



To: General Purposes Committee **Date:** September 25, 2020
From: Wayne Craig **File:** 08-4430-03-09/2020-Vol 01
Director, Development
Re: **Establishment of Underlying Zoning for Properties Developed Under Land Use Contracts 008, 013, 022, 068, 100, 153 in Broadmoor**

Staff Recommendation

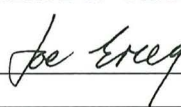


1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10147, to establish underlying zoning for the property developed under Land Use Contract 008, be introduced and given first reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10148, to establish underlying zoning for the property developed under Land Use Contract 013, be introduced and given first reading;
3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10149, to establish underlying zoning for the properties developed under Land Use Contract 022 and to permit a housekeeping amendment, be introduced and given first reading;
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10150, to establish underlying zoning for the property developed under Land Use Contract 068, be introduced and given first reading;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10151, to establish underlying zoning for the properties developed under Land Use Contract 100, be introduced and given first reading; and

- 6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10152, to establish underlying zoning for the property developed under Land Use Contract 153 and to permit a housekeeping amendment, be introduced and given first reading.



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

WC:cl
Att. 5

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

Staff Report

Origin

This Report brings forward underlying zoning bylaws for six of the remaining 45¹ Land Use Contracts (LUCs) in Richmond, which are applicable to eight multi-family, commercial, and park properties in the Broadmoor planning area (LUCs 008, 013, 022, 068, 100, 153) (Attachment 1).

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 any 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 Staff Report and the proposed bylaws are consistent with Policies from the 2041 Official Community Plan (OCP), which support exploring alternatives to LUCs to achieve better land use management over time.

This Report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.1 Ensure an effective OCP and ensure development aligns with it.

This Report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

8.1 Increased opportunities for public engagement.

Background

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, provided expanded authority to Boards of Variance, to hear appeals and grant time extensions to existing property owners for reasons of hardship.

¹ One of the prior 46 LUCs has since been rezoned through a separate development application; therefore, there are currently 45 remaining LUCs.

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). Since then, there remains 45² LUCs on 84³ properties (including approximately 3,000 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*, Richmond City Council must consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs prior to June 30, 2022. This involves the standard bylaw reading and adoption process, and includes holding a Public Hearing for all bylaws. The approach endorsed by City Council for dealing with the remaining LUCs is as follows:

- Underlying zoning bylaws for the remaining LUCs are to be brought forward separately on the basis of their geographic area (Attachment 2).
- 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.

Since the Fall of 2017, City Council has adopted underlying zoning bylaws for 24 of the 45² remaining LUCs, applicable to 54³ properties in the City Centre and in East Richmond that included primarily commercial, light industrial, and multi-family residential uses (Attachment 2).

Currently, there are 21 underlying zoning bylaws that must be established, applicable to a total of 22 properties in the City. This Report brings forward underlying zoning bylaws for six LUCs, applicable to eight properties. Should City Council adopt the proposed six underlying zoning bylaws, there will be 15 underlying zoning bylaws remaining to be established, applicable to a total of 14 properties.

Findings of Fact

A LUC is a contract between a property owner (typically a developer) and a municipality addressing the use and development rights of a property. The Provincial legislation enabling LUCs was in effect for a short period of time between 1973 and 1979, and enabled the creation of tailor-made development contracts for specific sites.

The regulations contained in LUCs are similar to zoning in that they control the form of development. Typically, the same LUC was registered by a developer against all the properties

² One of the prior 46 LUCs has since been rezoned through a separate development application; therefore, there are currently 45 remaining LUCs.

³ This figure accounts for a reduction to the originally remaining affected properties due to properties that have since been rezoned, and pending rezoning applications.

in a particular subdivision, thereby creating consistent use and development rights for those properties. However, unlike zoning, some LUCs include detailed servicing requirements, and LUCs are registered on the Title of the property. Until recently, agreement from both the property owner and municipality was required to amend or discharge the contract from the Title of the property. As a result, LUCs have not changed over time as land use considerations have evolved. Unless discharged, LUCs registered during such period remain in place today governing the use and development rights of the affected properties.

Related Policies & Studies

Official Community Plan

The 2041 Official Community Plan Land Use Map designations for the subject properties include *Apartment Residential*, *Neighbourhood Residential*, and *Neighbourhood Service Centre*, which provide for a range of land uses as described in Attachment 3.

The proposed underlying zoning bylaws do not affect the subject properties' potential to redevelop in the future, consistent with the land use designations in the Official Community Plan (OCP).

Analysis

Staff propose a set of bylaws that introduce underlying zoning for the eight properties developed under LUCs 008, 013, 022, 068, 100, and 153 in Broadmoor, which are identified and summarized in Table 1.

Attachment 4 contains a series of summary tables that provide a comparison of the regulations under each of the six LUCs with those of the proposed underlying zone, and includes a map of each LUC. The summary tables in Attachment 4 are for reference purposes only and should not be interpreted as the actual LUC.

Table 1. Properties Subject to the Proposed Underlying Zoning Bylaws.

LUC #	# Properties	Address(es)	# Units
008	1	10160/10180/10220/10240 Ryan Road	156 strata units
013	1	8011/8031, 8041/8043, 8045/8047, 8053/8055, 8057/8059 Lucas Road	10 rental units
022	2	10151 No. 3 Road	29 non-strata commercial units
		10391 No. 3 Road/10220 Dunoon Drive	87 strata units
068	1	8311 Saunders Road	18 strata units
100	2	7900 Francis Road	26 rental units
		9111 No. 3 Road	6 strata units
153	1	10460 No. 3 Road	66 rental units
Totals:	6	8	398

In developing the underlying zoning for the subject properties, staff considered the specific provisions in each individual LUC, as well as the existing land use designations in the OCP for the subject site and adjacent properties within the immediate surrounding area. Staff are not able to use any of the existing zones in Richmond Zoning Bylaw 8500 as the underlying zones for the properties in these six LUCs due to the very specific provisions contained in each LUC.

