have to comply with the applicable Aircraft Noise Sensitive Development Policy requirements as identified in the OCP as part of any Rezoning, Development Permit or Building Permit applications.

Analysis

Staff propose a set of bylaws that introduce underlying zoning for the 20 properties developed under LUCs 001, 025, 051, 073, 096, 104, 115, 119, 131, 138 and 158 in the south portion of the City Centre, which are identified in Table 1 (page 6).

There is also an additional site at 6340 to 6390 No. 3 Road that was developed under LUC 062 in the south portion of City Centre for which an underlying zoning bylaw is not proposed at this time, as it is currently the subject of a separate LUC discharge and rezoning application for a four-tower mixed-use development currently being reviewed by City staff (RZ 17-773703). If the proposed rezoning at this site does not proceed, City staff will bring forward a separate report and zoning amendment bylaw to establish underlying zoning for the property prior to June 30, 2022.

Attachment 3 contains a series of summary tables that provide a comparison of the regulations under each of the 11 LUCs with those of the proposed underlying zone, and includes a map of each LUC. The summary tables in Attachment 3 are for reference purposes only and should not be interpreted as the actual LUC.

Table 1. The 20 properties subject to the proposed underlying zoning bylaws.

LUC #	No. of Properties	Address(es)	No. of Units (Strata & Non-Strata)
001	2	6611, 6631, 6651 Minoru Boulevard	561
025	6	8880 Cook Road 8500 to 8583 Citation Drive 8600 to 8970 Citation Drive 6501 to 6541 Pimlico Way,	515
051	1	7031 Westminster Highway	36
073	1	6780, 6880 Buswell Street 8200, 8300 Park Road	174
096	1	8540 Westminster Highway	35
104	1	6831 Cooney Road	7
115	4	8251, 8291, 8351, 8391 Bennett Road	156
119	1	8211 Cook Road 6480, 6490 Buswell Street	4
131	1	8660 Westminster Highway	45
138	1	8231 Granville Avenue 6931 Cooney Road	129
158	1	8291 Park Road	56
Totals:	11	20	1718

In developing the underlying zoning for the subject properties, staff considered the specific provisions in each individual LUC, and the existing land use designations in the OCP for the subject site and for adjacent properties within the immediate surrounding area. Staff were not able to use existing commercial or multi-family residential zones in Richmond Zoning Bylaw 8500 to develop the underlying zoning bylaws for the properties due to the very specific provisions contained in each LUC.

Staff proposes 11 new site-specific zones (described in Table 2, page 7). The proposed site-specific zones combine both the specific provisions from each LUC, as well as certain provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This ensures the underlying zoning bylaws to mirror what is contained in the LUCs without granting additional use and development rights while allowing some flexibility after LUCs expire on June 30, 2024 for landowners to make minor changes to their properties that would be in character with what is permitted on lots within the surrounding neighbourhood.

Where there are inconsistencies between the provisions of the proposed underlying zones and what actually exists on the subject properties, any continued use and existing development of the land that was lawful under the LUC will be protected in accordance with the provisions for non-conforming uses and buildings under the *Local Government Act* after the LUCs expire on June 30, 2024.

Table 2. 11 new site-specific zones proposed

LUC	Proposed Bylaw #	Proposed Zone	Site Address(es)	Current Site Condition
001	9799	High Rise Apartment (ZHR14) – Brighthouse Village (City Centre)	6611, 6631, 6651 Minoru Boulevard	High-rise apartments
025	9801	Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)	6501 to 6541 Pimlico Way 8500 to 8583 Citation Drive 8600 to 8970 Citation Drive 8880 Cook Road, and four Road Parcels in Section 9 Block 4 North Range 6 West	Low-rise apartments & 2-storey townhouses
051	9802	Office Commercial (ZC46) – Lansdowne Village (City Centre)	7031 Westminster Hwy.	4-storey office/ commercial building
073	9804	Low Rise Apartment (ZLR33) – Brighthouse Village (City Centre)	6780, 6880 Buswell St. 8200, 8300 Park Rd.	Low-rise apartments
096	9805	Low Rise Apartment (ZLR34) – Brighthouse Village (City Centre)	8540 Westminster Hwy.	Low-rise apartments
104	9806	Town Housing (ZT84) – Cooney Road (Brighthouse Village of City Centre)	6831 Cooney Rd.	Low-density townhouses
115	9807	Low Rise Apartment (ZLR35) – St. Albans Sub Area (City Centre)	8251, 8291, 8351, 8391 Bennett Road	Low-rise apartments
119	9808	Office (ZC47) – Brighthouse Village (City Centre)	8211 Cook Road 6480, 6490 Buswell St.	2-storey office building
131	9809	Low Rise Apartment (ZLR36) – Brighthouse Village (City Centre)	8660 Westminster Hwy.	Low-rise apartments
138	9810	Low Rise Apartment (ZLR37) – Brighthouse Village (City Centre)	8231 Granville Avenue 6931 Cooney Road	Low-rise apartments
158	9811	Low Rise Apartment (ZLR38) – Brighthouse Village (City Centre)	8291 Park Road	Low-rise apartments

Public Consultation and Public Hearing

Since the existing remaining LUCs will remain effective and will continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the proposed underlying zoning will be in place, it is anticipated that the proposed approach will not generate a significant amount of public interest. Therefore the standard bylaw adoption and public consultation processes are proposed. This is consistent with the approach used to establish the first set of underlying bylaws brought forward for the remaining LUCs containing multi-family, commercial, industrial, and agriculture land uses in the fall of 2017, and this same approach will be proposed for the remaining underlying zoning bylaws that are subsequently to be brought forward on the basis of their geographic area.

The standard bylaw adoption and public consultation process involves the underlying zoning bylaws being considered at a Planning Committee meeting, bylaw readings by City Council, the publication of the statutory Public Hearing Notice and newspaper ads, and includes the holding of a regular Public Hearing in the Council Chambers. This approach does not require additional financial or human resources beyond that of the standard rezoning and Public Hearing processes.

Prior to each Public Hearing at which underlying zoning bylaws are to be considered, a press release will be issued to publicize Council's decision to establish underlying zoning bylaws for the affected properties and to direct further inquiries to the City's LUC webpage, and to the general LUC inquiry email address and phone number. Staff will also send a letter to each of the affected property owners; which will contain information that is specific to the proposed underlying zoning for their respective property.

Following each Public Hearing, Council may consider adoption of those underlying zoning bylaws that do not require any additional approvals (e.g., by the Ministry of Transportation and Infrastructure (MOTI)). For those bylaws that do require additional approvals, Council may consider bylaw adoption at a subsequent Council meeting after the required approvals have been granted.

Following adoption of the underlying zoning bylaws, the existing LUCs on the affected properties will remain effective until June 30, 2024, after which time the underlying zoning bylaws will be in place to govern the use and development of the properties.

Financial Impact

As mentioned in the previous section, the consideration of the proposed Bylaws 9799 through 9811 by the Planning Committee, City Council, and at a regular Public Hearing in the Council Chambers, will not require additional financial or human resources beyond that of the standard rezoning and Public Hearing processes.

Conclusion

Consistent with the *Local Government Act*, City Council will have to consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs in the city prior to June 30, 2022.

Staff propose to bring forward the underlying zoning bylaws for the remaining LUCs as separate items on the basis of their geographic area for consideration by Planning Committee, City Council, and at regular Public Hearings in the Council Chambers.

This report brings forward 11 underlying zoning bylaws for 20 multi-family and commercial properties developed under Land Use Contracts 001, 025, 051, 073, 096, 104, 115, 119, 131, 138 and 158 in the south portion of the City Centre area.

Staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaws 9799, 9801, 9802, 9804, 9805, 9806, 9807, 9808, 9809, 9810, and 9811, be introduced and given first reading.



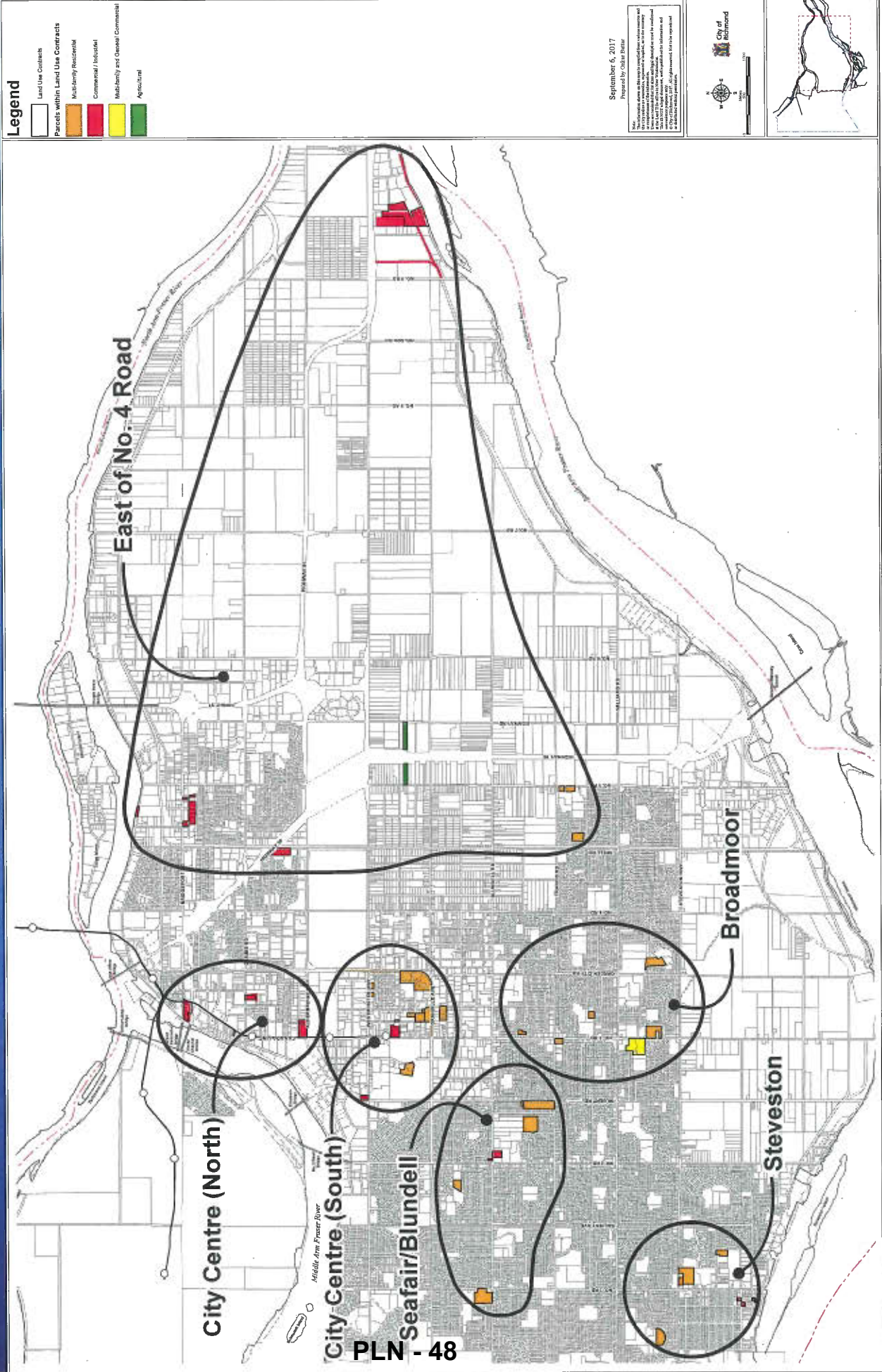
Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

Attachments:

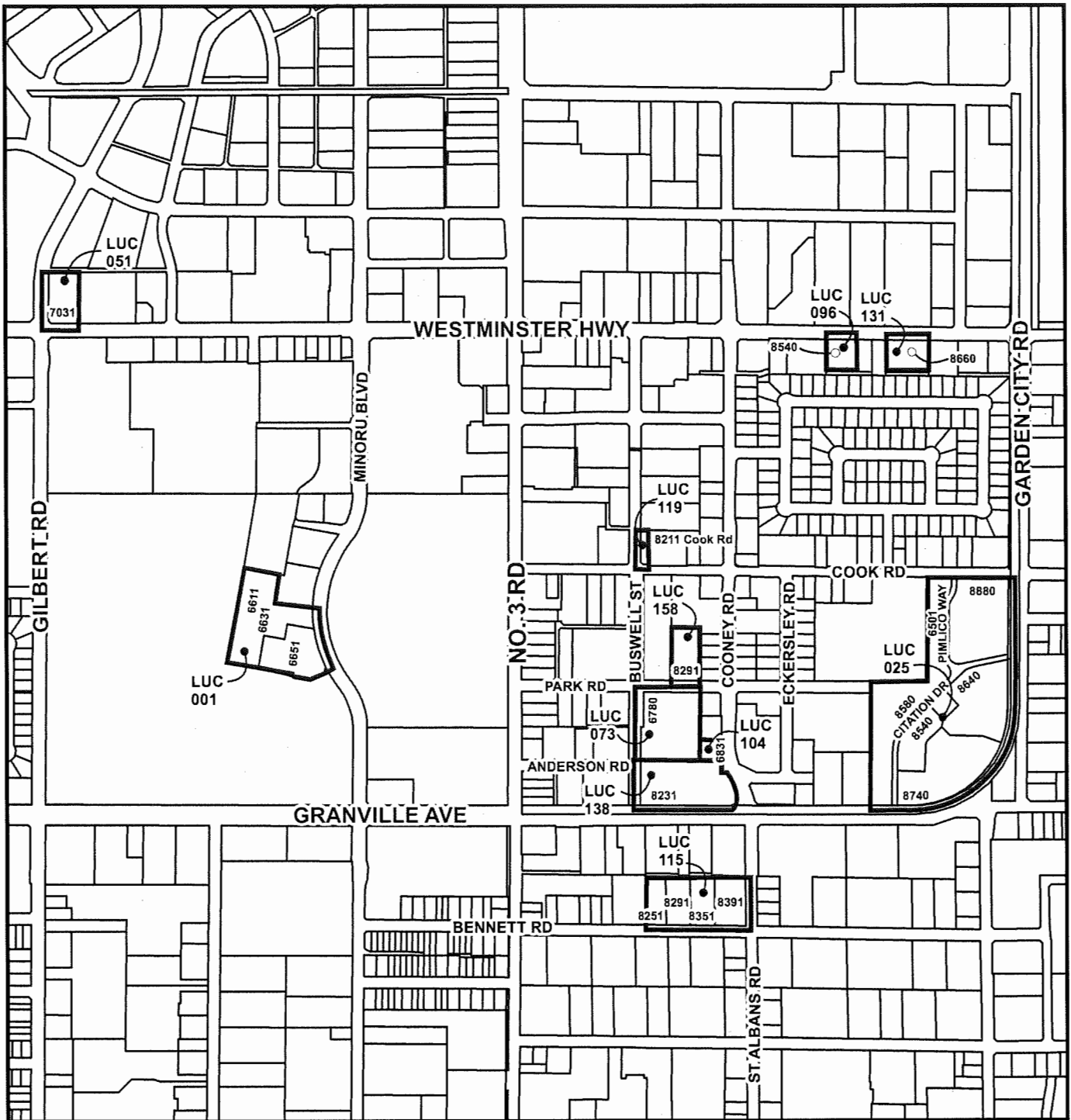
- Attachment 1: Land Use Contracts by Geographic Area
- Attachment 2: Land Use Contracts in City Centre (South)
- Attachment 3: Land Use Contract Summary and Comparison Tables

Approach For Dealing With The Remaining LUCs by Geographic Area





City of Richmond



Land Use Contracts (LUC) in City Centre (South)

