



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9878 (RZ 17-779229)  
8071/8091 Park Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

**“20.39 High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre)**

**20.39.1 Purpose**

The **zone** provides for a broad range of **commercial, office, service, entertainment and residential uses** typical of a **City Centre**. Additional **density** is provided to achieve, amongst other things, **City** objectives related to the **development of affordable housing units, office uses and community amenities**.

**20.39.2 Permitted Uses**

- amenity space, community
- animal day care
- animal grooming
- broadcasting studio
- child care
- community care facility, major
- community care facility, minor
- education
- education, commercial
- education, university
- emergency service
- entertainment, spectator
- government service
- health service, major
- health service, minor
- housing, apartment
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery
- neighbourhood public house
- office
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio

**20.39.3 Secondary Uses**

- **boarding and lodging**
- **home-based business**
- **home business**

**20.39.4 Additional Uses**

- **district energy utility**

**20.39.5 Permitted Density**

1. The maximum **floor area ratio** is 2.0 together with an additional:
  - a) 0.1 **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.
2. Notwithstanding Section 20.39.5.1, the reference to "2.0" is increased to a higher **floor area ratio** of "3.0" if, at the time **Council** adopts a zoning amendment bylaw to create the ZMU39 **zone** and include the **lot** in the **zone**, the **owner**:
  - a) agrees to provide not less than twenty one (21) **affordable housing units** on the **site** and the combined **habitable space** for the **affordable housing units** is not less than 5% of the total residential **floor area**;
  - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot** and files a notice in the Land Title Office; and
  - c) pays a sum to the **City (Child Care Reserve Fund)** based on 1% of the value of the total residential **floor area ratio** less the value of the **affordable housing unit floor area ratio** (i) multiplied by the "equivalent to construction value" rate of \$6,997/sq. m., if the payment is made within one year of third reading of the zoning amendment bylaw, or (ii) thereafter, multiplied by the "equivalent to construction value" rate of \$6,997/ m<sup>2</sup> adjusted by the cumulative applicable annual changes to the Statistics Canada "Non-residential Building Construction Price Index" for Vancouver, where such change is positive.
3. Notwithstanding Section 20.39.5.1 and Section 20.39.5.2, the **density** is increased by an additional **floor area ratio** of "1.0" if, at the time **Council** adopts a zoning amendment bylaw to create the ZMU39 **zone** and include the **lot** in the **zone**, the **owner**:
  - a) agrees to use the "1.0" additional **floor area ratio** for non-residential **uses** only; and
  - b) pays a sum to the **City (City Centre Facility Development Fund)** based on 5% of the "1.0" additional **floor area ratio**, calculated using the "equivalent to construction value" rate of \$6,997/ sq. m., if the payment is made within one year of third reading of the zoning

amendment bylaw, or (ii) thereafter, multiplied by the "equivalent to construction value" rate of \$6,997/ m<sup>2</sup> adjusted by the cumulative applicable annual changes to the Statistics Canada "Non-residential Building Construction Price Index" for Vancouver, where such change is positive.

#### 20.39.6 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

#### 20.39.7 Yards & Setbacks

1. The minimum **setbacks** shall be:
  - a) for public **road setbacks**: 3.0 m, but this may be reduced to 2.2 m if:
    - i. a proper interface is provided at the sidewalk level as approved by the **City**;
    - ii. no driveways or loading areas are located along the public **road**.
  - b) for **side** and **rear yard**: 0 m.
  - c) for parts of a **building** situated below finished **grade**: 0 m.

#### 20.39.8 Permitted Heights

1. The maximum **building height** for **principal buildings** is 47.0 m. geodetic.
2. The maximum **building height** for **accessory buildings** is 12.0 m.

#### 20.39.9 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 45.0 m.
2. The minimum **lot depth** is 40.0 m.
3. The minimum **lot area** is 4,000 m<sup>2</sup>.

