



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9744  
to Establish Zoning for the Property Developed  
under Land Use Contract 039**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 23 (Site Specific Industrial Zones), in numerical order:

**“ 23.13 Commercial Storage (Z113) – Cambie Road (City Centre)**

**23.13.1 Purpose**

The zone provides for **commercial storage** and a secondary **residential security/operator unit**. This zone is for the property developed under Land Use Contract 039.

**23.13.2 Permitted Uses**

- **commercial storage**

**23.13.3 Secondary Uses**

- **residential security/operator unit**

**23.13.4 Permitted Density**

1. The maximum number of **commercial storage buildings** is three.
2. The maximum number of **residential security/operator units** is one.
3. The maximum **floor area** permitted is 3,800 m<sup>2</sup>.
4. The maximum **floor area ratio** is 0.48.

**23.13.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 48% for **buildings**.

**23.13.6 Yards & Setbacks**

1. For a **building** containing **commercial storage**:
  - a) the minimum **front yard** and **rear yard** is 7.0 m.
  - b) the minimum **interior side yard** is 6.0 m.

2. For a **building** containing a **residential security/operator unit**:

- a) the minimum **front yard** is 10.0 m.
- b) the minimum **interior side yard** is 3.0 m.
- c) the minimum **rear yard** is 95.0 m.

**23.13.7 Permitted Heights**

- 1. The maximum **height** for **buildings** is 5.0 m, but containing no more than 1 **storey**.
- 2. The maximum **height** for **accessory structures** is 9.0 m.

**23.13.8 Subdivision Provisions/Minimum Lot Size**

- 1. The minimum **lot area** is 8,100 m<sup>2</sup>.
- 2. The minimum **lot width** is 64.0 m.
- 3. The minimum **lot depth** is 125.0 m.

**23.13.9 Landscaping & Screening**

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

**23.13.10 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.

**23.13.11 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 and shown on “Schedule A attached to and forming part of Bylaw 9744” as **“COMMERCIAL STORAGE (ZI13) – CAMBIE ROAD (CITY CENTRE)”**.

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9744".

FIRST READING

SEP 25 2017

A PUBLIC HEARING WAS HELD ON

OCT 16 2017

SECOND READING

OCT 16 2017

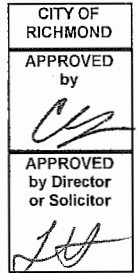
THIRD READING

OCT 16 2017

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

NOV 08 2017

ADOPTED



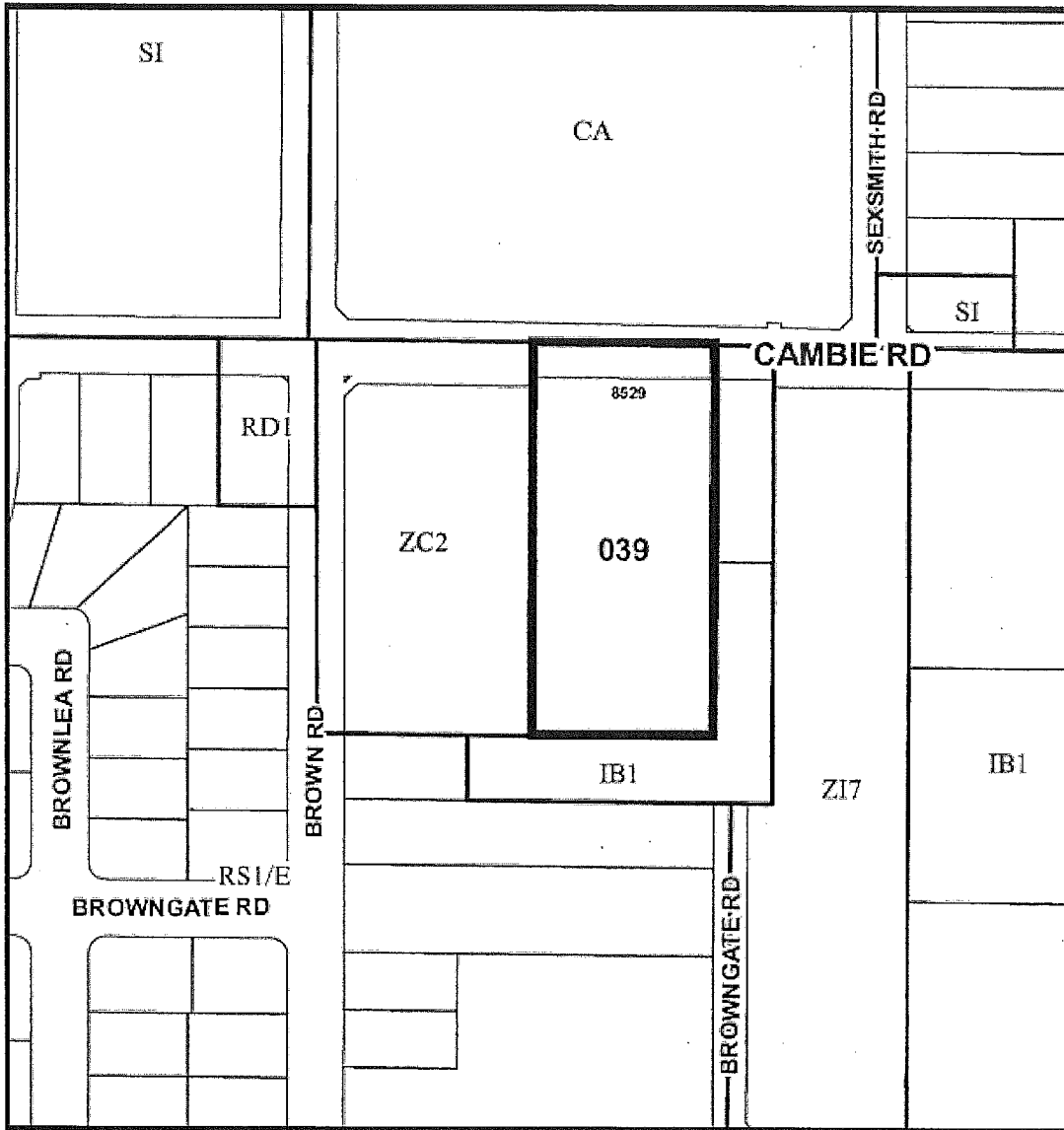
\_\_\_\_\_  
MAYOR

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

Schedule A attached to and forming part of Bylaw 9744



City of  
Richmond



	<p>Bylaw 9744 Schedule "A"</p>	<p>Original Date: 08/01/17 Revision Date: 09/06/17 Note: Dimensions are in METRES</p>
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