Original Date: 01/17/18
 Revision Date: 01/24/18
 Note: Dimensions are in METRES

Attachment 3

Land Use Contract Summary & Comparison Tables

LUC 001

LUC 025

LUC 051

LUC 073

LUC 096

LUC 104

LUC 115

LUC 119

LUC 131

LUC 138

LUC 158

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 001

Number of properties: 2, plus strata-titled units

Number of Multi-Family Units: 561

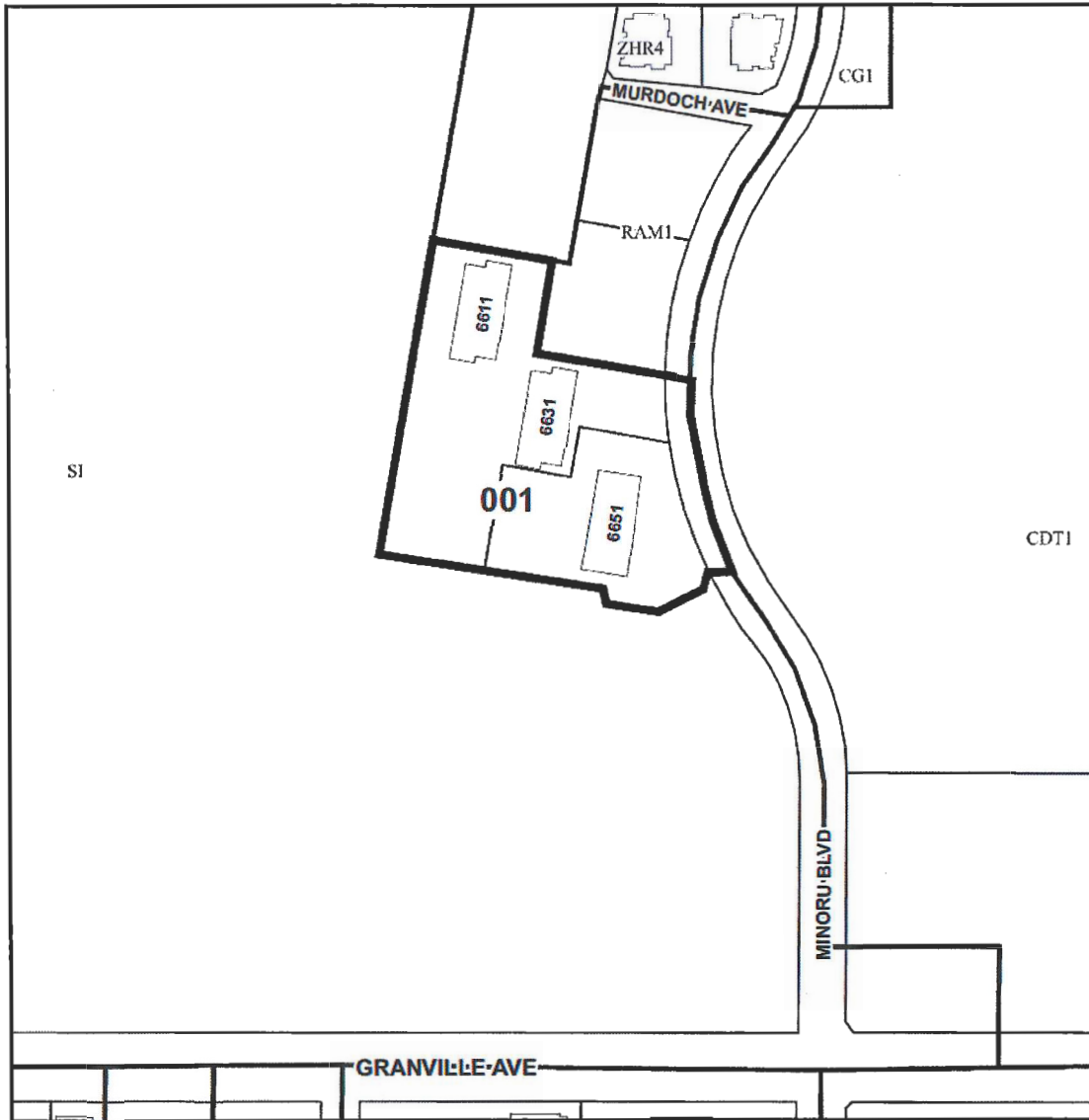
Proposed Zone: High Rise Apartment (ZHR14) – Brighthouse Village (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 001	ZHR14
Permitted Uses:	<ul style="list-style-type: none"> apartment housing beauty parlour, limited to a maximum of 65 m² 	<p>Permitted Uses</p> <ul style="list-style-type: none"> child care apartment housing <p>Secondary Uses</p> <ul style="list-style-type: none"> boarding and lodging minor community care facility home business <p>Additional Uses*</p> <ul style="list-style-type: none"> personal service <p>(* limited to a maximum of 65 m²; for the purpose of this zone “personal service” means a beauty parlour.)</p>
FAR (max)	1.90	1.90
Lot Coverage (max)	29%	29% for buildings containing apartment housing.
Setbacks (min)	As per drawings (varies per lot)	Diagram 1 (varies per lot)
Building Height (max)	47.0 m	<ul style="list-style-type: none"> Buildings 47.0 m geodetic Accessory buildings 5.0 m Accessory structures 12.0 m

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 001

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 025

Number of Properties: 6, plus strata-titled units

Number of Multi-Family Units: 515

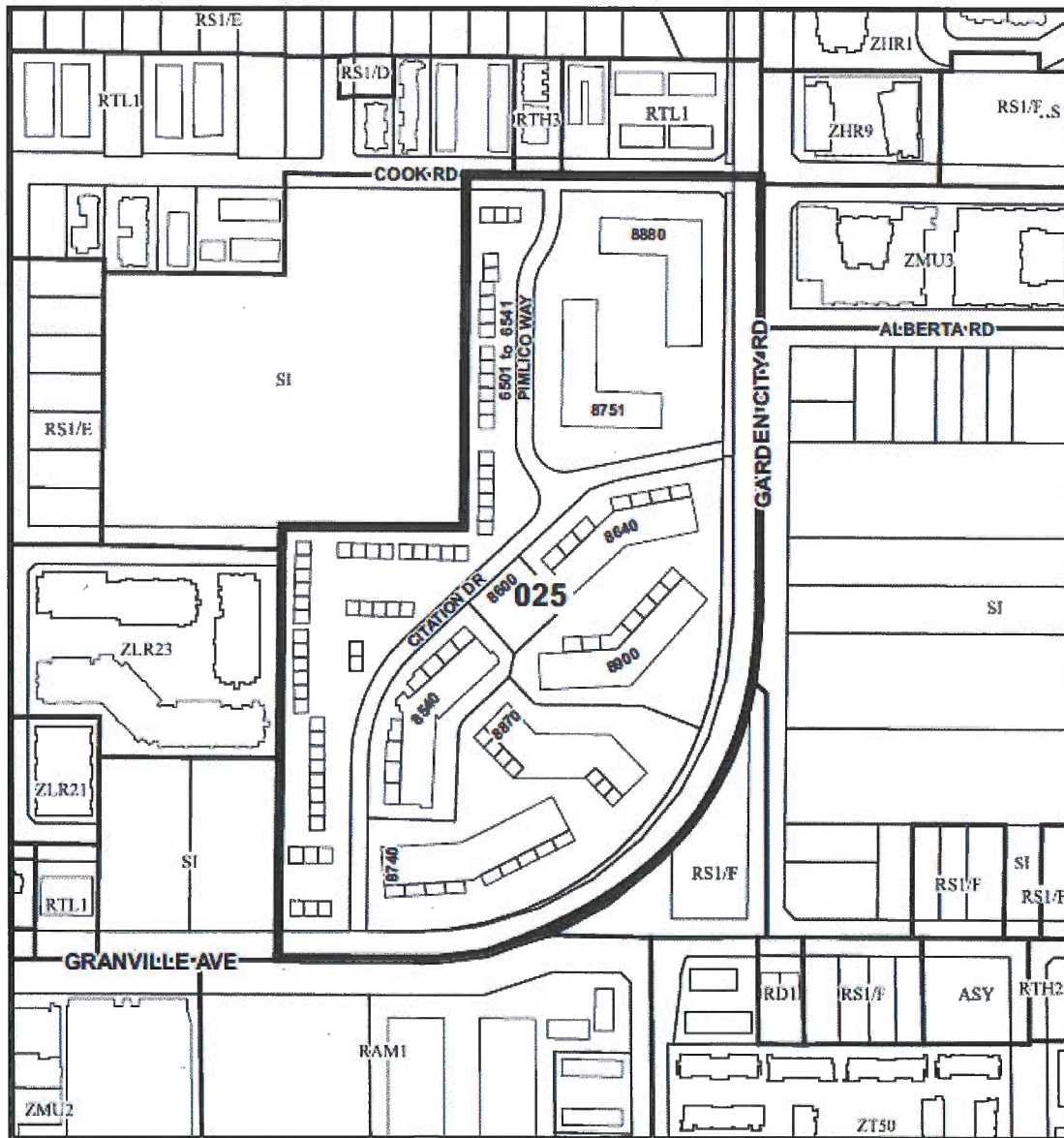
Proposed Zones: **Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)**

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 025	ZLR32
Permitted Uses:	Residential multiple family dwellings and apartments	Permitted Uses <ul style="list-style-type: none"> • child care • apartment housing • town housing Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • minor community care facility • home business
FAR (max)	N/A	Diagram 1 (varies per lot; 0.55 to 1.03)
Lot Coverage (max)	As per drawings	Buildings: <ul style="list-style-type: none"> • 40% (Areas A, B, C, E, F) • 30% (Area D) Buildings, structures, and non-porous surfaces: 80% Live plant material (min): 20%
Setbacks (min)	As per drawings (varies per lot)	<ul style="list-style-type: none"> • 6.0 m to 13.7 m (Areas A, B, C, E, F) • 1.5 m to 15.2 m (Area D)
Height (max)	Varies per lot (from 2 to 4 storeys, including parking)	Diagram 1 (varies per lot; 7.5 m to 15.0 m)

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 025

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 051

Number of properties: 1

Number of Units: 36

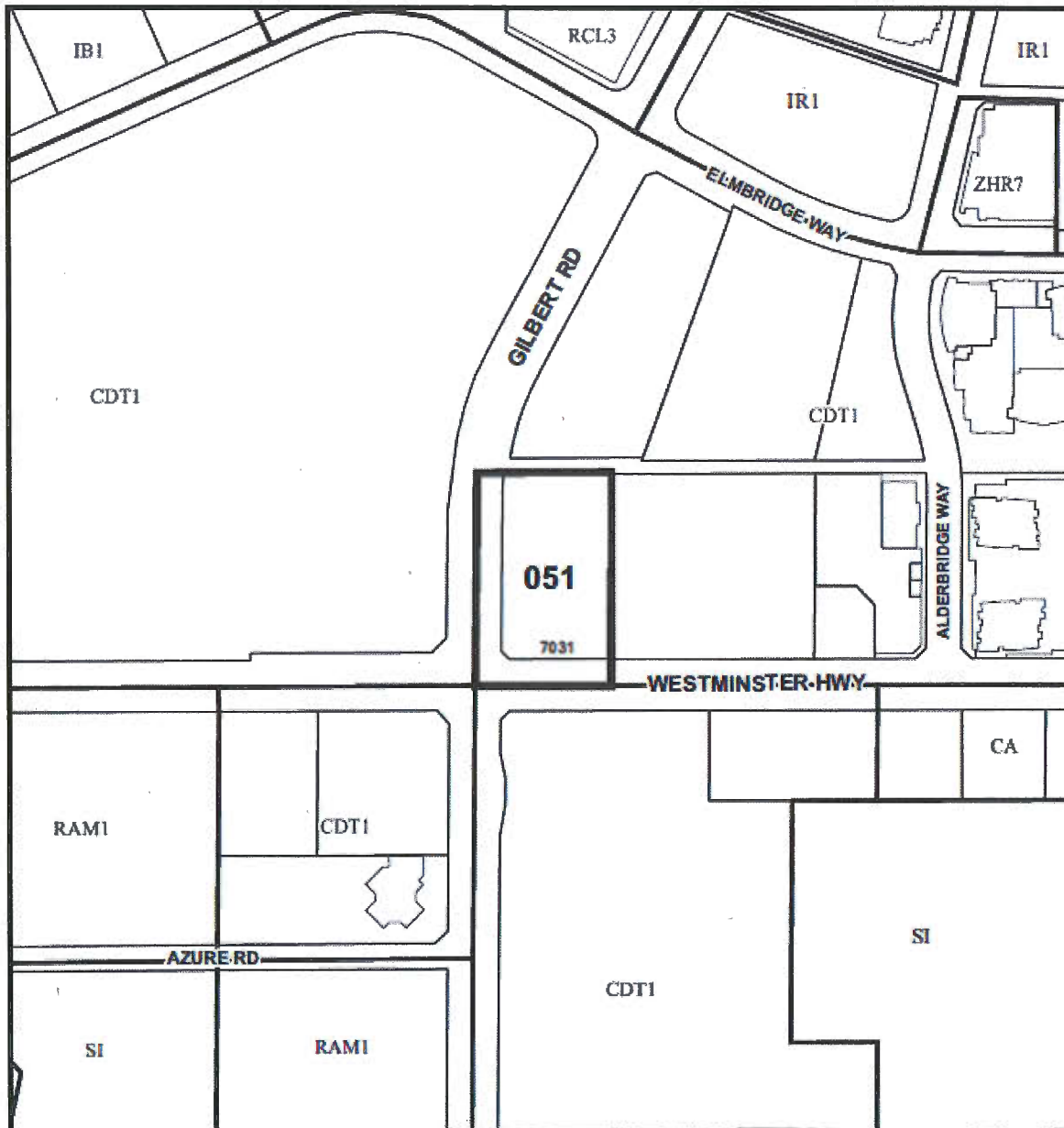
Proposed Zone: Office Commercial (ZC46) – Lansdowne Village (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 051	ZC46
Permitted Uses:	<ul style="list-style-type: none"> professional and mercantile offices retail trade, limited to a total floor area of 235 m² 	<p>Permitted Uses</p> <ul style="list-style-type: none"> child care government service minor health service office veterinary service <p>Additional Uses*</p> <ul style="list-style-type: none"> restaurant convenience retail general retail <p>(* these uses combined are limited to a maximum total floor area of 235 m)</p>
FAR (max)	N/A	1.10
Lot Coverage (max)	As per drawings	30% for buildings
Front Yard Setback (min)	As per drawings	20.0 m
Interior Side Yard Setback (min)		10.5 m
Exterior Side Yard Setback (min)		1.5 m
Rear Yard Setback (min)		35.0 m
Building Height (max)	N/A	<ul style="list-style-type: none"> Buildings: 15.0 m Accessory buildings: 5.0 m Accessory structures: 12.0 m

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 051

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 073

Number of properties: 1

Number of Multi-Family Units: 174

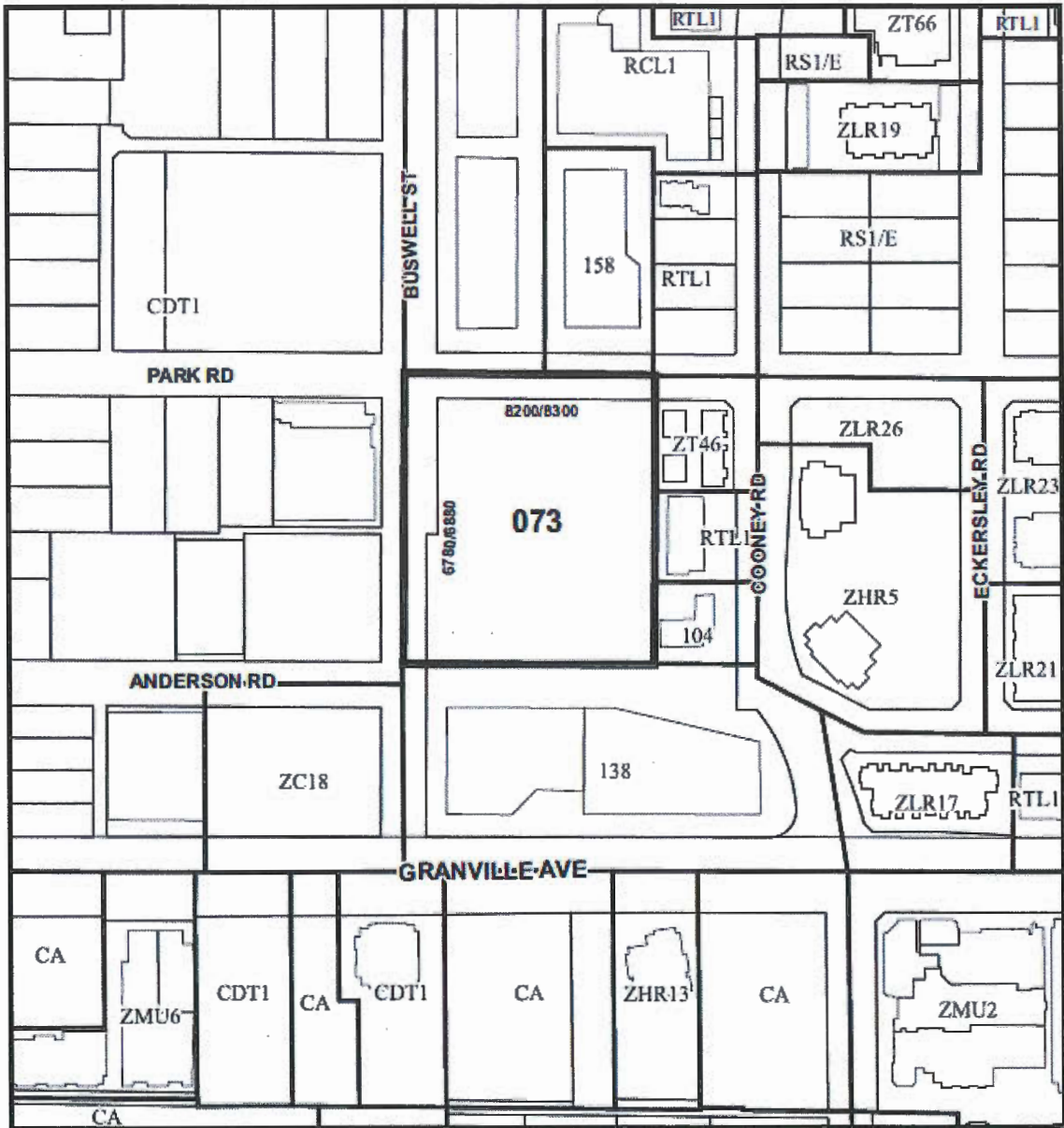
Proposed Zone: Low Rise Apartment (ZLR33) – Brighthouse Village (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 073	ZLR33
Permitted uses	Residential apartments	Permitted Uses <ul style="list-style-type: none"> • child care • apartment housing Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • minor community care facility • home business
FAR (max)	1.00 (as per drawings)	1.00
Lot Coverage (max)	As per drawings (35%)	35% for buildings containing apartment housing
Front Yard Setback (min)	As per drawings	7.5 m
Interior Side Yard Setback (min)		6.0 m
Exterior Side Yard Setback (min)		4.5 m
Rear Yard Setback (min)		7.5 m
Height (max)	3 storeys, over ground level covered parking	<ul style="list-style-type: none"> • Buildings: 15.0 m but containing no more than 3 storeys over one ground level of covered parking • Accessory buildings 5.0 m • Accessory structures 12.0 m