As a result, staff propose eight new site-specific zones for the properties in these six LUCs (summarized in Table 2). 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 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 consistent in character with what is permitted on similarly-zoned properties city-wide.

Table 2. Proposed Site-Specific Zones

LUC	Proposed Bylaw #	Proposed Zone	Site Address(es)	Current Site Condition
008	10147	Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor)	10220/10240/10260/10280 Ryan Road	Low-rise apartments
013	10148	Two Unit Dwellings (ZD6) – Lucas Road (Broadmoor)	8011/8031, 8041/8043, 8045/8047, 8053/8055, 8057/8059 Lucas Road	Duplexes
022	10149	Neighbourhood Commercial (ZC48) – No. 3 Road (Broadmoor)	10151 No. 3 Road	Neighbourhood shopping centre
		Town Housing (ZT89) – No. 3 Road and Dunoon Drive (Broadmoor)	10391 No. 3 Road/ 10220 Dunoon Drive	Low-density townhouses
068	10150	Town Housing (ZT90) – Saunders Road (Broadmoor)	8311 Saunders Road	Low-density townhouses
100	10151	Town Housing (ZT92) – No. 3 Road (Broadmoor)	9111 No. 3 Road	Low-density townhouses
		Low Rise Apartment (ZLR42) – Francis Road (Broadmoor)	7900 Francis Road	Low-rise apartments
153	10152	Town Housing (ZT91) – No. 3 Road (Broadmoor)	10460 No 3 Road	Low-density townhouses

Although some of the properties governed by LUCs contain residential rental units, staff has not incorporated residential rental tenure into the proposed underlying zoning bylaws as that will be dealt with separately as part of the broader on-going work regarding residential rental tenure zoning city-wide.

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.

Public Consultation and Public Hearing

Since the existing LUCs will remain in effect and 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. However, in recognition that affected property owners/tenants may be unaware that their property is governed by a LUC and will likely be unfamiliar with the Provincial requirement for the City to establish underlying zoning for their property, City staff pro-actively mailed an information package to the affected owners and tenants on September 11, 2020, with an invitation to contact City staff with any questions they may have about the process. The information package included a cover letter, a map of the affected properties, a brochure containing Frequently Asked Questions (FAQ), and the LUC information phone line and email address to direct inquiries. A sample of the letter, map, and the FAQ brochure is provided in Attachment 5.

Since the information package was mailed out, staff have received approximately 15 inquiries by phone and via email from property owners and occupants seeking further clarification about the process involved with establishing the underlying zoning for their property. Once staff clarified the process to the inquirers, no additional concerns were expressed.

Aside from the mailed information package, the standard bylaw adoption and associated public consultation processes are proposed to be followed. This is consistent with the approach used to establish the first three sets of underlying bylaws for LUC sites containing multi-family, commercial, industrial, and agriculture land uses brought forward for City Centre and East Richmond beginning in 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 by City Council, the publication of the statutory Public Hearing Notice and newspaper ads, and includes the holding of a regular Public Hearing. This approach does not require additional financial or human resources beyond that of the standard Rezoning and Public Hearing processes.

Should Council grant first reading to the proposed underlying zoning bylaws, the bylaws will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to provide comments. Prior to the 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 general LUC inquiry email address and phone number.

Following the Public Hearing, Council may consider adoption of the underlying zoning bylaws. 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.

Housekeeping Amendments

In Bylaw 10149, a housekeeping amendment to Richmond Zoning Bylaw 8500 is proposed for the City-owned property at 10231 Dunoon Drive, which is located directly adjacent to LUC 022 and is currently shown on the City's Zoning Map as being part of LUC 022 (although the property is not actually governed by the provisions of the LUC, and the LUC is not registered on the Title of the property). The property was acquired by the City from the developer at the time that LUC 022 was established on October 15, 1975, and has been used as parkland since that date. As part of Bylaw 10149, staff proposes the "School & Institutional Use (SI)" zone for the park property at 10231 Dunoon Drive. The City's Parks Department staff concur with this approach.

The proposed housekeeping amendments in Bylaw 10152 correct the numerical reference from "Town Housing (ZT85) – Steveston Highway (Steveston)" to "Town Housing (ZT87) – Steveston Highway (Steveston)" zone throughout Richmond Zoning Bylaw 8500. This is simply to correct "ZT85" to "ZT87 in the zone name.

Financial Impact

None.

Conclusion

Consistent with the *Local Government Act*, 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 proposes to bring forward the underlying zoning bylaws for the remaining LUCs as separate items on the basis of their geographic area for consideration by Council, and at Public Hearings.

This Staff Report brings forward six underlying zoning bylaws for eight multi-family and commercial properties developed under Land Use Contracts 008, 013, 022, 068, 100, and 153 located in the Broadmoor planning area. This Report also brings forward two housekeeping amendments to Richmond Zoning Bylaw 8500. One is to zone the City-owned property at 10231 Dunoon Drive (located adjacent to LUC 022) as "School & Institutional Use (SI)" consistent with its use as a park; the second is to correct the numerical reference in the "Town Housing (ZT85) – Steveston Highway (Steveston)" zone.

Staff recommends that Richmond Zoning Bylaw 8500, Amendment Bylaws 10147, 10148 10149, 10150, 10151, and 10152, be introduced and given first reading.