#### 20.39.10 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

#### 20.39.11 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, including the **City Centre Parking Zone 1** standards set out in Section 7.9.
2. Notwithstanding Section 20.39.11.1:
  - a) the minimum number of truck loading spaces is 6.0 medium size truck spaces shared between non-residential and residential **uses**;
  - b) no large size truck spaces for residential **uses** and non-residential **uses** are permitted in this **zone**; and
  - c) the Class 2 bicycle parking requirement is:
    - i. Residential: 0.1/unit
    - ii. **General and Convenience Retail, Restaurant, Office**: 0.1 spaces per each 100.0 m<sup>2</sup> of gross leasable floor area greater than 100.0 m<sup>2</sup>

#### 20.39.12 Other Regulations

1. Signage must comply with the City of Richmond's *Sign Bylaw 5560*, as it applies to **development** in the Downtown Commercial (CDT1) **zone**.
  2. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
  3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in 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 repealing the existing zoning designation of the following parcels and by designating them **HIGH DENSITY MIXED USE (ZMU39) – BRIGHOUSE VILLAGE (CITY CENTRE)**:
- P.I.D. 004-899-075  
 LOT 125 EXCEPT: PART ON PLAN WITH BYLAW FILED A3889, SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 25523
- P.I.D. 003-680-398  
 LOT 189 SECTION 9 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 55701
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9878**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 11 2018