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 073

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 096

Number of properties: 1

Number of Multi-Family Units: 35

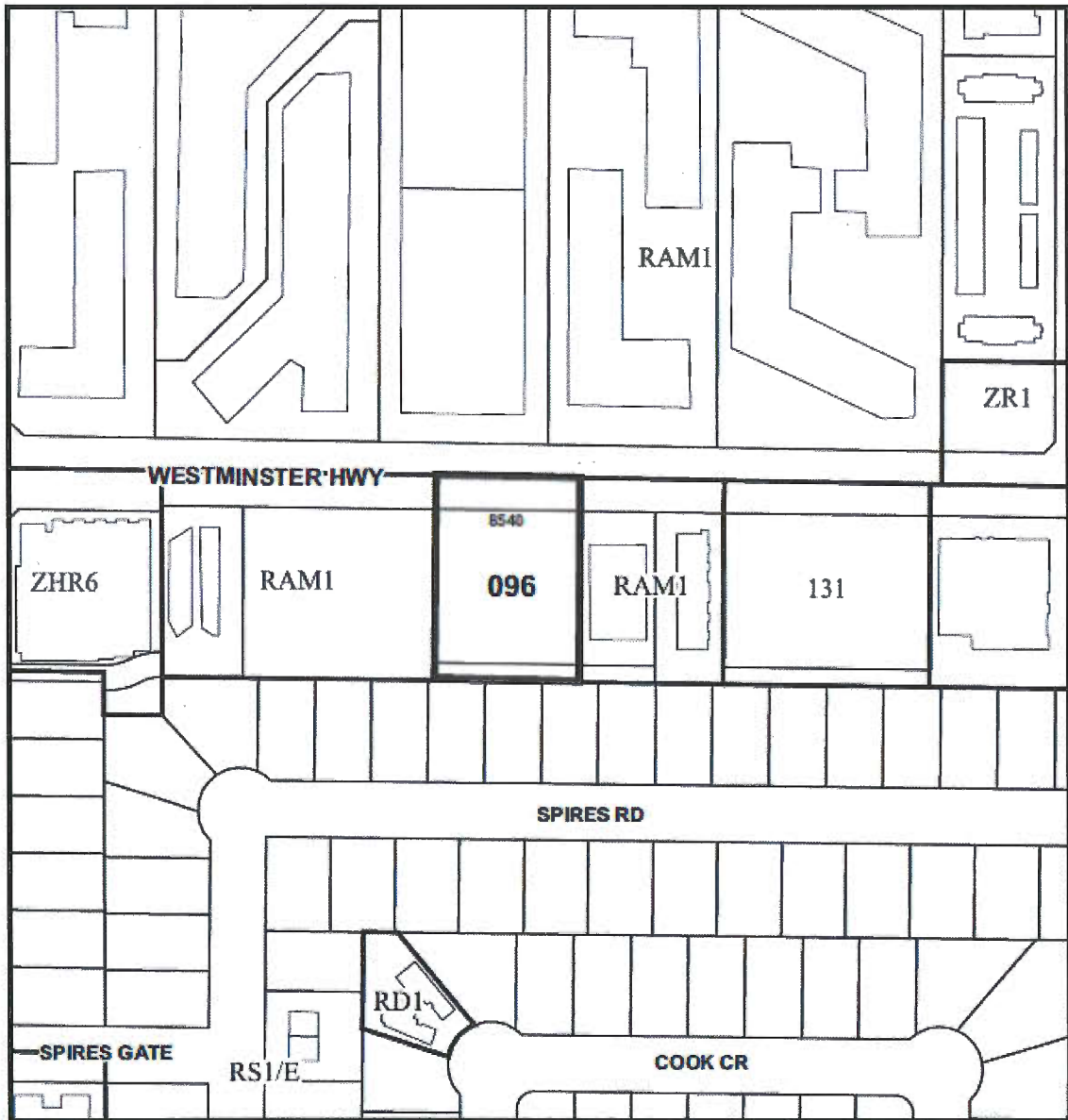
Proposed Zones: Low Rise Apartment (ZLR 34) – Brighthouse Village (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 096	ZLR34
Permitted uses	Residential apartments	Permitted Uses <ul style="list-style-type: none"> • child care • apartment housing Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • minor community care facility • home business
FAR (max)	N/A	1.22
Lot Coverage (max)	N/A	Buildings: 40% for buildings Buildings, structures, and non-porous surfaces: 80% Live plant material (min): 20%
Front Yard Setback (min)	As per drawings	12.0 m
Side Yard Setback (min)		5.5 m
Rear Yard Setback (min)		13.5 m
Height (max)	4 storeys, including ground level parking	<ul style="list-style-type: none"> • Buildings: 15.0 m but containing no more than 4 storeys, including ground level parking • Accessory buildings 5.0 m • Accessory structures 12.0 m

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 096

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 104

Number of properties: 1, plus strata-titled units

Number of Multi-Family Units: 7

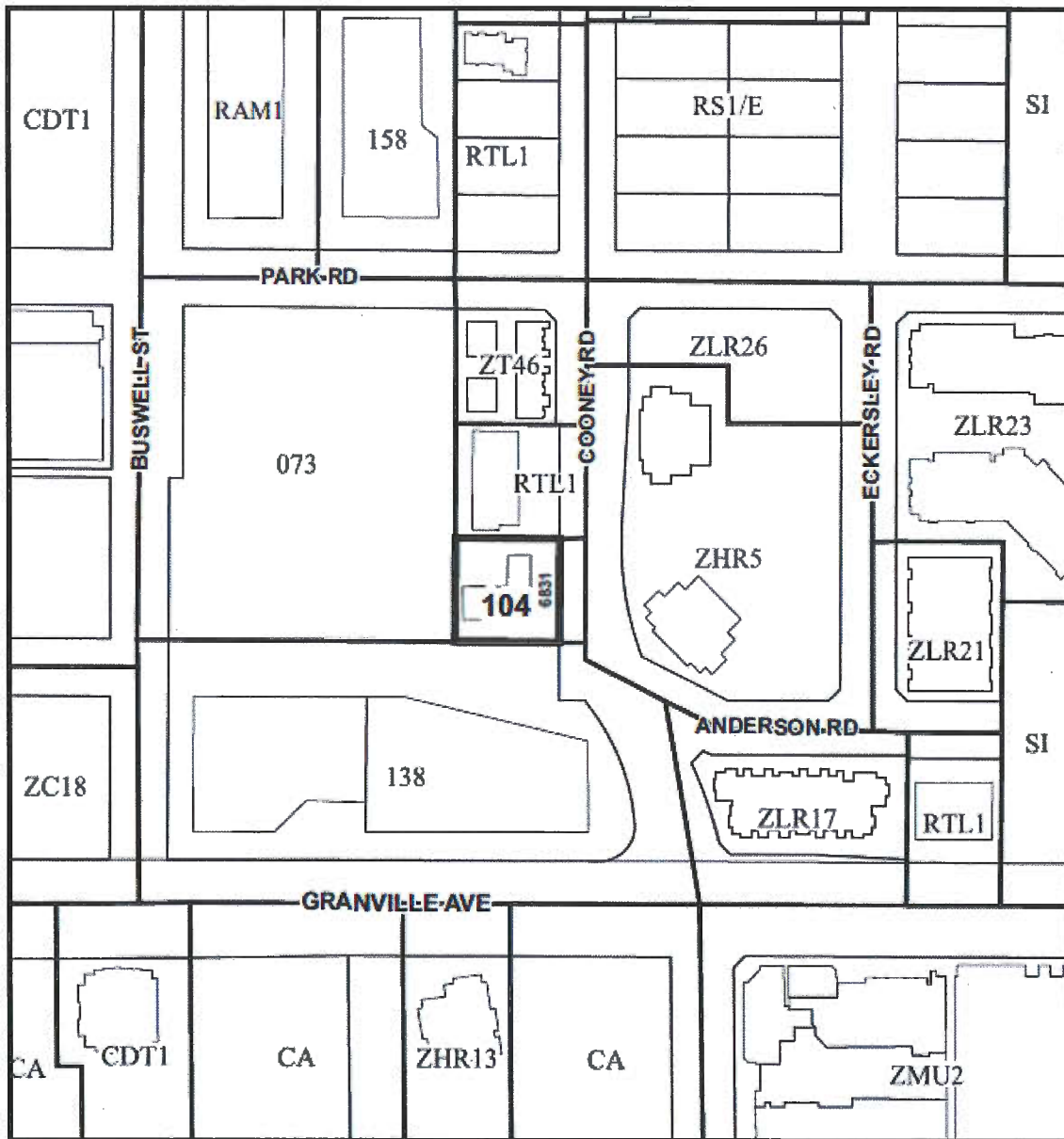
Proposed Zones: Town Housing (ZT84) – Cooney Road (Brighthouse Village of City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 104	ZT84
Permitted uses	Residential horizontal multiple one-family dwellings	Permitted Uses <ul style="list-style-type: none"> • child care • town housing Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • minor community care facility • home business
FAR (max)	As per drawings (0.60)	0.60
Lot Coverage (max)	As per drawings (33%)	33% for buildings
Front Yard Setback (min)	As per drawings	7.5 m
Side Yard Setback (min)		<ul style="list-style-type: none"> • North: 7.0 m • South: 6.5 m
Rear Yard Setback (min)		3.0 m
Height (max)	10.7 m	10.7 m but containing no more than 3 storeys.

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 104

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 115

Number of properties: 4, plus strata-titled units

Number of Multi-Family Units:

- Area A: 32
- Area B and C: 38 each
- Area D: 48
- Total: 156

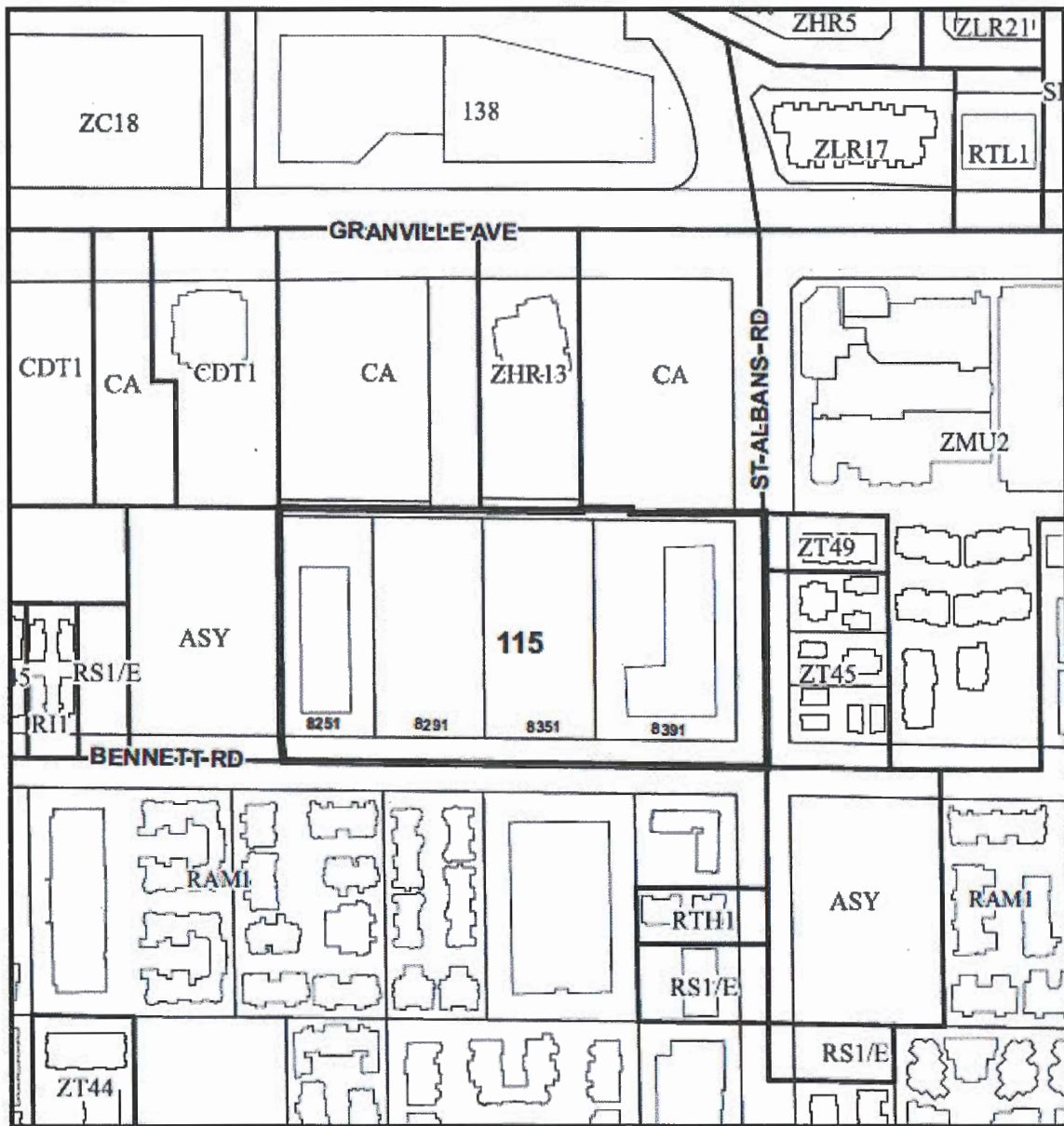
Proposed Zones: Low Rise Apartment (ZLR35) – St. Albans Sub Area (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 115	ZLR35
Permitted Uses	Residential apartments	Permitted Uses: <ul style="list-style-type: none"> • child care • housing, apartment Secondary Uses: <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max)	N/A	Diagram 1 (varies per lot) <ul style="list-style-type: none"> • Area A: 0.74 • Area B and C: 1.10 on each lot • Area D 1.01
Lot Coverage (max)	As per drawings	Buildings: 40% Building, structures, and non-porous surfaces: 80% Live plant material (min): 20%
Setbacks (min)	As per drawings	Diagram 1 (varies per lot; 6.0 m to 18.2 m)
Height (max)	Varies per lot (2 storeys to 4 storeys, including ground level parking)	Diagram 1 (varies per lot). <ul style="list-style-type: none"> • Area A: 9.0 m, but containing no more than 2 storeys • Area B, C, and D: 15.0 m, but containing no more than 4 storeys including one ground level of covered parking