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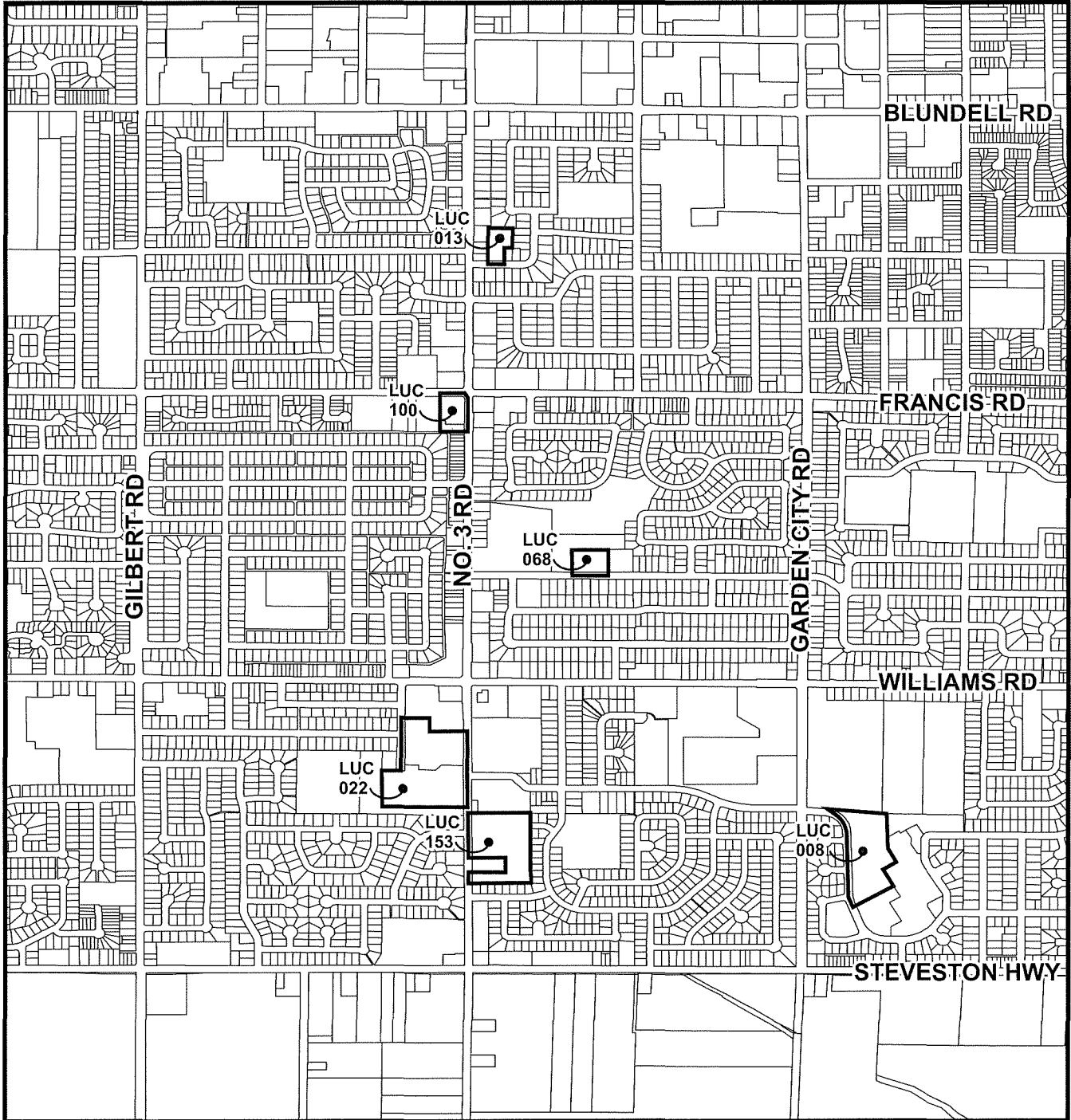
Jessica Lee
Planner 1
(604-247-4908)

Attachments:

- Attachment 1: Land Use Contracts in Broadmoor
- Attachment 2: Land Use Contracts by Geographic Area
- Attachment 3: 2041 Official Community Plan Land Use Map Definitions
- Attachment 4: Land Use Contract Summary and Comparison Tables
- Attachment 5: Sample of Information Package sent to Affected Owners/Tenants