JUL 16 2018

JUL 16 2018

JUL 16 2018

FEB 05 2019

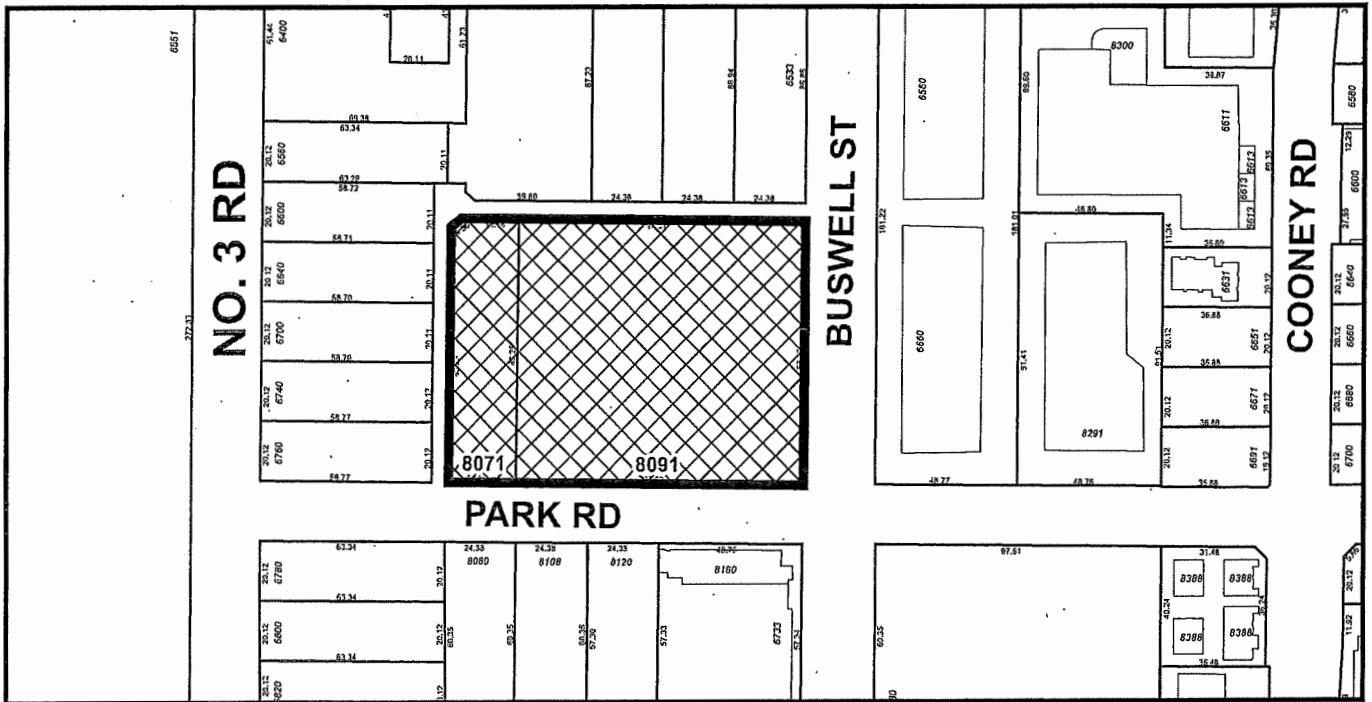
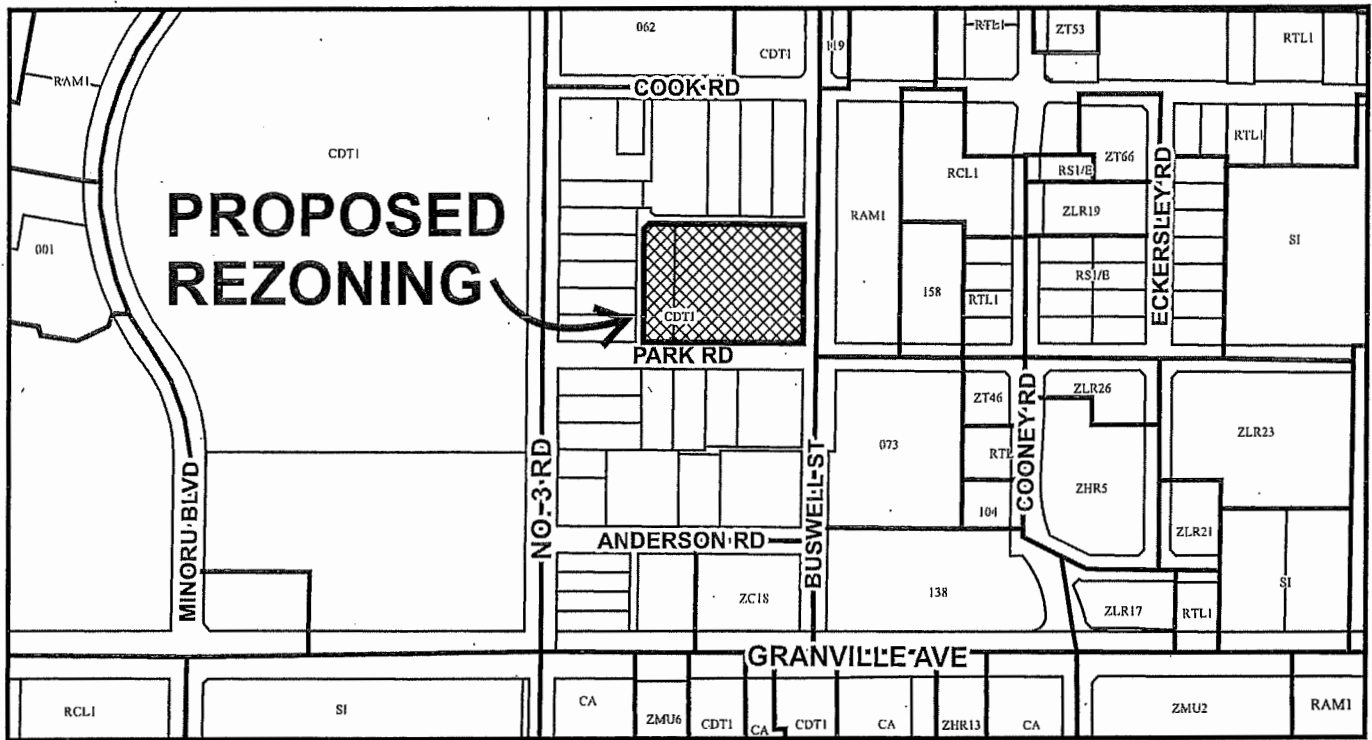
CITY OF RICHMOND
APPROVED by
<i>DN</i>
APPROVED by Director or Solicitor
<i>JA</i>

\_\_\_\_\_  
MAYOR

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



# City of Richmond



**RZ 17-779229**

Original Date: 08/08/17  
 Revision Date:  
 Note: Dimensions are in METRES