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 115

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 119

Number of properties: 1

Number of Units: 4

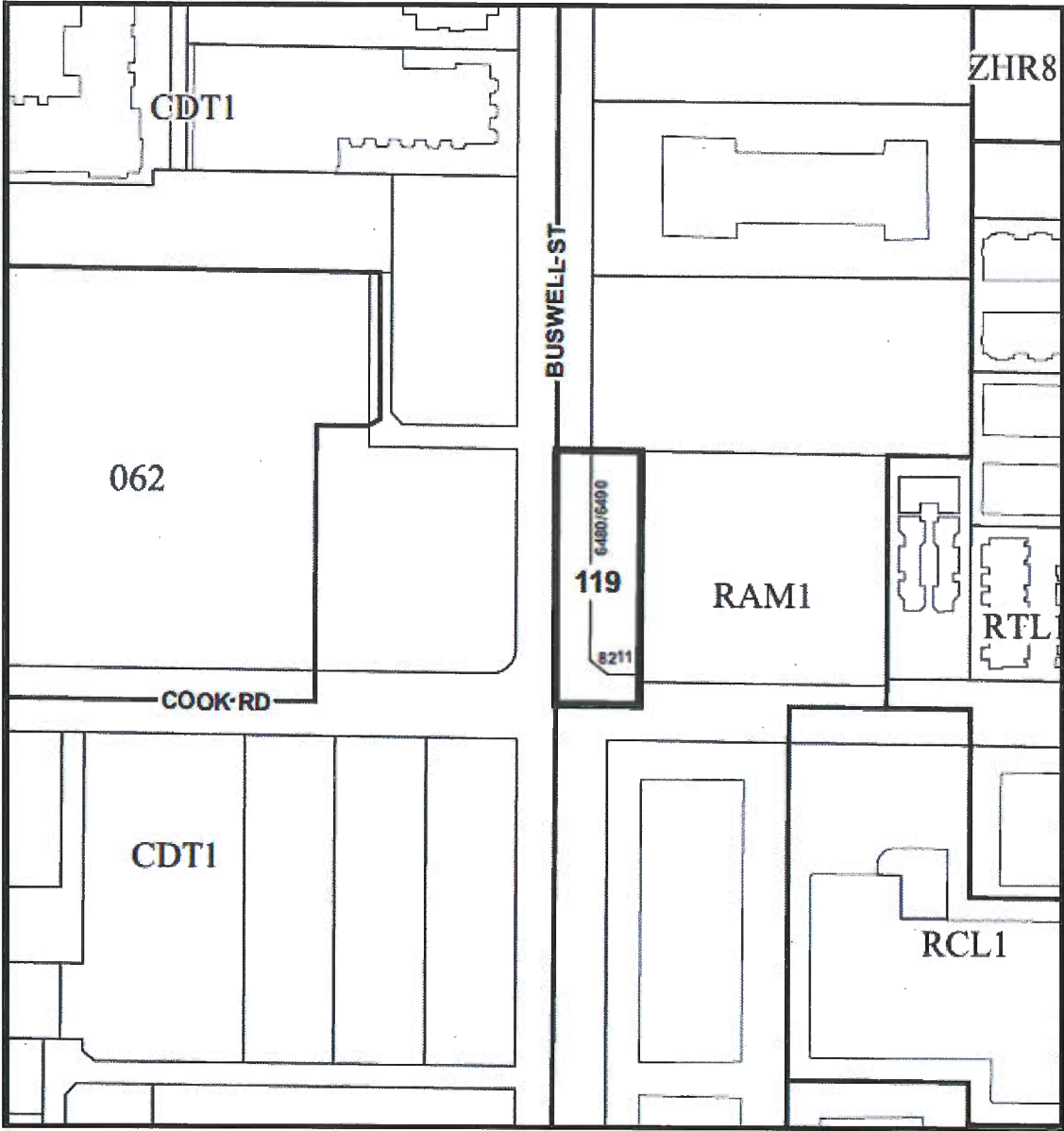
Proposed Zones: Office (ZC47) – Brighthouse Village (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 119	ZC47
Permitted Uses	Offices and drafting space for engineering-related disciplines, and for dentists, physicians, lawyers and accountants	<ul style="list-style-type: none"> • minor health service • office
FAR (max)	N/A	1.15
Lot Coverage (max)	N/A	Buildings: 57% Building, structures, and non-porous surfaces: 80% Live plant material (min): 20%
Front Yard Setback (min)	As per drawings	6.1 m
Interior Side Yard Setback (min)		0.2 m
Exterior Side Yard Setback (min)		<ul style="list-style-type: none"> • 0.0 m for no more than 17% of the side façade of the building, to be used only for entrances, exits, and stairs; and • 4.0 m for at least 83% of the side façade of the building.
Rear Yard Setback (min)		<ul style="list-style-type: none"> • 0.41 m for no more than 48% of the rear façade of the building, to be used only for entrances, exits, and stairs; and • 4.85 m for at least 52% of the rear façade of the building.
Height (max)		2 storeys, including ground level parking

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 119

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 131

Number of properties: 1

Number of Multi-Family Units: 45

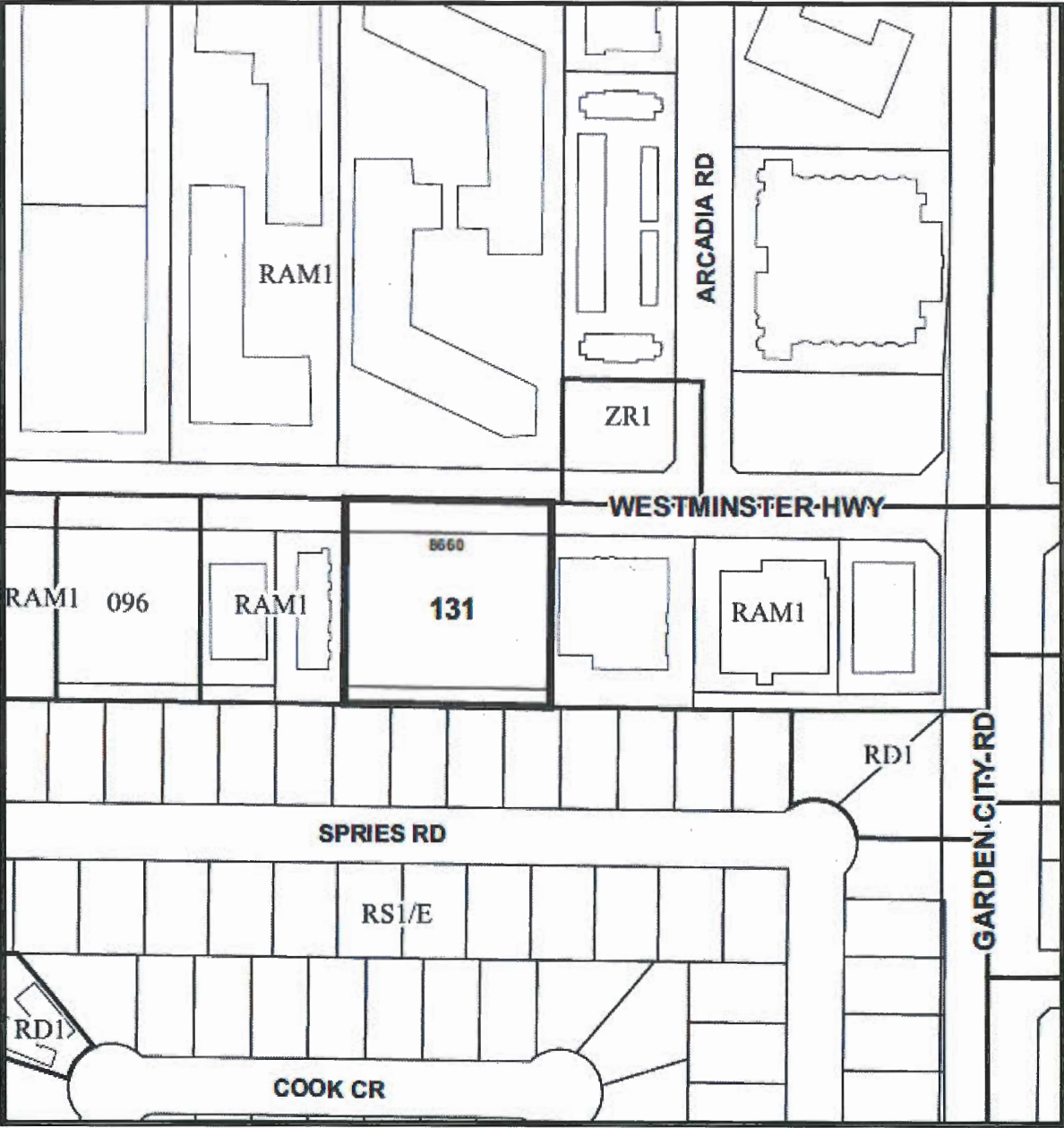
Proposed Zones: Low Rise Apartment (ZLR36) – Brighthouse Village (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 131	ZLR36
Permitted Uses	Residential apartments	Permitted Uses: <ul style="list-style-type: none"> • child care • housing, apartment Secondary Uses: <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max)	N/A	1.20
Lot Coverage (max)	As per drawings	Buildings: 40% Building, structures, and non-porous surfaces: 80% Live plant material (min): 20%
Front Yard Setback (min)	As per drawings	12.0 m
Side Yard Setback (min)		8.5 m
Rear Yard Setback (min)		10.0 m
Height (max)	4 storeys, including ground level parking	15.0 m, but containing no more than 4 storeys including ground level parking

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 131

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 138

Number of properties: 1, plus strata-titled units

Number of Multi-Family Units: 129

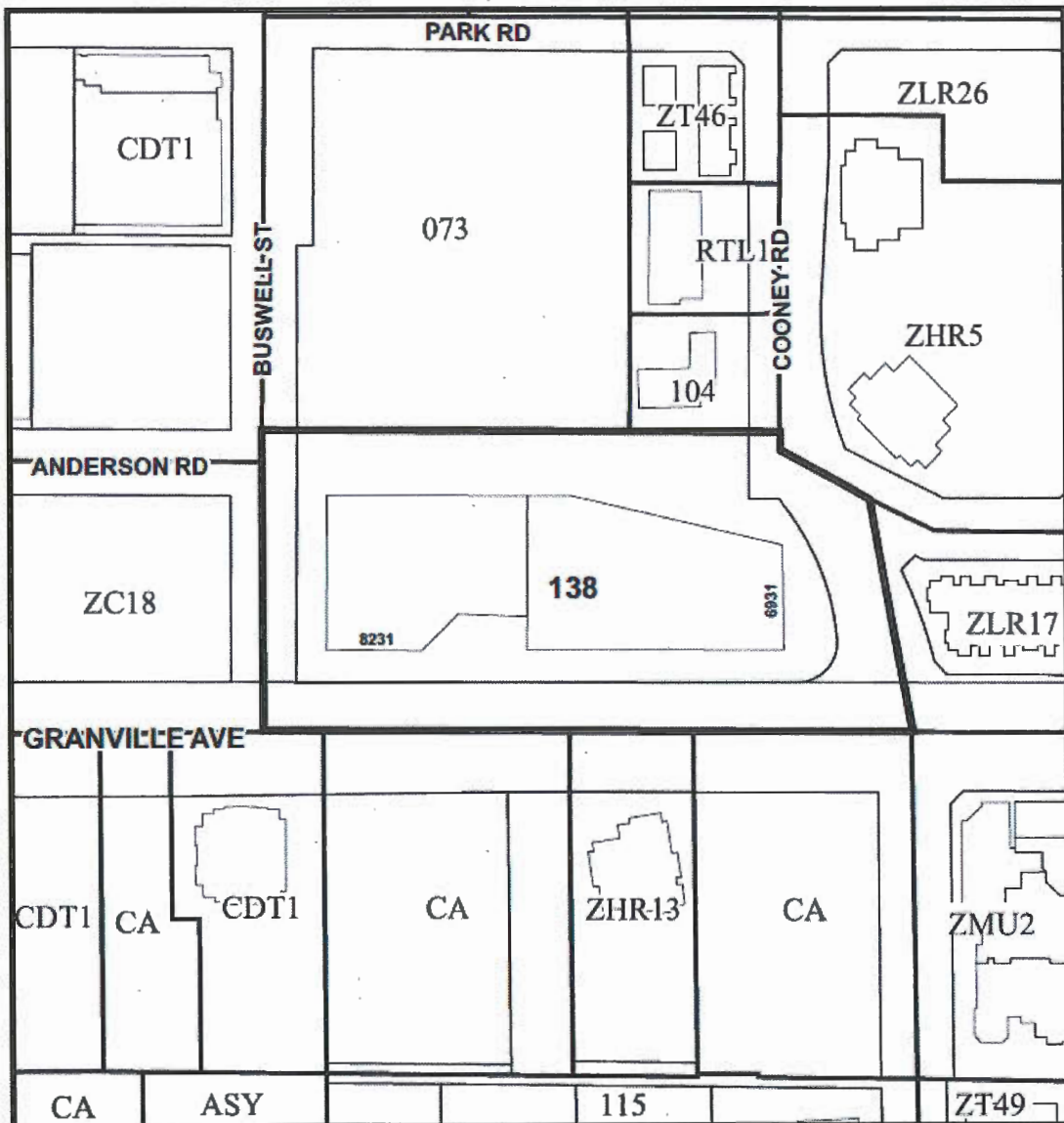
Proposed Zones: Low Rise Apartment (ZLR37) – Brighthouse Village (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 138	ZLR37
Permitted Uses	Residential apartments	Permitted Uses: <ul style="list-style-type: none"> • child care • housing, apartment Secondary Uses: <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max)	N/A	0.85
Lot Coverage (max)	As per drawings	29% for buildings containing apartment housing
Setbacks (min)	As per drawings	<ul style="list-style-type: none"> • 5.0 m to Cooney Road • 7.5 m to Granville Avenue • 6.0 m to Buswell Street • 17.0 m to north interior side yard
Height (max)	4 storeys, including one ground level of parking	15.0 m, but containing no more than 4 storeys including one ground level of parking

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 138

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 158

Number of properties: 1, plus strata-titled units

Number of Multi-Family Units: 56

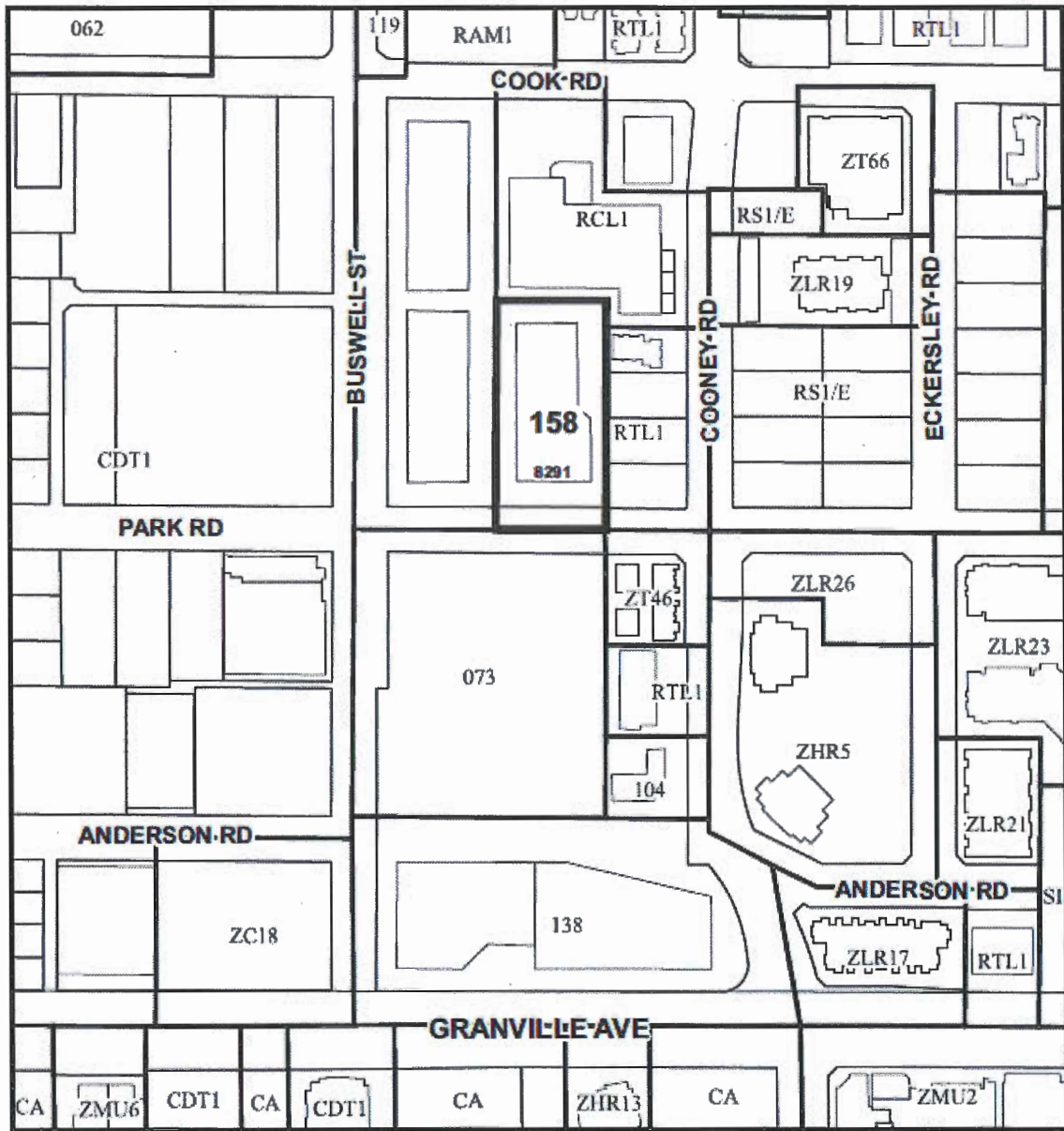
Proposed Zones: Low Rise Apartment (ZLR38) – Brighthouse Village (City Centre)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 158	ZLR38
Permitted Uses	Residential apartments	Permitted Uses: <ul style="list-style-type: none"> • child care • housing, apartment Secondary Uses: <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max)	N/A	1.20
Lot Coverage (max)	As per drawings	Buildings: 50% Building, structures, and non-porous surfaces: 80% Live plant material (min): 20%
Front Yard Setback (min)		7.5 m
Interior Side Yard Setback (min)		<ul style="list-style-type: none"> • East: 6.0 m • West: 9.0 m
Rear Yard Setback (min)		7.0 m
Height (max)	4 storeys, including ground level parking	15.0 m, but containing no more than 4 storeys including ground level parking

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 158



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9799
to Establish Zoning for the Properties Developed under
Land Use Contract 001**

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 19 (Site Specific Residential (Higher Density) Zones), in numerical order:

“ 19.14 High Rise Apartment (ZHR14) – Brighthouse Village (City Centre)

19.14.1 Purpose

The **zone** provides for high rise **apartment housing**, and compatible **uses**. This **zone** is for the properties developed under Land Use Contract 001 on Minoru Boulevard in the Brighthouse Village of City Centre.