City of Richmond



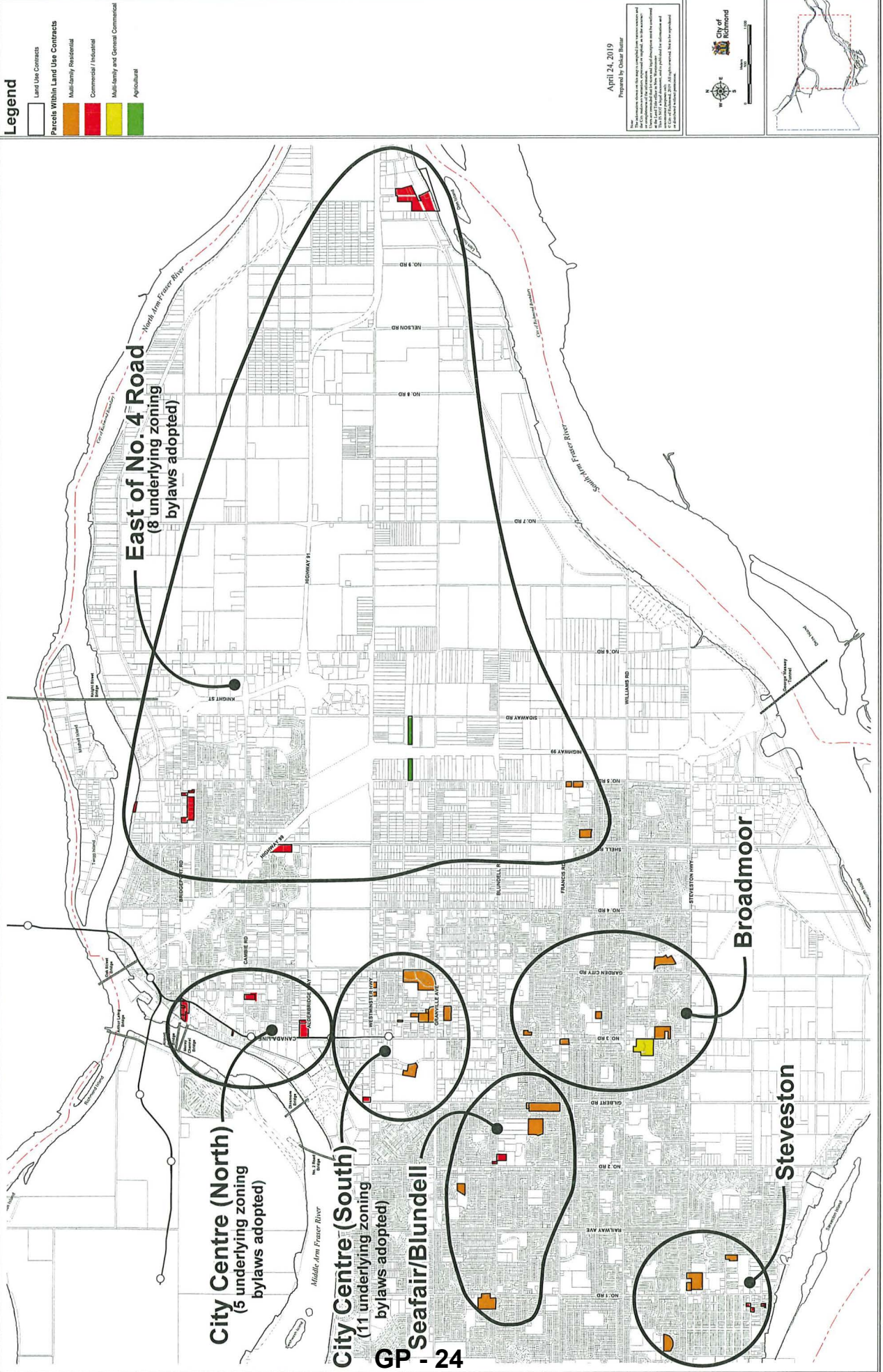
Land Use Contracts (LUC) in Broadmoor

Original Date: 04/16/20

Revision Date: 05/27/20



Approach For Dealing With The Remaining LUCs by Geographic Area



Definitions

Land Use Map Definitions

Agricultural Land Reserve Boundary

Land within the Agricultural Land Reserve established pursuant to the provisions of the Agricultural Land Commission Act.

Agriculture

Those areas of the City where the principal use is agricultural and food production, but may include other land uses as permitted under the Agricultural Land Commission Act.

Airport

Those areas of the City where the principal uses are airport terminals and facilities, runways and airport-related businesses.

Apartment Residential

Those areas of the City where the principal uses are multiple family housing in the form of townhouses and apartments, which can include housing for seniors (e.g., congregate care; intermediated care; assisted living; etc.).

Commercial

Those areas of the City where the principal uses provide for retail, restaurant, office, business, personal service, arts, culture, recreational, entertainment, institutional, hospitality and hotel accommodation. Marina uses are permitted on the waterfront, in which case retail sales are limited to boats, boating supplies and equipment, and related facilities and services for pleasure boating and the general public. Commercial areas exclude residential uses, except for caretaker accommodation.

Community Institutional

Those areas of the City which are intended for institutions engaged in religious, educational or cultural activities, and may include other uses as permitted under Official Community Plan policies.

Conservation Area

Those natural and semi-natural areas of the City with important environmental values whose protection has been secured by federal, provincial or municipal ownership or legal conservation designation and by a long-term policy commitment by a senior level of government. They include municipal parks with high conservation values, provincial Wildlife Management Areas, the federally managed Sea Island Conservation Area and Metro Vancouver regional parks. Conservation Areas may also be subject to the City's Environmentally Sensitive Area (ESA) Development Permit Guidelines and may be used for recreational, park, agricultural and food production purposes or alternatively have no or limited public access.

Downtown Mixed Use

Those areas in the downtown of the City where high-rise and high density development provides for residential, commercial, industrial, office and institutional uses.

Industrial

Those areas of the City where the principal uses provide for the production, manufacturing, processing, assembling, fabrication, storing, transporting, distributing, testing, cleaning, servicing or repair of goods, materials or things. Industrial includes the operation of truck terminals, docks and railways, and wholesale business activities. Ancillary offices are only permitted to administer the industrial uses. Industrial areas exclude hazardous wastes, retail sales and residential uses, except for caretaker accommodation.

Definitions

Limited Mixed Use

Those areas of the City which provides a mix of residential, as the predominant use, and limited commercial, industrial, office, institutional or community and pedestrian-oriented uses, as the minority use, intended to enhance the public amenity and livability of the area.

Mixed Employment

Those areas of the City where the principal uses are industrial and stand-alone office development, with a limited range of support services. In certain areas, a limited range of commercial uses are permitted such as the retail sale of building and garden supplies, household furnishings, and similar warehouse goods.

Mixed Use

Those areas of the City which provides for residential, commercial, industrial, office and institutional uses. Marina uses and waterborne housing are permitted on the waterfront, in which case the retail sales is limited to boats, boating supplies and equipment, and related facilities and services for pleasure boating and the general public.

Neighbourhood Residential

Those areas of the City where the principal uses are single family, two-family and multiple family housing (specifically townhouses). Sites abutting section line roads are deemed suitable for institutional uses such as fire halls and other emergency/communication services (e.g., ambulance station; telephone facilities).

Neighbourhood Service Centre

Those areas of the City which are intended to accommodate the retail, restaurant, office, personal service, business, arts, culture, entertainment, recreational, institutional and community facility and service needs of area residents, and may include residential uses.

Park

Those areas of the City where the principal use is public or private recreation, sports, public open space and natural areas, and may include agricultural and food production, recreational/social/cultural facilities and activities or public administration, City works/utilities, emergency services such as fire halls, and school facilities. Parks exclude residential uses, except for caretaker accommodation.

School

Those areas of the City where the principal use is education, such as kindergarten to grade 12, a post secondary college or university and related offices/facilities for school purposes. Schools exclude residential uses, except for caretaker accommodation and dormitories for the specific use of the School buildings only.

Land Use Contract Summary & Comparison Tables

LUC 008

LUC 013

LUC 022

LUC 068

LUC 100

LUC 153

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 008 (10160/10180/10220/10240 Ryan Road)

Number of Properties: 1

Number of Units: 156 (strata-titled)

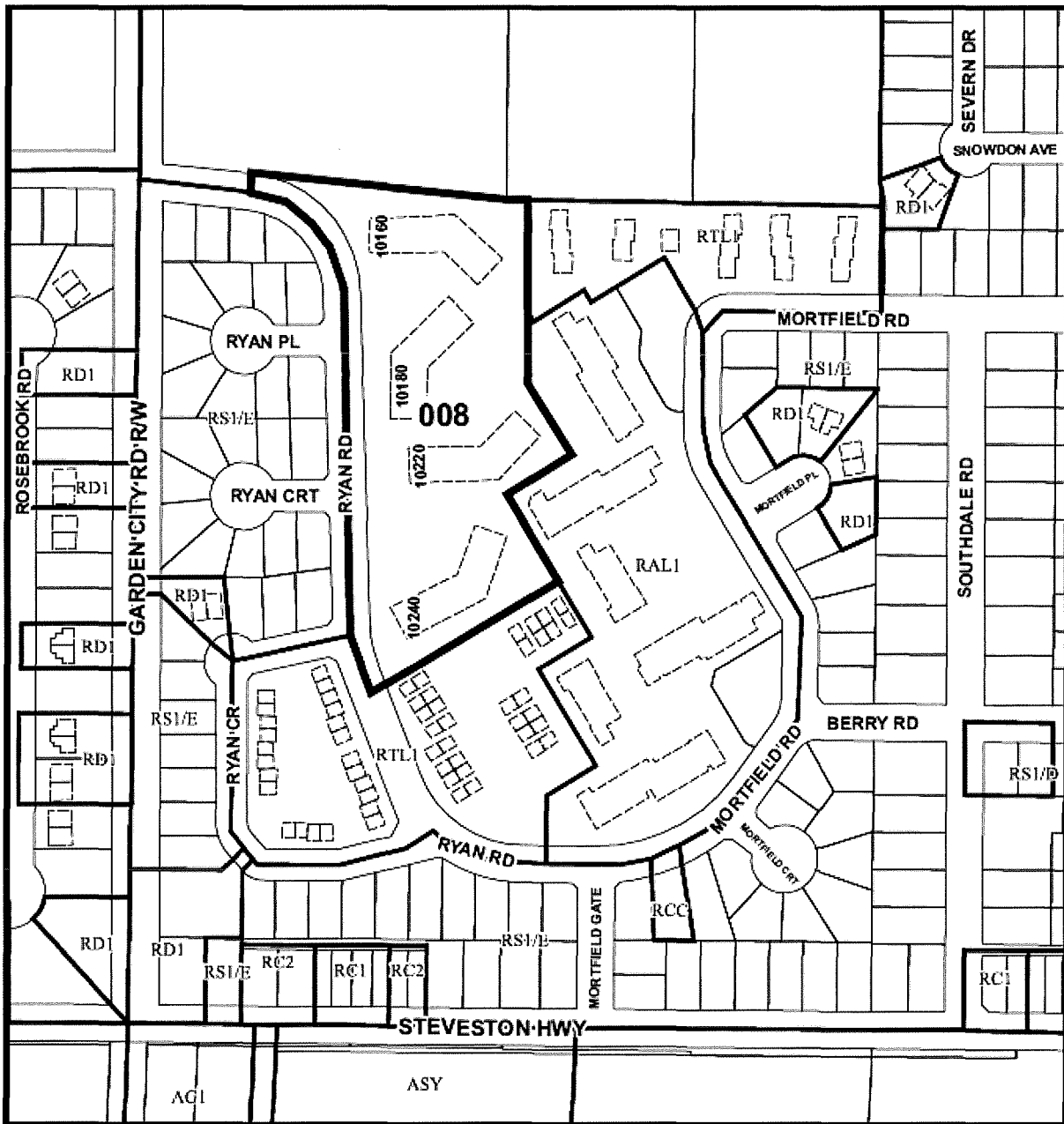
Proposed Zone: Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor)

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 008	ZLR41
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 (as per drawings)	0.62, together with an additional 0.01 provided that it is entirely used to accommodate amenity space
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> • 30% for buildings • 80% for buildings, structures, and non-porous surfaces • A minimum of 20% for landscaping with live plant material
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	3 storeys, above ground level covered parking	15.0 m, but containing no more than 4 storeys including ground level covered parking

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 008

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 013

(8011/8031/8041/8043/8045/8047/8053/8055/8057/8059 Lucas Road)

Number of Properties: 1

Number of Units: 10 (rental)