- 19.14.2 Permitted Uses**
- child care
 - housing, apartment

- 19.14.3 A. Secondary Uses**
- boarding and lodging
 - community care facility, minor
 - home business

- 19.14.3 B. Additional Uses**
- service, personal

19.14.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 561.
2. The maximum number of **buildings** for **apartment housing** in this **zone** is three.
3. The maximum **floor area ratio** is 1.90.

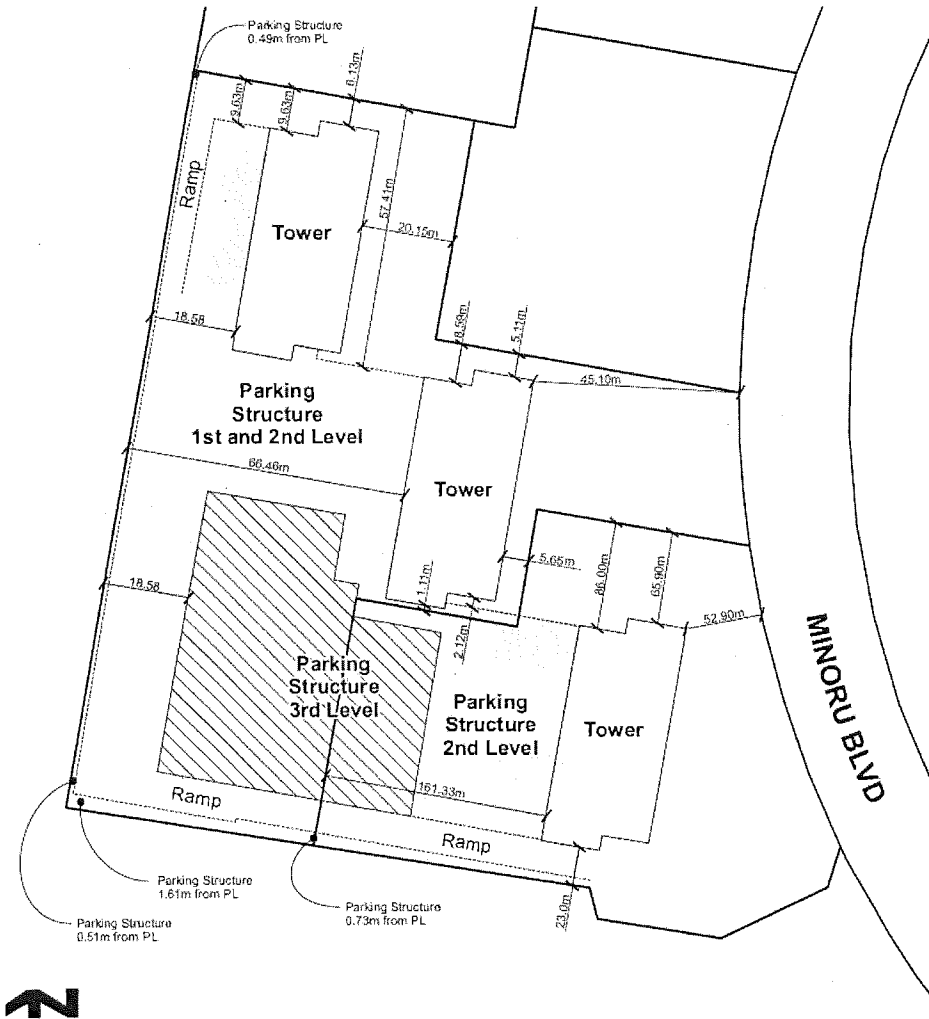
19.14.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 29% for **buildings** containing **apartment housing**.

19.14.6 Yards & Setbacks

- The minimum **setbacks** shall be as shown in Diagram 1 in Section 19.14.6.1.a).

a) Diagram 1



19.14.7 Permitted Heights

- The maximum **height** for **buildings** is 47.0 m geodetic.
- The maximum **height** for **accessory buildings** is 5.0 m.
- The maximum **height** for **accessory structures** is 12.0 m.

19.14.8 Subdivision Provisions/Minimum Lot Size

- There are no minimum **lot width** and **lot depth** requirements.

2. The minimum **lot area** requirement for the following listed site is 12,865 m²:
 - a) 6611 and 6631 Minoru Boulevard
Strata Plan NWS2677.
3. The minimum **lot area** requirement for the following listed site is 7,260 m²:
 - a) 6651 Minoru Boulevard
Strata Plan NWS195.

19.14.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that **screening** is to be used between the parkade structure and the adjacent **park**.

19.14.10 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 the basic on-site parking requirement shall be 1.25 **vehicle parking spaces** per **dwelling unit**.

19.14.11 Other Regulations

1. 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. **Personal service** shall be limited to a total **floor area** of 65 m².
 3. For the purpose of this **zone** (ZHR14) only, **personal service** means a beauty parlour.
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 9799” as “**High Rise Apartment (ZHR14) – Brighthouse Village (City Centre)**”.

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9799".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>CK</i>
APPROVED by Director or Solicitor <i>JA</i>

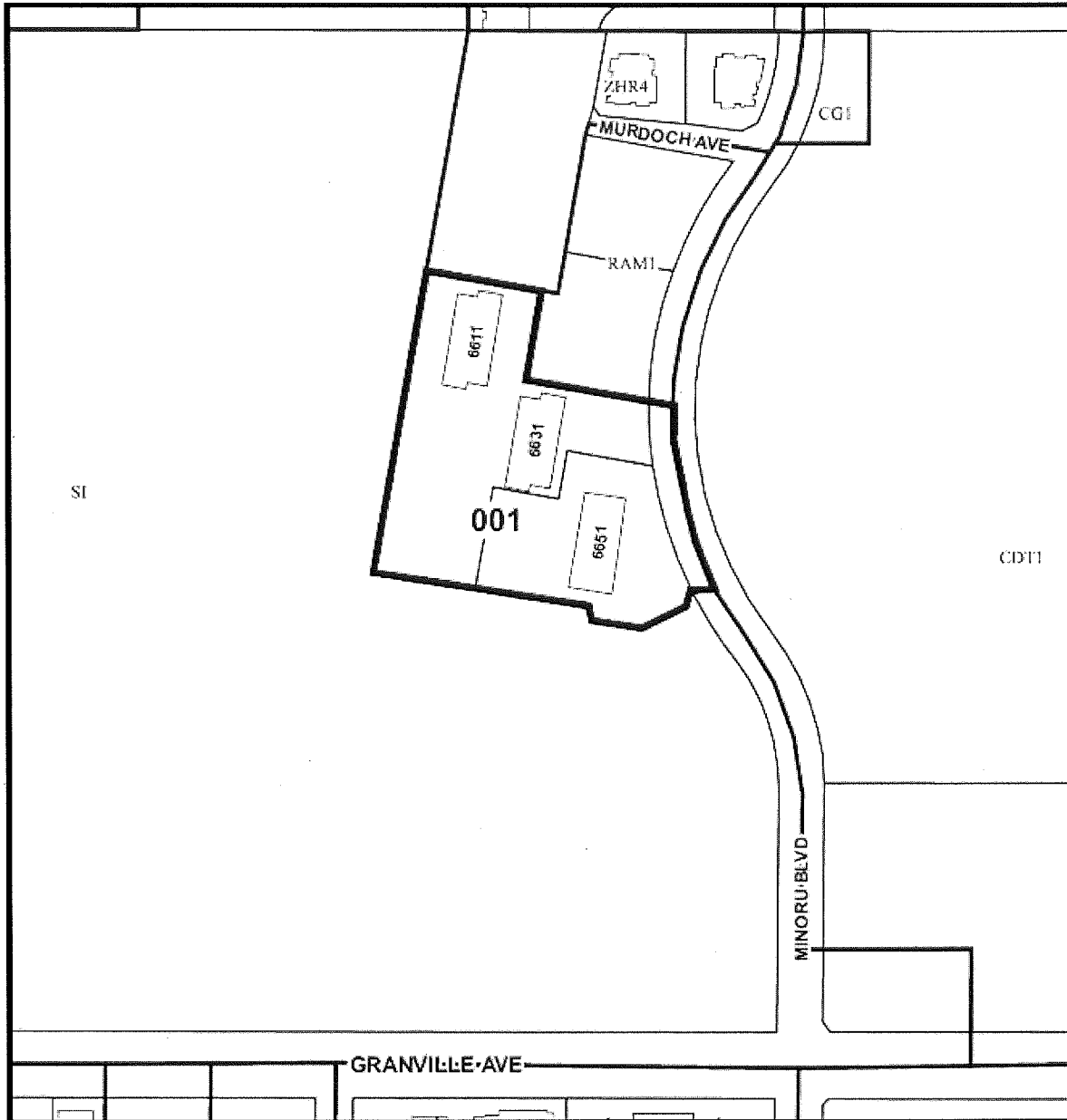
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9799



City of
Richmond



Bylaw 9799
Schedule "A"

Original Date: 01/15/18

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 9801 to Establish Zoning for the Properties Developed under Land Use Contract 025

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 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

“ 18.32 Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)

18.32.1 Purpose

The zone provides for low rise apartment housing and town housing, and compatible uses. This zone is for the properties developed under Land Use Contract 025 on Citation Drive, Cook Road, and Pimlico Way in the Brighthouse Village of City Centre.

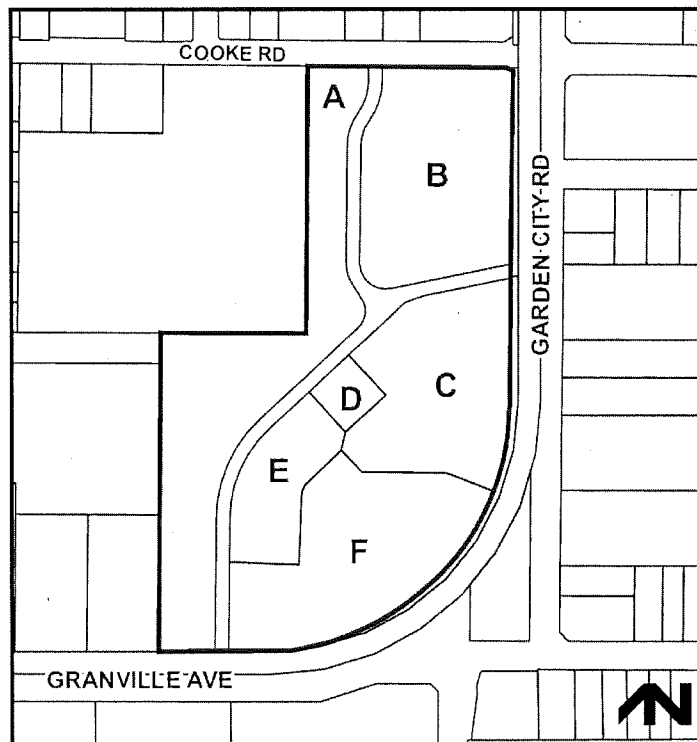
- 18.32.2 Permitted Uses
• child care
• housing, apartment
• housing, town

- 18.32.3 Secondary Uses
• boarding and lodging
• community care facility, minor
• home business

18.32.4 Permitted Density

- 1. In the area identified as “A” on Diagram 1, Section 18.32.4.7:
a) The maximum number of dwelling units for town housing is 63;
b) The maximum floor area permitted per dwelling unit is 149 m²; and
c) The maximum floor area ratio is 0.55.
2. In the area identified as “B” on Diagram 1, Section 18.32.4.7:
a) The maximum number of dwelling units for apartment housing is 102;
b) The maximum number of buildings for apartment housing is two;
c) The maximum floor area permitted per dwelling unit is 140 m²; and
d) The maximum floor area ratio is 1.03.

3. In the areas identified as "C" on Diagram 1, Section 18.32.4.7:
 - a) The maximum total number of **dwelling units** for **apartment housing** is 134.
 - b) The maximum total number of **buildings** for **apartment housing** is two.
 - c) The maximum **floor area ratio** is 0.88.
4. In the area identified as "D" on Diagram 1, Section 18.32.4.7:
 - a) The maximum **floor area** permitted is 588 m², provided that it is entirely used to accommodate **amenity space**.
5. In the areas identified as "E" on Diagram 1, Section 18.32.4.7:
 - a) The maximum total number of **dwelling units** for **apartment housing** is 74.
 - b) The maximum total number of **buildings** for **apartment housing** is one.
 - c) The maximum **floor area ratio** is 0.82.
6. In the areas identified as "F" on Diagram 1, Section 18.32.4.7:
 - a) The maximum total number of **dwelling units** for **apartment housing** is 149.
 - b) The maximum total number of **buildings** for **apartment housing** is two.
 - c) The maximum **floor area ratio** is 1.02.
7. Diagram 1



18.32.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is:
 - a) 40% in the areas identified as "A", "B", "C", "E", and "F" on Diagram 1, Section 18.32.4.7; and
 - d) 30% in the area identified as "D" on Diagram 1, Section 18.32.4.7.
2. No more than 80% of the **lot** may be occupied by **buildings, structures, and non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

18.32.6 Yards & Setbacks

1. In the area identified as "A" on Diagram 1, Section 18.32.4.7, the minimum **setback** to any **lot line** is 6.0 m.
2. In the area identified as "B" on Diagram 1, Section 18.32.4.7:
 - a) the minimum **setback** to Cook Road and Garden City Road is 12.1 m;
 - c) the minimum **setback** to Pimlico Way is 10.6 m; and
 - d) the minimum **setback** to Citation Drive is 13.7 m.
3. In the areas identified as "C", "E", and "F" on Diagram 1, Section 18.32.4.7:
 - a) the minimum **setback** to Citation Drive is 6.0 m;
 - b) the minimum **setback** to Garden City Road and Granville Avenue is 13.7 m; and
 - c) the minimum **setback** to any other **lot line** is 7.6 m.
4. In the area identified as "D" on Diagram 1, Section 18.32.4.7:
 - a) the minimum **setback** to Citation Drive is 1.5 m;
 - b) the minimum **interior side yard** is 1.7 m; and
 - c) the minimum **rear yard** is 15.2 m.

18.32.7 Permitted Heights

1. The maximum **height** for **buildings** for **town housing** is 9.0 m, but containing no more than 2 ½ **storeys**.
2. The maximum **height** for **buildings** for **apartment housing** is 15.0, but containing no more than 4 **storeys** including parking.
3. The maximum **height** for **accessory buildings** is 5.0 m, except that the maximum **height** for a **building** containing **amenity space** in the area identified as "D" on Diagram 1, Section 18.32.4.7 is 9.0 m for a **building** with a pitched roof and 7.5 m for a **building** with a flat roof, but in either case containing no more than 2 **storeys**.

4. The maximum height for **accessory structures** is 9.0 m.

18.32.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** requirements are:
 - a) 17,700 m² in the area identified as "A" on Diagram 1, Section 18.32.4.7;
 - b) 13,800 m² in the area identified as "B" on Diagram 1, Section 18.32.4.7;
 - c) 11,800 m² in the area identified as "C" on Diagram 1, Section 18.32.4.7;
 - d) 1,300 m² in the area identified as "D" on Diagram 1, Section 18.32.4.7;
 - e) 5,100 m² in the area identified as "E" on Diagram 1, Section 18.32.4.7;
and
 - f) 13,700 m² in the area identified as "F" on Diagram 1, Section 18.32.4.7.

18.32.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

18.32.10 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 the basic on-site parking requirement:
 - a) in the area identified as "B" on Diagram 1, Section 18.32.4.7 shall be 1.5 **vehicle parking spaces per dwelling unit**; and
 - b) in the area identified as "C", "E", and "F" on Diagram 1, Section 18.32.4.7 shall be 1.38 **vehicle parking spaces per dwelling unit** and of which a minimum of 0.15 **vehicle parking spaces per dwelling unit** shall be designated for visitors.

18.32.11 Other Regulations

1. 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. **Town housing** shall be limited to the areas identified as "A" on Diagram 1, Section 18.32.4.7.
 3. **Apartment housing** shall be limited to the areas identified as "B", "C", "E" and "F" on Diagram 1, Section 18.32.4.7."
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 9801" as "**Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)**".