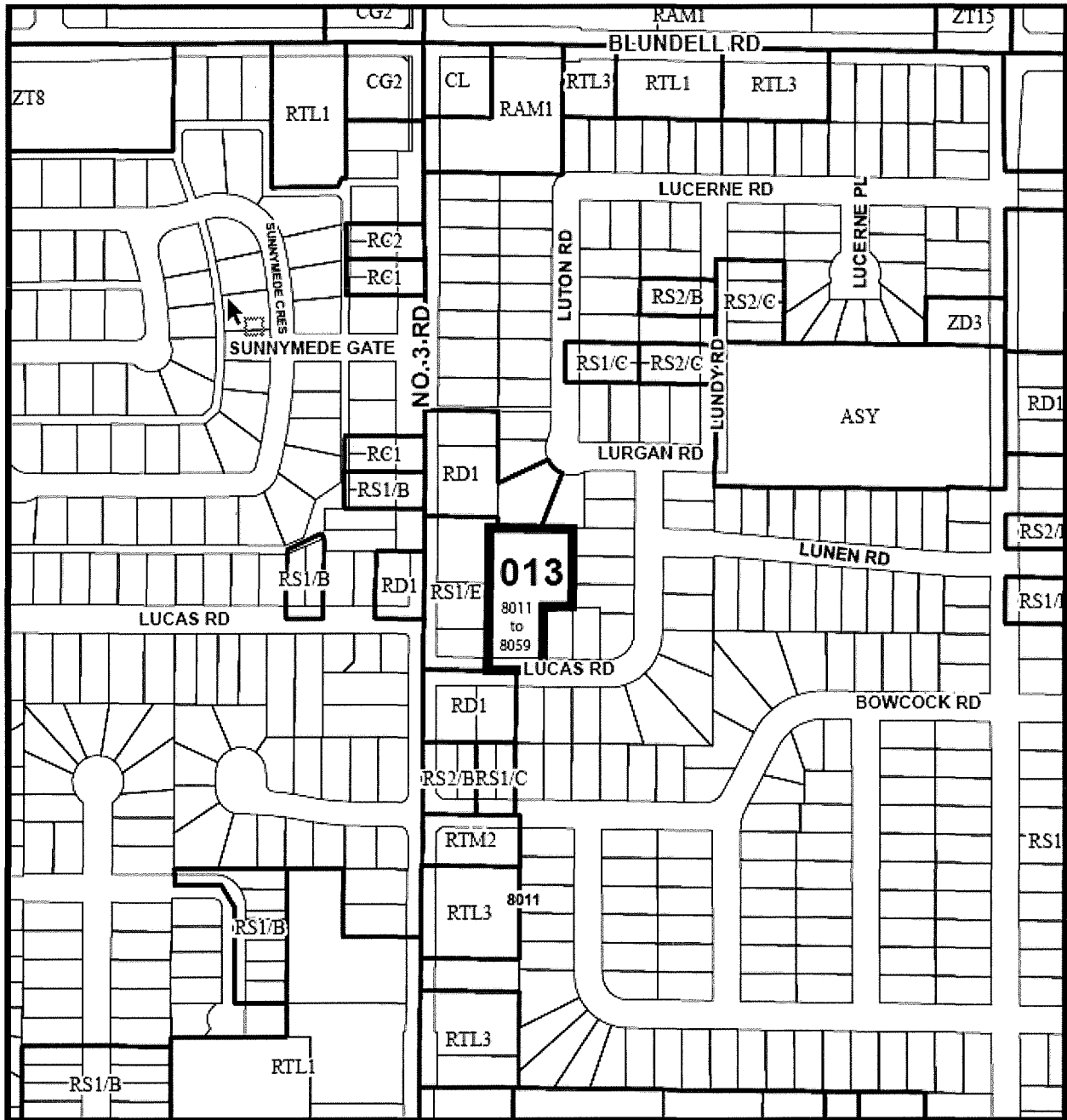
Proposed Zone: Two-Unit Dwellings (ZD6) – Lucas Road (Broadmoor)

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 013	ZD6
Permitted Uses	Two-family dwellings	Permitted Uses <ul style="list-style-type: none"> • child care • housing, two-unit Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max.)	N/A	0.36, including all parts of the building used for on-site parking purposes
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> • 33% for buildings • 80% for buildings, structures, and non-porous surfaces • A minimum of 20% landscaping with live plant material
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	N/A	9.0 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 013

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 022

(10151 No. 3 Road, and 10391 No. 3 Road/10220 Dunoon Drive)

Number of Properties: 2

Number of Units: 87 (strata-titled) + 29 (commercial; leased)

Proposed Zones: **Town Housing (ZT89) – No. 3 Road and Dunoon Drive (Broadmoor)**
Neighbourhood Commercial (ZC48) – No. 3 Road (Broadmoor)

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.