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9801".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>CK</i>
APPROVED by Director or Solicitor
<i>JA</i>

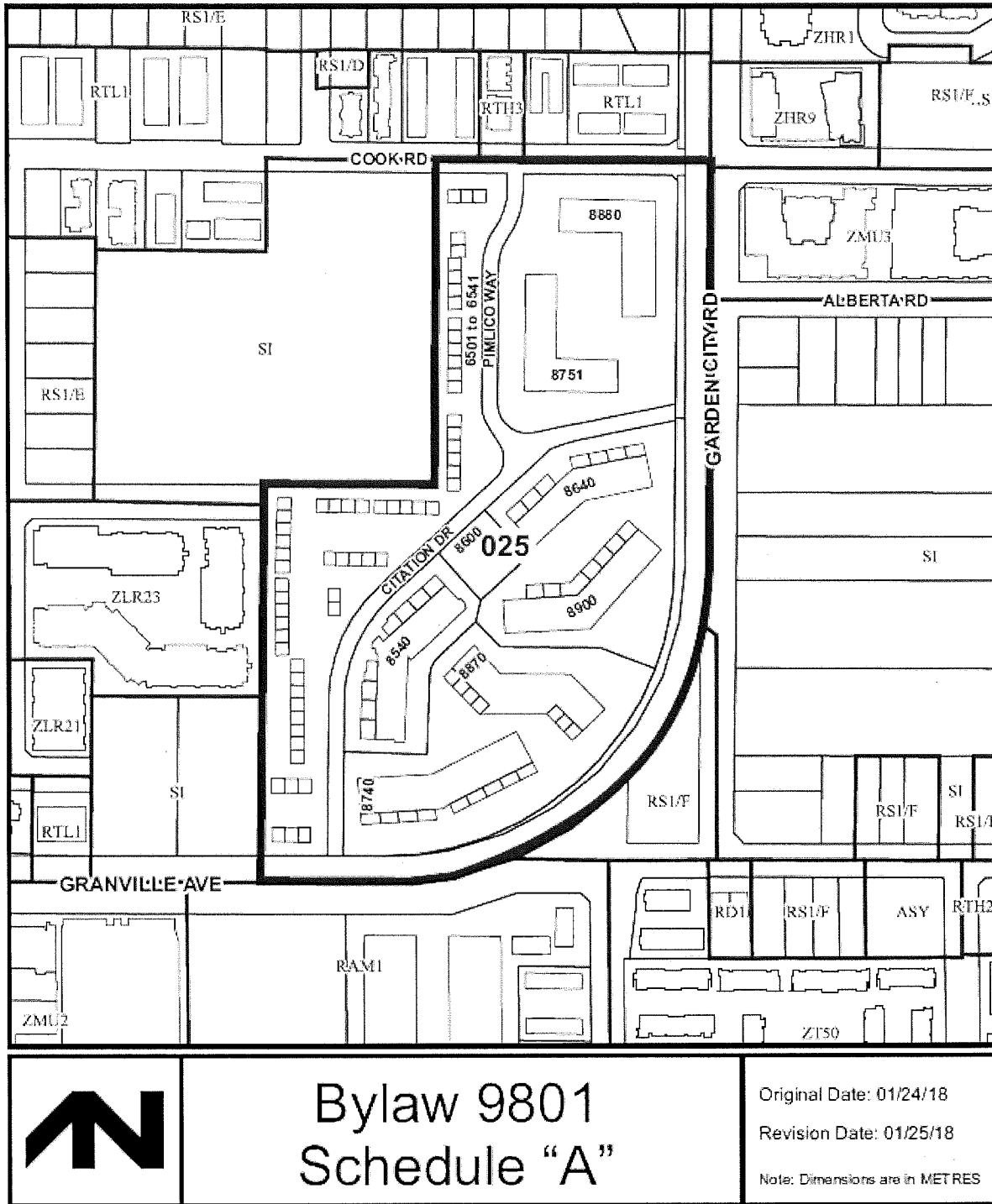
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9801



City of Richmond



Bylaw 9801 Schedule "A"

Original Date: 01/24/18
 Revision Date: 01/25/18
 Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 9802 to Establish Zoning for the Property Developed under Land Use Contract 051

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 22 (Site Specific Commercial Zones), in numerical order:

“ 22.46 Office Commercial (ZC46) – Lansdowne Village (City Centre)

22.46.1 Purpose

The zone provides for limited commercial, office, and compatible uses. This zone is for the property developed under Land Use Contract 051 on Westminster Highway in the Lansdowne Village of City Centre.

- 22.46.2 Permitted Uses: child care, government service, health service, minor, office, veterinary service
22.46.3 A. Secondary Uses: n/a
22.46.3 B. Additional Uses: restaurant, retail, convenience, retail, general

22.46.4 Permitted Density

1. The maximum floor area ratio is 1.10.

22.46.5 Permitted Lot Coverage

1. The maximum lot coverage is 30% for buildings.

22.46.6 Yards & Setbacks

- 1. The minimum front yard is 20.0 m.
2. The minimum interior side yard is 10.5 m.
3. The minimum exterior side yard is 1.5 m.
4. The minimum rear yard is 35.0 m.

22.46.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum height for **accessory buildings** is 5.0 m.
3. The maximum height for **accessory structures** is 12.0 m.

22.46.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 45.0 m.
2. The minimum **lot depth** is 70.0 m.
3. The minimum **lot area** is 4,500 m².

22.46.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to section 22.46.9.1, a landscaped outdoor space with a minimum area of 300 m², a minimum width of 10.0 m, and a minimum depth of 15.0 m shall be provided on the **site** in the southwest corner of the **front yard**.

22.46.10 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 the basic on-site parking requirement shall be 91 **vehicle parking spaces**.

22.46.11 Other Regulations

1. The following listed **uses** combined shall be limited to a total **floor area** of 235 m²:
 - a) **restaurant**;
 - b) **retail, convenience**; and
 - c) **retail, general**.
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 9802" as "**Office Commercial (ZC46) – Lansdowne Village (City Centre)**".
- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9802**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



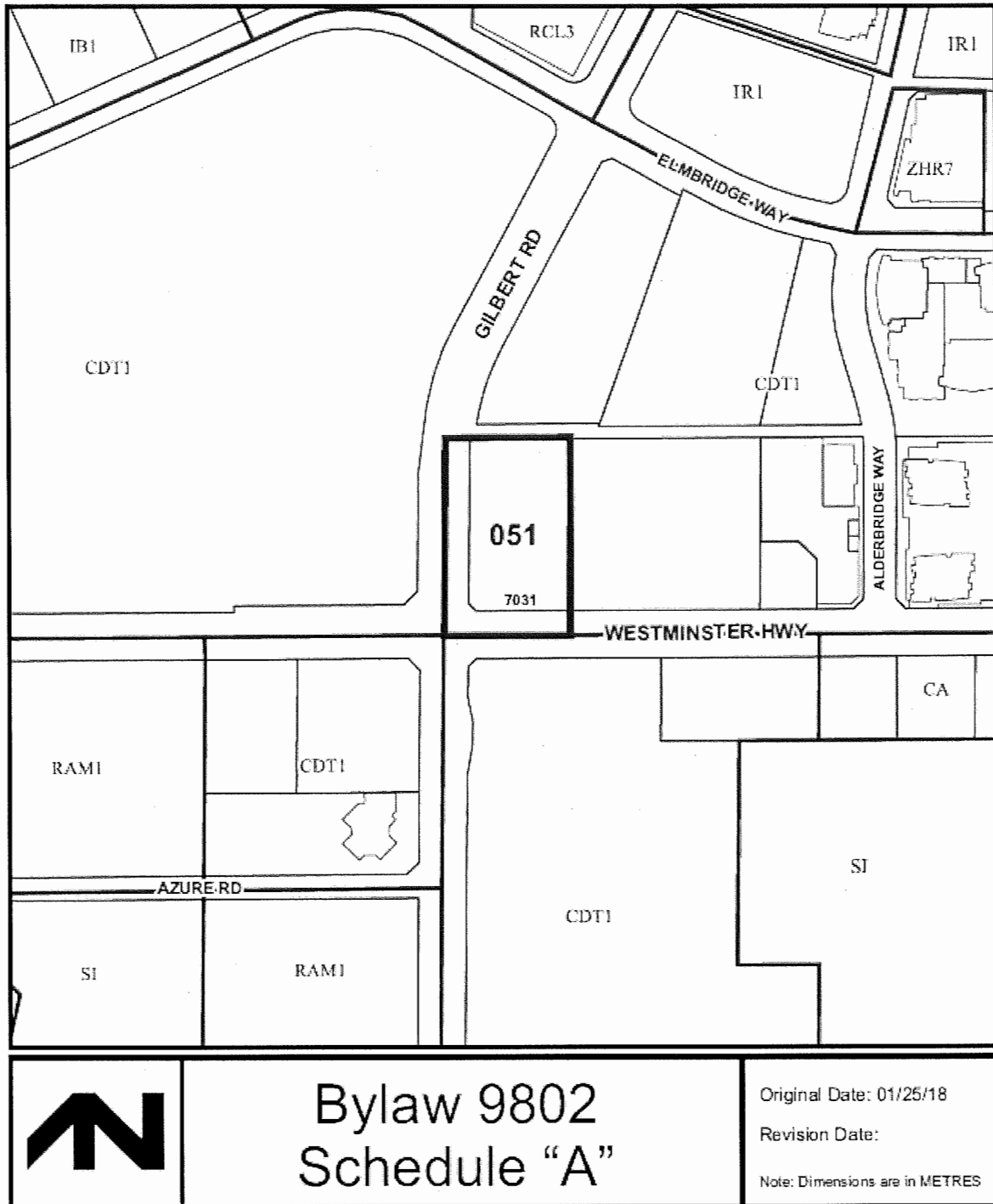
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9802



City of
Richmond



Bylaw 9802
Schedule "A"

Original Date: 01/25/18

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9804
to Establish Zoning for the Property Developed under
Land Use Contract 073**

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 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

“ 18.33 Low Rise Apartment (ZLR33) – Brighthouse Village (City Centre)

18.33.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 073 on Buswell Street and Park Road in the Brighthouse Village of City Centre.

18.33.2 Permitted Uses

- **child care**
- **housing, apartment**

18.33.3

Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

18.33.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 174.
2. The maximum number of **buildings** for **apartment housing** is four.
3. The maximum **floor area ratio** is 1.00.

18.33.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings** containing **apartment housing**.

18.33.6 Yards & Setbacks

1. The minimum **front yard** is 7.5 m.
2. The minimum **interior side yard** is 6.0 m.

3. The minimum **exterior side yard** is 4.5 m.
4. The minimum **rear yard** is 7.5 m.

18.33.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 3 **storeys** over one ground level of covered parking.

18.33.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 95.0 m.
2. The minimum **lot depth** is 115.0 m.
3. The minimum **lot area** is 11,500 m².

18.33.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

18.33.10 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 the basic on-site parking requirement shall be 220 covered **vehicle parking spaces**, 10 visitor **parking spaces**, and 5 uncovered **parking spaces** for service vehicles.

18.33.11 Other Regulations

1. 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 9804” as “**Low Rise Apartment (ZLR33) – Brighthouse Village (City Centre)**”.

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9804".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9804



City of
Richmond



	<h1>Bylaw 9804 Schedule "A"</h1>	<p>Original Date: 01/25/18</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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Richmond Zoning Bylaw 8500, Amendment Bylaw 9805 to Establish Zoning for the Property Developed under Land Use Contract 096

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 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

“ 18.34 Low Rise Apartment (ZLR34) – Brighthouse Village (City Centre)

18.34.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 096 on Westminster Highway in the Brighthouse Village of City Centre.

- 18.34.2 Permitted Uses**
- child care
 - housing, apartment

- 18.34.3 Secondary Uses**
- boarding and lodging
 - community care facility, minor
 - home business

18.34.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 35.
2. The maximum number of **buildings** for **apartment housing** is one.
3. The maximum **floor area** permitted for a **dwelling unit** containing one **bedroom** is 56 m² exclusive of storage space.
4. The maximum **floor area** permitted for a **dwelling unit** containing two **bedrooms** is 75 m² exclusive of storage space.
5. The maximum **floor area ratio** is 1.22.

18.34.5 Permitted Lot Coverage

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

2. No more than 80% of the **lot** may be occupied by **buildings, structures, and non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

18.34.6 Yards & Setbacks

1. The minimum **front yard** is 12.0 m.
2. The minimum **interior side yard** is 5.5 m.
4. The minimum **rear yard** is 13.5 m.

18.34.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys** including ground level parking.
2. The maximum **height** for **accessory building** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

18.34.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 50.0 m.
2. The minimum **lot depth** is 50.0 m.
3. There minimum **lot area** is 2,800.0 m².

18.34.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

18.34.10 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 the basic on-site parking requirement shall be 1.5 **vehicle parking spaces per dwelling unit**.

18.34.11 Other Regulations

1. 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 9805" as "**Low Rise Apartment (ZLR34) – Brighthouse Village (City Centre)**".

- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9805**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

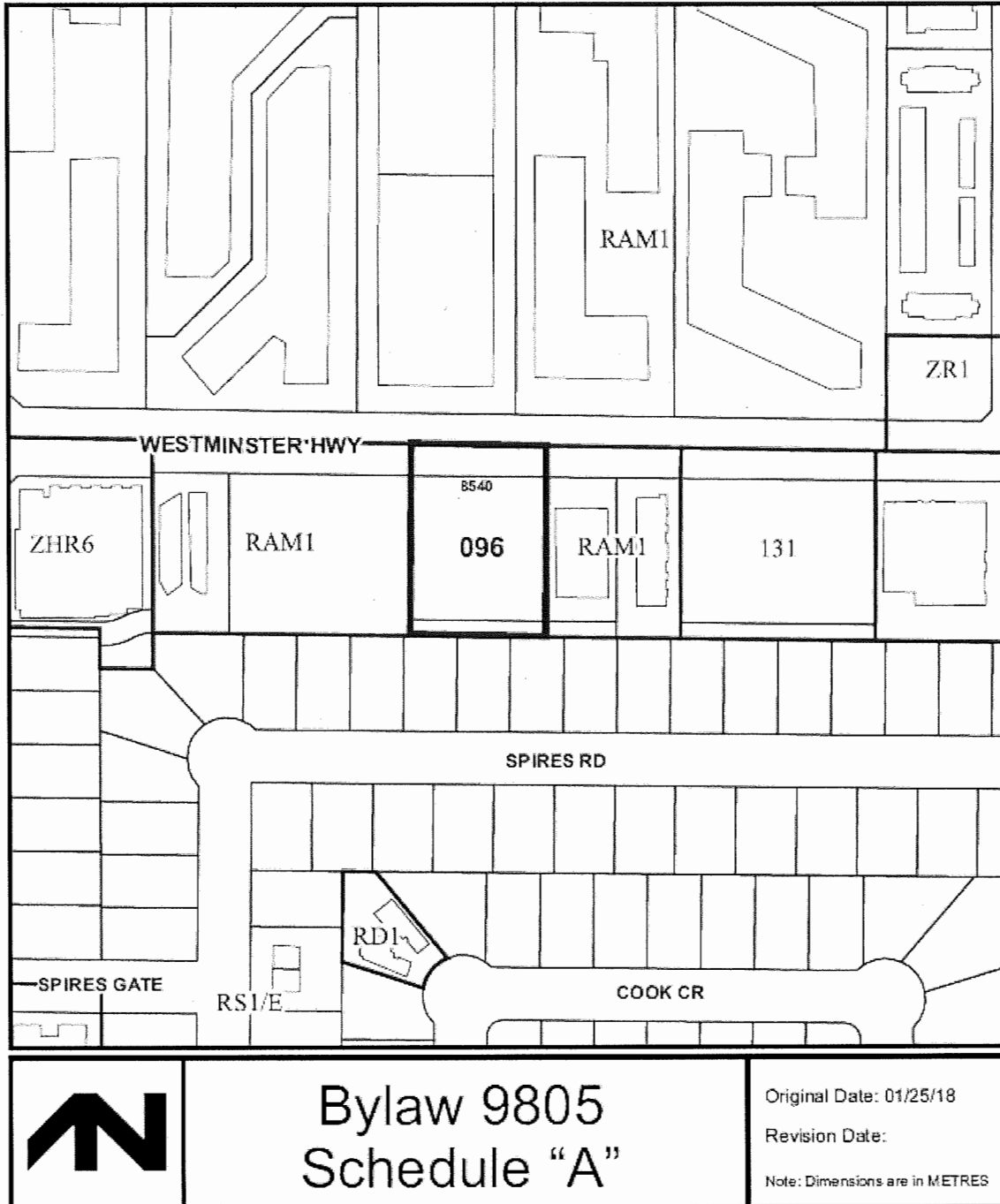

MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9805



City of
Richmond





Richmond Zoning Bylaw 8500, Amendment Bylaw 9806 to Establish Zoning for the Property Developed under Land Use Contract 104

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 17 (Site Specific Residential (Town Houses) Zones), in numerical order:

17.84 Town Housing (ZT84) – Cooney Road (Brighthouse Village of City Centre)

17.84.1 Purpose

The zone provides for town housing, and compatible uses. This zone is for the property developed under Land Use Contract 104 on Cooney Road in the Brighthouse Village of City Centre.

- 17.84.2 Permitted Uses
• child care
• housing, town

- 17.84.3 Secondary Uses
• boarding and lodging
• community care facility, minor
• home business

17.84.4 Permitted Density

- 1. The maximum number of dwelling units for town housing in this zone is 7.
2. The maximum floor area ratio is 0.60.

17.84.5 Permitted Lot Coverage

- 1. The maximum lot coverage for buildings is 33%.

17.84.6 Yards & Setbacks

- 1. The minimum front yard is 7.5 m.
2. The minimum north interior side yard is 7.0 m.
3. The minimum south interior side yard is 6.5 m.
4. The minimum rear yard is 3.0 m.

17.84.7 Permitted Heights

- 1. The maximum **height** for **buildings** is 10.7 m, but containing no more than 3 **storeys**.

17.84.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot width** is 35.0 m.
- 2. The minimum **lot depth** is 35.0 m.
- 3. The minimum **lot area** is 1,300 m².

17.84.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.84.10 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 the basic on-site parking requirement shall be 1.5 **vehicle parking spaces** per **dwelling unit**.

17.84.11 Other Regulations

- 1. 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 9806” as “**Town Housing (ZT84) – Cooney Road (Brighthouse Village of City Centre)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9806**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



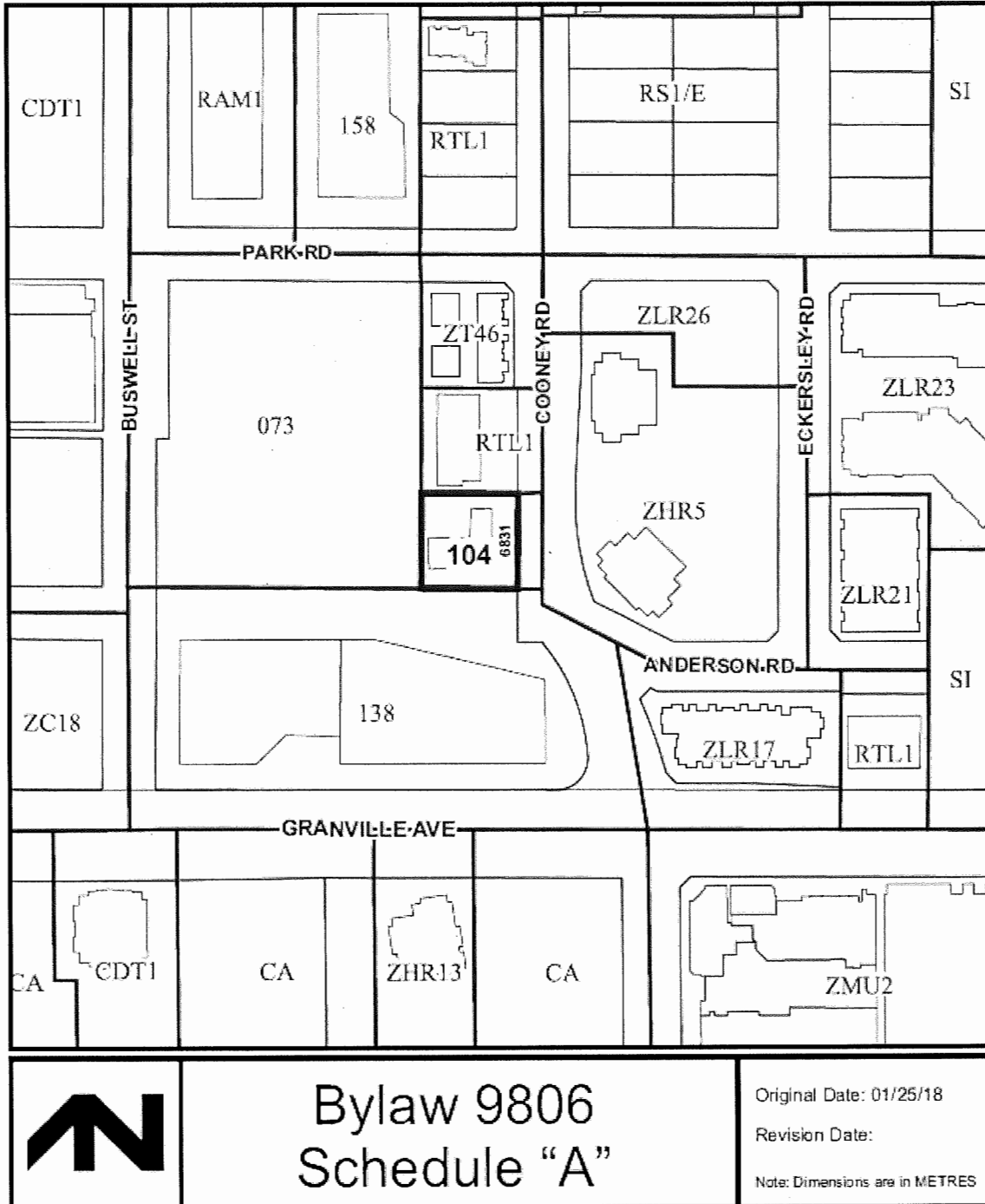
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9806



City of Richmond





Richmond Zoning Bylaw 8500, Amendment Bylaw 9807 to Establish Zoning for the Properties Developed under Land Use Contract 115

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 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

“ 18.35 Low Rise Apartment (ZLR35) – St. Albans Sub Area (City Centre)

18.35.1 Purpose

The zone provides for low rise apartment housing, and compatible uses. This zone is for the properties developed under Land Use Contract 115 on Bennett Road in the St. Albans Sub Area of City Centre.

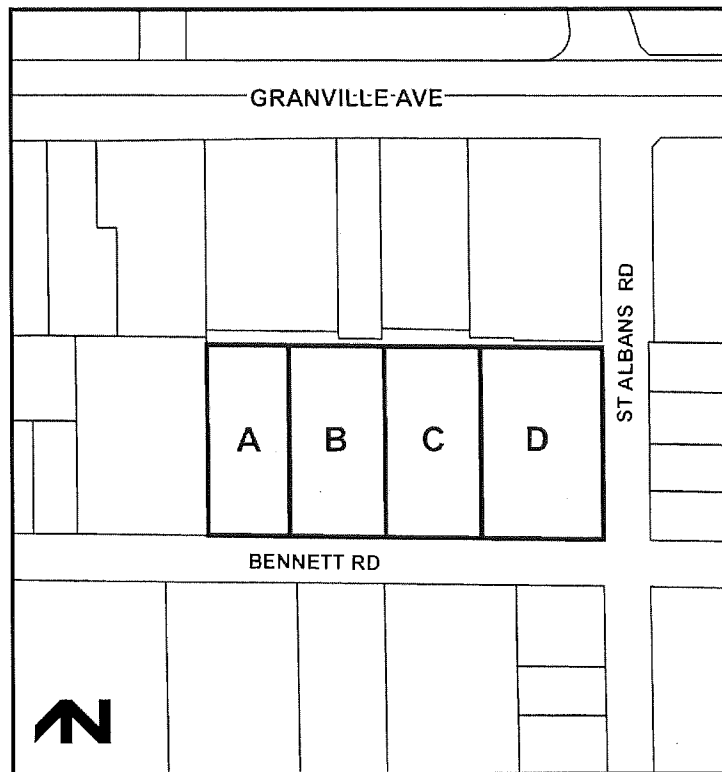
- 18.35.2 Permitted Uses
• child care
• housing, apartment

- 18.35.3 Secondary Uses
• boarding and lodging
• community care facility, minor
• home business

18.35.4 Permitted Density

- 1. In the area identified as “A” on Diagram 1, Section 18.35.4.4:
a) The maximum number of dwelling units for apartment housing is 32; and
c) The maximum floor area ratio is 0.74.
2. In the areas identified as “B” and “C” on Diagram 1, Section 18.35.4.4:
a) The maximum number of dwelling units for apartment housing on each lot is 38; and
c) The maximum floor area ratio on each lot is 1.10.
3. In the area identified as “D” on Diagram 1, Section 18.35.4.4:
a) The maximum number of dwelling units for apartment housing is 48; and
c) The maximum floor area ratio is 1.01.

4. Diagram 1



18.35.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 80% of a **lot** may be occupied by **buildings, structures, and non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

18.35.6 Yards & Setbacks

1. In the area identified as "A" on Diagram 1, Section 18.35.4.4:
 - a) the minimum **front yard** is 7.6 m;
 - b) the minimum west **interior side yard** is 6.0 m;
 - c) the minimum east **interior side yard** is 9.1 m; and
 - d) the minimum **rear yard** is 18.2 m.
2. In the area identified as "B" on Diagram 1, Section 18.35.4.4:
 - a) the minimum **front and rear yard** is 12.1 m;
 - b) the minimum west **interior side yard** is 9.1 m; and
 - c) the minimum east **interior side yard** is 10.6 m.

3. In the area identified as "C" on Diagram 1, Section 18.35.4.4:
 - a) the minimum **front and rear yard** is 12.1 m;
 - b) the minimum west **interior side yard** is 10.6 m; and
 - c) the minimum east **interior side yard** is 9.1 m.
4. In the area identified as "D" on Diagram 1, Section 18.35.4.4:
 - a) the minimum **front yard** is 7.6 m;
 - b) the minimum **interior side yard** is 12.1 m;
 - c) the minimum **exterior side yard** is 7.6 m; and
 - d) the **minimum rear yard** is 9.1 m.

18.35.7 Permitted Heights

1. In the area identified as "A" on Diagram 1, Section 18.35.4.4, the maximum **height for buildings** is 9.0 m but containing no more than 2 **storeys**.
2. In the area identified as "B", "C", and "D" on Diagram 1, Section 18.35.4.4, the maximum **height for buildings** is 15.0 m but containing no more than 4 **storeys** including one ground level of covered parking.
2. The maximum height for **accessory buildings** is 5.0 m.
3. The maximum height for **accessory structures** is 12.0 m.

18.35.8 Subdivision Provisions/Minimum Lot Size

1. In the area identified as "A" on Diagram 1, Section 18.35.4.4:
 - a) the minimum **lot width** is 35.0 m;
 - b) the minimum **lot depth** is 80.0 m; and
 - c) the minimum **lot area** is 2,850 m².
2. In the area identified as "B" and "C" on Diagram 1, Section 18.35.4.4:
 - a) the minimum **lot width** is 40.0 m;
 - b) the minimum **lot depth** is 80.0 m; and
 - c) the minimum **lot area** is 3,400 m².
3. In the area identified as "D" on Diagram 1, Section 18.35.4.4:
 - a) the minimum **lot width** is 50.0 m;
 - b) the minimum **lot depth** is 80.0 m; and
 - c) the minimum **lot area** is 4,300 m².

18.35.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

18.35.10 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 the basic on-site parking requirement:
 - a) In the area identified as "A" on Diagram 1, Section 18.35.4.4, shall be 32 **vehicle parking spaces**, and of which a minimum of 11 shall be designated for visitors; and
 - b) In the areas identified as "B", "C", and "D" on Diagram 1, Section 18.35.4.4, shall be the greater of 1.3 **vehicle parking spaces** per dwelling unit or 163 **vehicle parking spaces**, and of which a minimum of 18 shall be designated for visitors.

18.35.11 Other Regulations

- 1. 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 9807" as "**Low Rise Apartment (ZLR35) – St. Albans Sub Area (City Centre)**".
- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9807**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



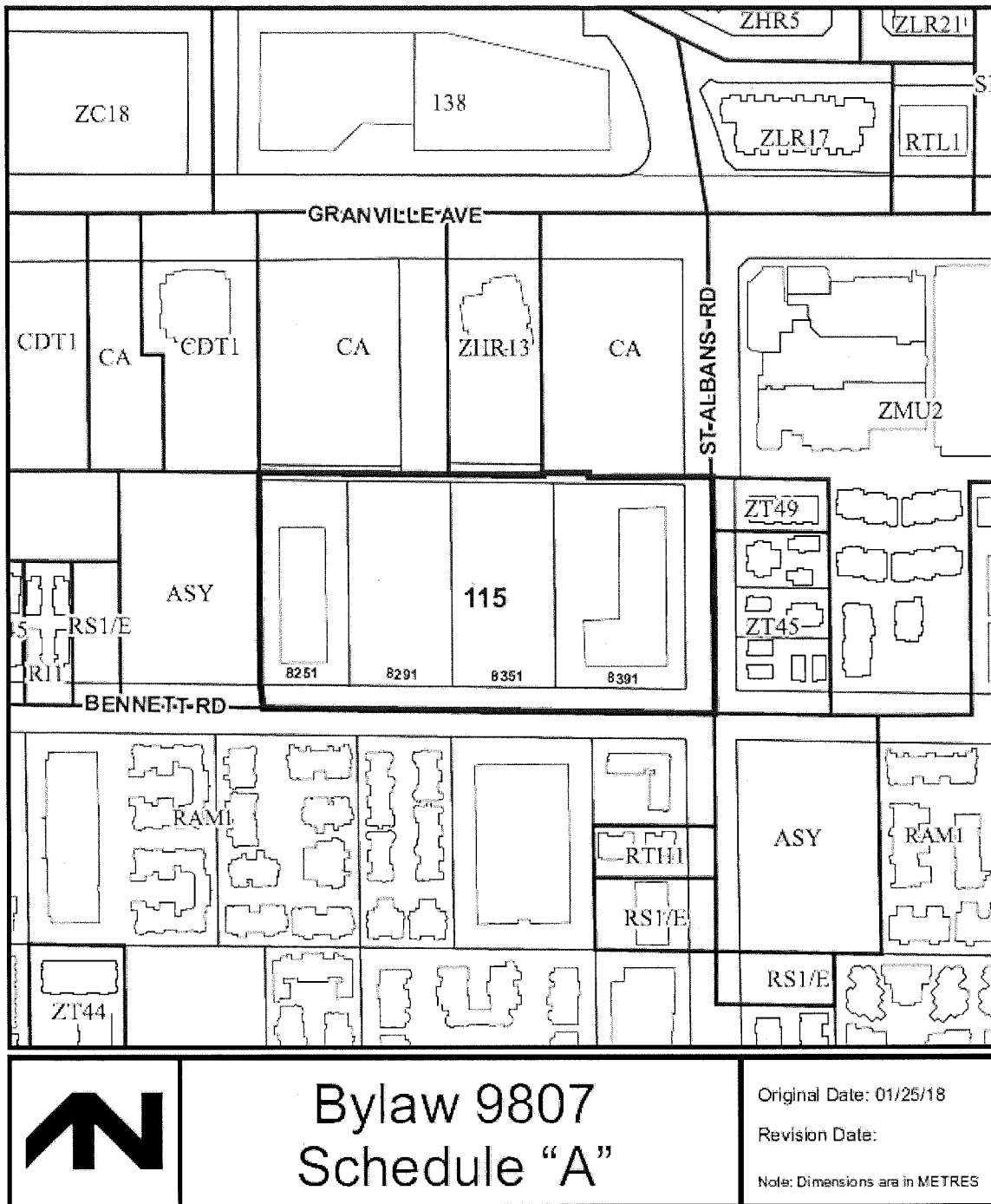
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9807



City of Richmond





Richmond Zoning Bylaw 8500, Amendment Bylaw 9808 to Establish Zoning for the Property Developed under Land Use Contract 119

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 22 (Site Specific Commercial Zones), in numerical order:

“ 22.47 Office (ZC47) – Brighthouse Village (City Centre)

22.47.1 Purpose

The zone provides for office, and compatible uses. This zone is for the property developed under Land Use Contract 119 on Cook Road in the Brighthouse Village of City Centre.

22.47.2 Permitted Uses

- health service, minor
• office

22.47.3

Secondary Uses

- n/a

22.47.4 Permitted Density

- 1. The maximum floor area permitted is 511 m².
2. The maximum floor area ratio is 1.15.

22.47.5 Permitted Lot Coverage

- 1. The maximum lot coverage is 57% for buildings.
2. No more than 80% of a lot may be occupied by buildings, structures, and non-porous surfaces.
3. 20% of the lot area is restricted to landscaping with live plant material.

22.47.6 Yards & Setbacks

- 1. The minimum front yard is 6.1 m.
2. The minimum interior side yard is 0.2 m.

3. The minimum **exterior side yard** is:
 - a) 0.0 m for no more than 17% of the side façade of the **building**, to be used only for entrances, exits, and stairs; and
 - b) 4.0 m for at least 83% of the side façade of the **building**.
4. The minimum **rear yard** is:
 - a) 0.41 m for no more than 48% of the rear façade of the **building**, to be used only for entrances, exits, and stairs; and
 - b) 4.85 m for at least 52% of the rear façade of the **building**.

22.47.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m but containing no more than 2 **storeys**, including ground level parking.

22.47.8 Subdivision Provisions/Minimum Lot Size

1. The minimum lot width is 10.0 m.
2. The minimum lot depth is 55.0 m.
3. The minimum lot area is 750 m².

22.47.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

22.47.10 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 the basic on-site parking requirement shall be 19 **vehicle parking spaces**.

22.47.11 Other Regulations

1. 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 9808” as “**Office (ZC47) – Brighthouse Village (City Centre)**”.