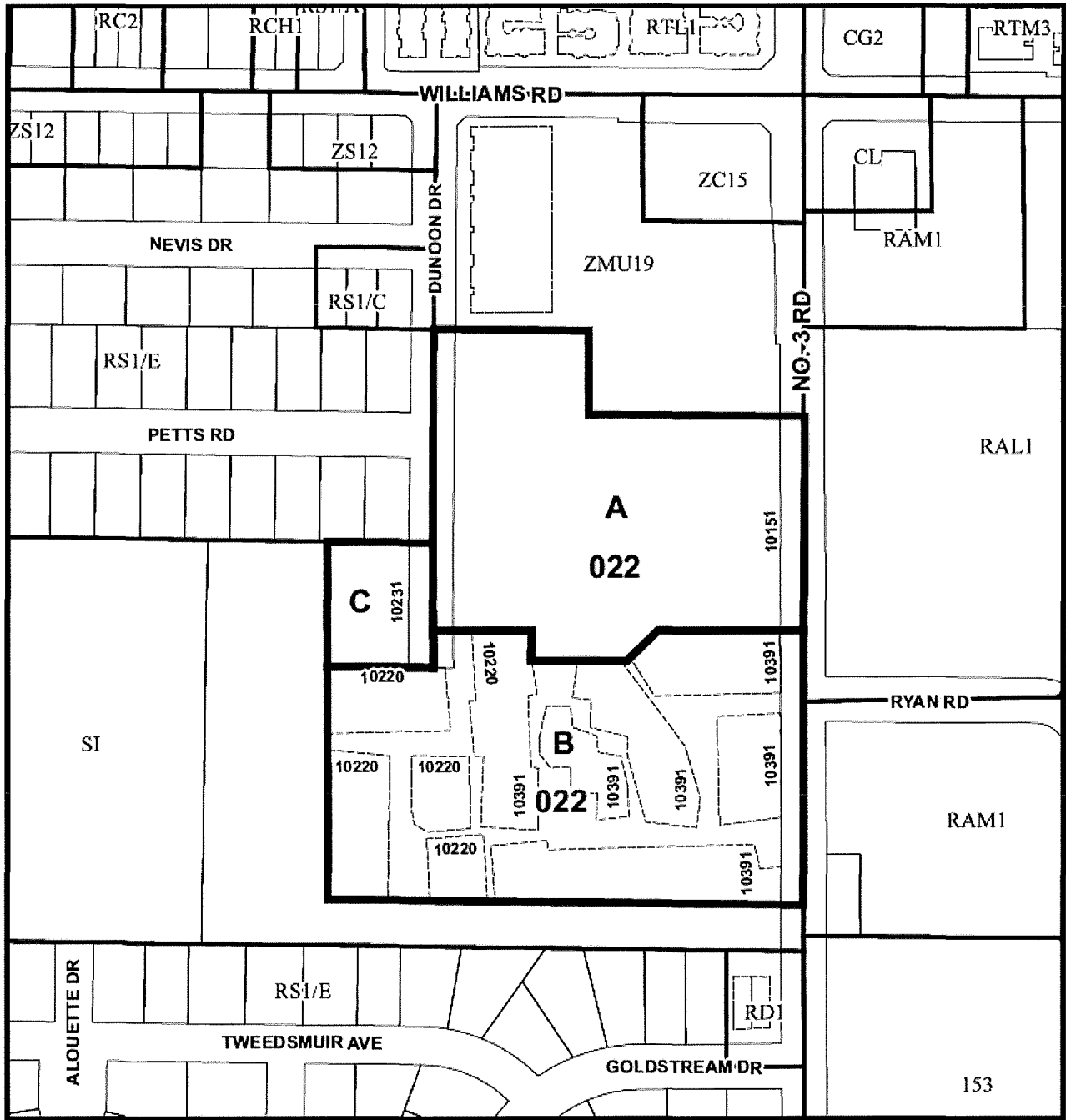
	LUC 022	ZC48 (Area "A")	ZT89 (Area "B")
Permitted Uses	<u>Area "A" on Map:</u> <ul style="list-style-type: none"> • Neighbourhood commercial <u>Area "B" on Map:</u> <ul style="list-style-type: none"> • Horizontal multiple family dwellings <u>Area "C" on Map:</u> <ul style="list-style-type: none"> • City-owned park lot to be zoned "SI" 	Permitted Uses <ul style="list-style-type: none"> • animal grooming • child care • government service • health service, minor • office • restaurant • retail, convenience • retail, general • service, business support • service, financial • service, household repair • service, personal • veterinary service Secondary Uses <ul style="list-style-type: none"> • N/A 	Permitted Uses <ul style="list-style-type: none"> • child care • housing, town Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max.)	N/A	0.36	0.53, including all part of the building used for on-site parking purposes
Lot Coverage (max.)	N/A	30% for buildings	<ul style="list-style-type: none"> • 26% for buildings • 80% for buildings, structures, and non-porous surfaces • A minimum of 20% landscaping with live plant material

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

	LUC 022	ZC48 (Area "A")	ZT89 (Area "B")
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)			
Rear Yard Setback (min.)			
Building Height (max.)	<u>Area "A" on Map:</u> <ul style="list-style-type: none"> • N/A (as per drawings) <u>Area "B" on Map:</u> <ul style="list-style-type: none"> • 2 storeys 	<u>Area "A" on Diagram 1:</u> <ul style="list-style-type: none"> • 9.0 m, but containing no more than 2 storeys • Portions of the building containing a stairwell for roof access or mechanical and electrical equipment may be 11.3 m <u>Area "B" on Diagram 1:</u> <ul style="list-style-type: none"> • 7.4 m, but containing no more than 1 storey <u>Area "C" on Diagram 1:</u> <ul style="list-style-type: none"> • 9.0 m, but containing no more than 2 storeys 	9.0 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 022

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 068 (8311 Saunders Road)

Number of Properties: 1

Number of Units: 18 (strata-titled)