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9808".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

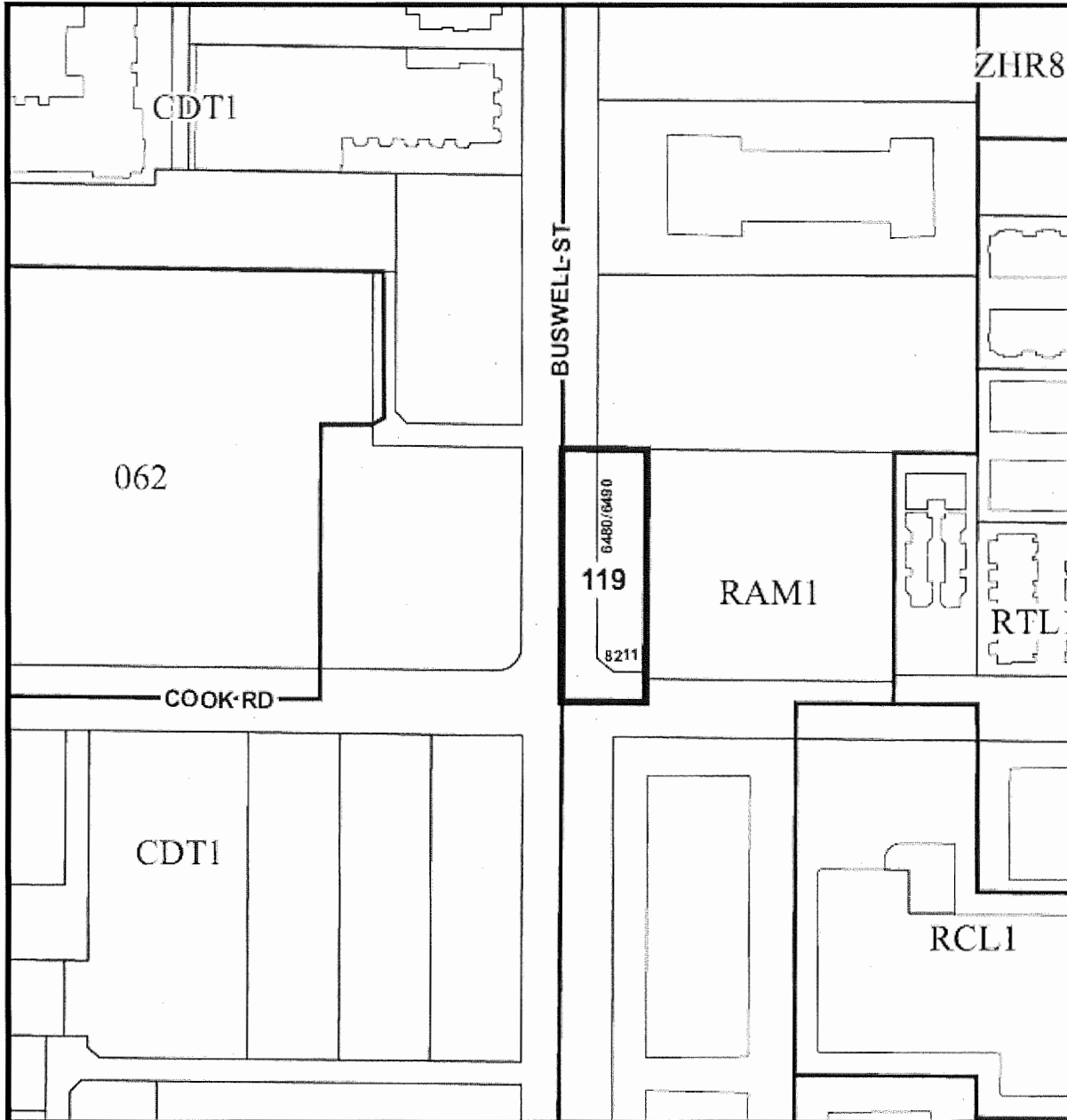
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9808



City of
Richmond



	<p>Bylaw 9808 Schedule "A"</p>	<p>Original Date: 01/25/18 Revision Date: Note: Dimensions are in METRES</p>
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Richmond Zoning Bylaw 8500, Amendment Bylaw 9809 to Establish Zoning for the Property Developed under Land Use Contract 131

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 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

18.36 Low Rise Apartment (ZLR36) – Brighthouse Village (City Centre)

18.36.1 Purpose

The zone provides for low rise apartment housing and compatible uses. This zone is for the property developed under Land Use Contract 131 on Westminster Highway in the Brighthouse Village of City Centre.

- 18.36.2 Permitted Uses: child care, housing, apartment; 18.36.3 Secondary Uses: boarding and lodging, community care facility, minor, home business

18.36.4 Permitted Density

- 1. The maximum number of dwelling units for apartment housing in this zone is 45.
2. The maximum number of buildings for apartment housing is one.
3. The maximum floor area permitted for a dwelling unit containing one bedroom in apartment housing is 56 m^2 exclusive of storage space.
4. The maximum floor area permitted for a dwelling unit containing two bedrooms in apartment housing is 75 m^2 exclusive of storage space.
5. The maximum floor area ratio is 1.20.

18.36.5 Permitted Lot Coverage

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

2. No more than 80% of a **lot** may be occupied by **buildings, structures, and non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

18.36.6 Yards & Setbacks

1. The minimum **front yard** is 12.0 m.
2. The minimum **interior side yard** is 8.5 m.
3. The minimum **rear yard** is 10.0 m.

18.36.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys** including ground level parking.

18.36.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 73.0 m.
2. The minimum **lot depth** is 54.0 m.
3. The minimum **lot area** is 4,045 m².

18.36.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

18.36.10 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 the basic on-site parking requirement shall be provided at a ratio of a minimum 1.5 **vehicle parking spaces** per **dwelling unit**.

18.36.11 Other Regulations

1. 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 9809" as "**Low Rise Apartment (ZLR36) – Brighthouse Village (City Centre)**".

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9809”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

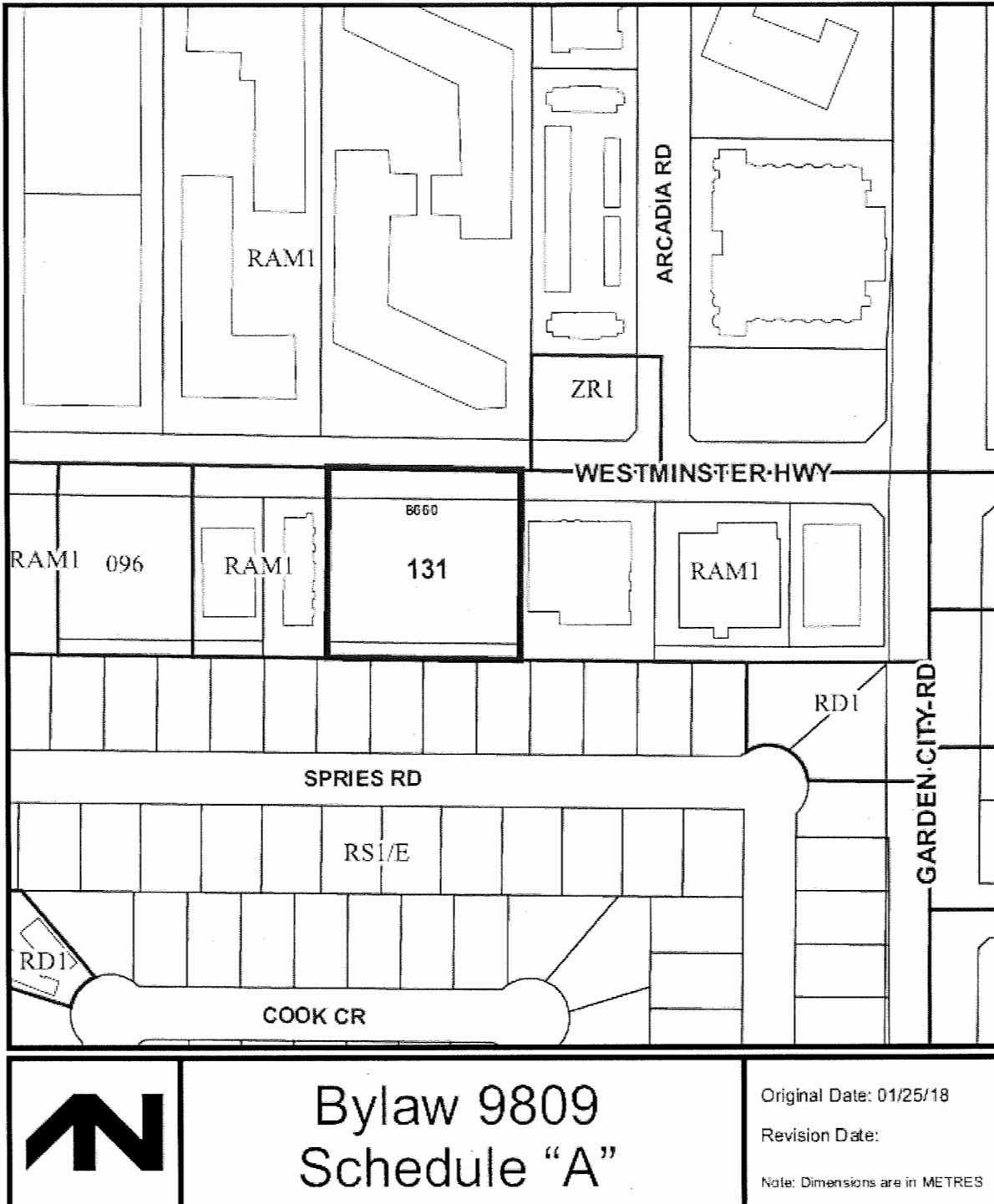
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9809



City of
Richmond



Bylaw 9809
Schedule "A"

Original Date: 01/25/18

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9810
to Establish Zoning for the Property Developed under
Land Use Contract 138**

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 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

“ 18.37 Low Rise Apartment (ZLR37) – Brighthouse Village (City Centre)

18.37.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 138 on Granville Avenue and Cooney Road in the Brighthouse Village of City Centre.

18.37.2 Permitted Uses

- child care
- housing, apartment

18.37.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

18.37.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 129.
2. The maximum number of **buildings** for **apartment housing** is two.
4. The maximum **floor area ratio** is 0.85.

18.37.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 29% for **buildings** containing **apartment housing**.

18.37.6 Yards & Setbacks

1. The minimum **setback** to Cooney Road is 5.0 m.
2. The minimum **setback** to the north **side lot line** is 17.0 m.
3. The minimum **setback** to Granville Avenue is 7.5 m.
4. The minimum **setback** to Buswell Street is 6.0 m.

18.37.7 Permitted Heights

- 1. The maximum **height** for **buildings** is 15.0 m but containing no more than 4 **storeys** including one ground level of parking.

18.37.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot width** is 75 m.
- 2. The minimum **lot depth** is 135 m.
- 3. The minimum **lot area** is 11,900 m².

18.37.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

18.XX.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 the basic on-site parking requirement shall be 1.25 **vehicle parking spaces** per **dwelling unit**.

18.37.11 Other Regulations

- 1. 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 9810” as “**Low Rise Apartment (ZLR37) – Brighthouse Village (City Centre)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9810**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9810



City of Richmond



	<h2>Bylaw 9810 Schedule "A"</h2>		Original Date: 01/25/18
			Revision Date:
			Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 9811 to Establish Zoning for the Property Developed under Land Use Contract 158

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 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

18.38 Low Rise Apartment (ZLR38) – Brighthouse Village (City Centre)

18.38.1 Purpose

The zone provides for low rise apartment housing and other compatible uses. This zone is for the property developed under Land Use Contract 158 on Park Road in the Brighthouse Village of City Centre.

Table with 2 columns: Permitted Uses (child care, housing, apartment) and Secondary Uses (boarding and lodging, community care facility, minor, home business)

18.38.4 Permitted Density

- 1. The maximum number of dwelling units for apartment housing is 56.
2. The maximum number of buildings for apartment housing is one.
4. The maximum floor area ratio is 1.20.

18.38.5 Permitted Lot Coverage

- 1. The maximum lot coverage for buildings is 50%.
2. No more than 80% of a lot may be occupied by buildings, structures, and non-porous surfaces.
3. 20% of the lot area is restricted to landscaping with live plant material.

18.38.6 Yards & Setbacks

1. The minimum **front yard** is 7.5 m.
2. The minimum east **interior side yard** is 6.0 m.
3. The minimum west **interior side yard** is 9.0 m.
4. The minimum **rear yard** is 7.0 m.

18.38.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys** including ground level parking.

18.38.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 45.0 m.
2. The minimum **lot depth** is 90.0 m.
3. The minimum **lot area** is 4,400 m².

18.38.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

18.38.10 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 the basic on-site parking requirement shall be 54 covered **vehicle parking spaces**, and 22 uncovered **vehicle parking spaces**, of which there shall include 6 visitor **parking spaces**.

18.38.11 Other Regulations

1. 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 9811” as “**Low Rise Apartment (ZLR38) – Brighthouse Village (City Centre)**”.

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9811".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



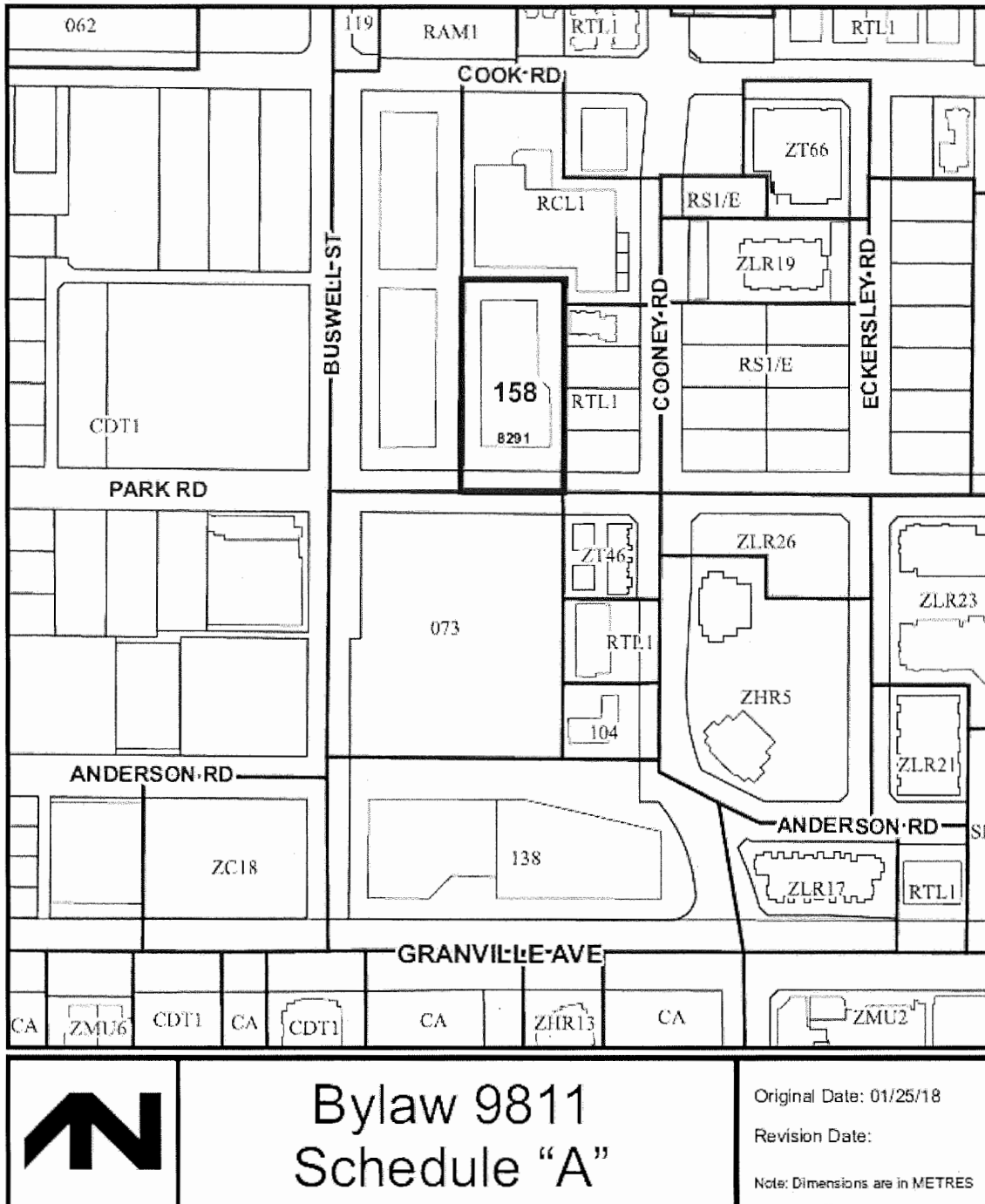
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9811



City of
Richmond



Bylaw 9811
Schedule "A"

Original Date: 01/25/18

Revision Date:

Note: Dimensions are in METRES