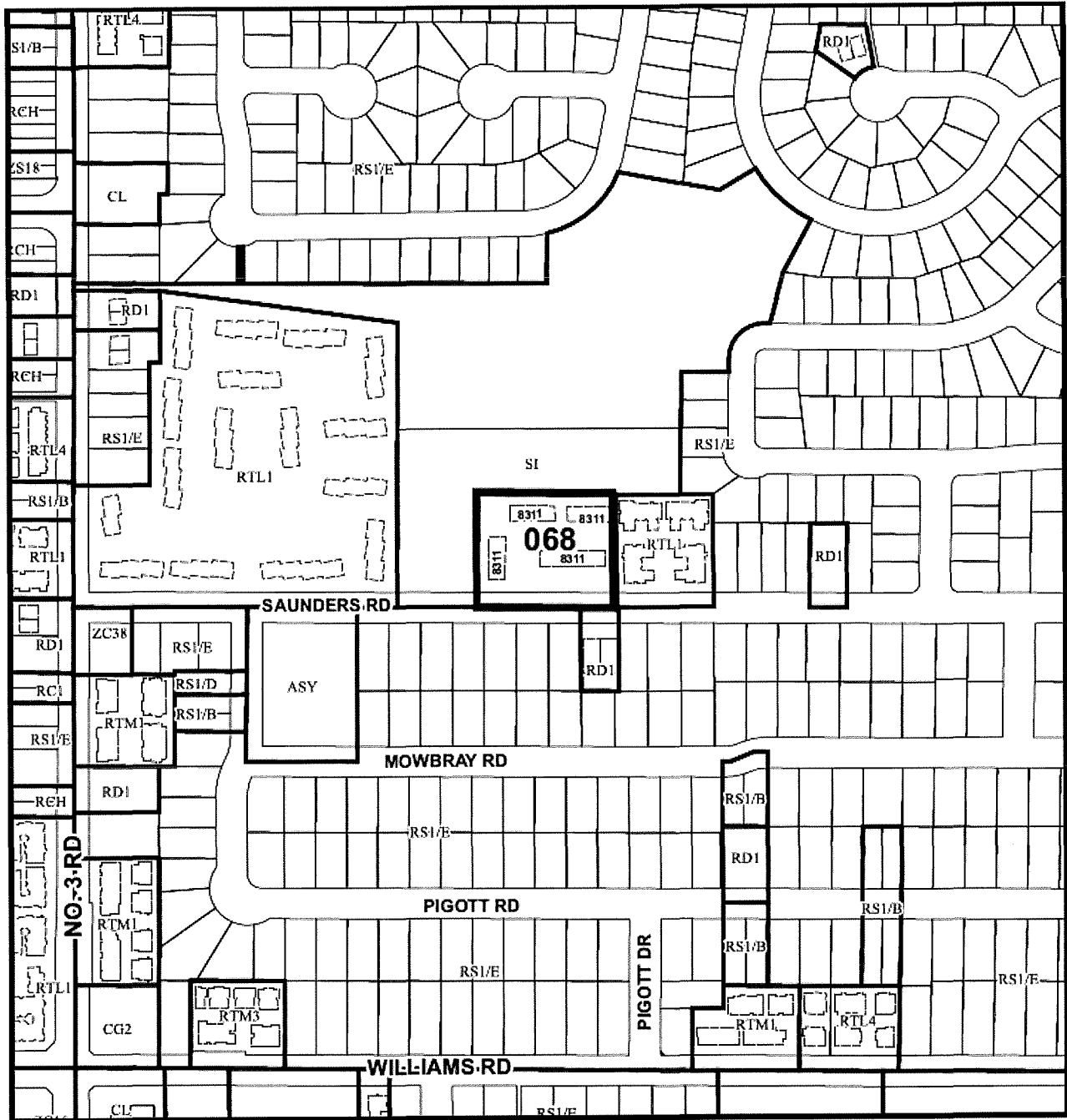
Proposed Zone: Town Housing (ZT90) – Saunders Road (Broadmoor)

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 068	ZT90
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none"> • child care • housing, town Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max.)	N/A (as per drawings)	0.45
Lot Coverage (max.)	33% for buildings	<ul style="list-style-type: none"> • 33% for buildings • 80% for buildings, structures, and non-porous surfaces • A minimum of 20% landscaping with live plant material
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	2 storeys	9.0 m, but containing no more than 2 storeys

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 068

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 100 (7900 Francis Road & 9111 No. 3 Road)

Number of Properties: 2

Number of Units: 26 (rental) + 6 (strata-titled)

Proposed Zone: **Town Housing (ZT92) – No. 3 Road (Broadmoor)**
Low Rise Apartment (ZLR42) – Francis Road and No. 3 Road (Broadmoor)

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 100	ZLR42 "Area A"	ZT92 "Area B"
Permitted Uses	<u>Area "A":</u> <ul style="list-style-type: none"> Residential apartments <u>Area "B":</u> <ul style="list-style-type: none"> Horizontal multiple family dwellings 	Permitted Uses <ul style="list-style-type: none"> child care congregate housing housing, apartment Secondary Uses <ul style="list-style-type: none"> boarding and lodging community care facility, minor home business 	Permitted Uses <ul style="list-style-type: none"> child care housing, town Secondary Uses <ul style="list-style-type: none"> boarding and lodging community care facility, minor home business
FAR (max.)	N/A	0.40	0.60
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> 30% for buildings 80% for buildings, structures, and non-porous surfaces A minimum of 20% landscaping with live plant material 	<ul style="list-style-type: none"> 30% for buildings 80% for buildings, structures, and non-porous surfaces A minimum of 20% landscaping with live plant material
Front Yard Setback (min.)	<u>Area "A":</u> <ul style="list-style-type: none"> As per Zoning Bylaw 1430, except that the existing building may have a rear yard of 4.8 m <u>Area "B":</u> <ul style="list-style-type: none"> As per drawings (varies per building) 	12.1 m	Diagram 1 (varies per building)
Side Yard Setback (min.)		6.0 m	
Rear Yard Setback (min.)		4.8 m	

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

	LUC 100	ZLR42 "Area A"	ZT92 "Area B"
Building Height (max.)	<u>Area "A":</u> • As per Zoning Bylaw 1430 <u>Area "B":</u> 10.6 m, but containing no more than 2 storeys	10.6 m, but containing no more than 2 storeys	10.6 m, but containing no more than 2 storeys



Land Use Contract 100

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 153

(10460 No. 3 Road)

Number of Properties: 1

Number of Units: 66 (rental)

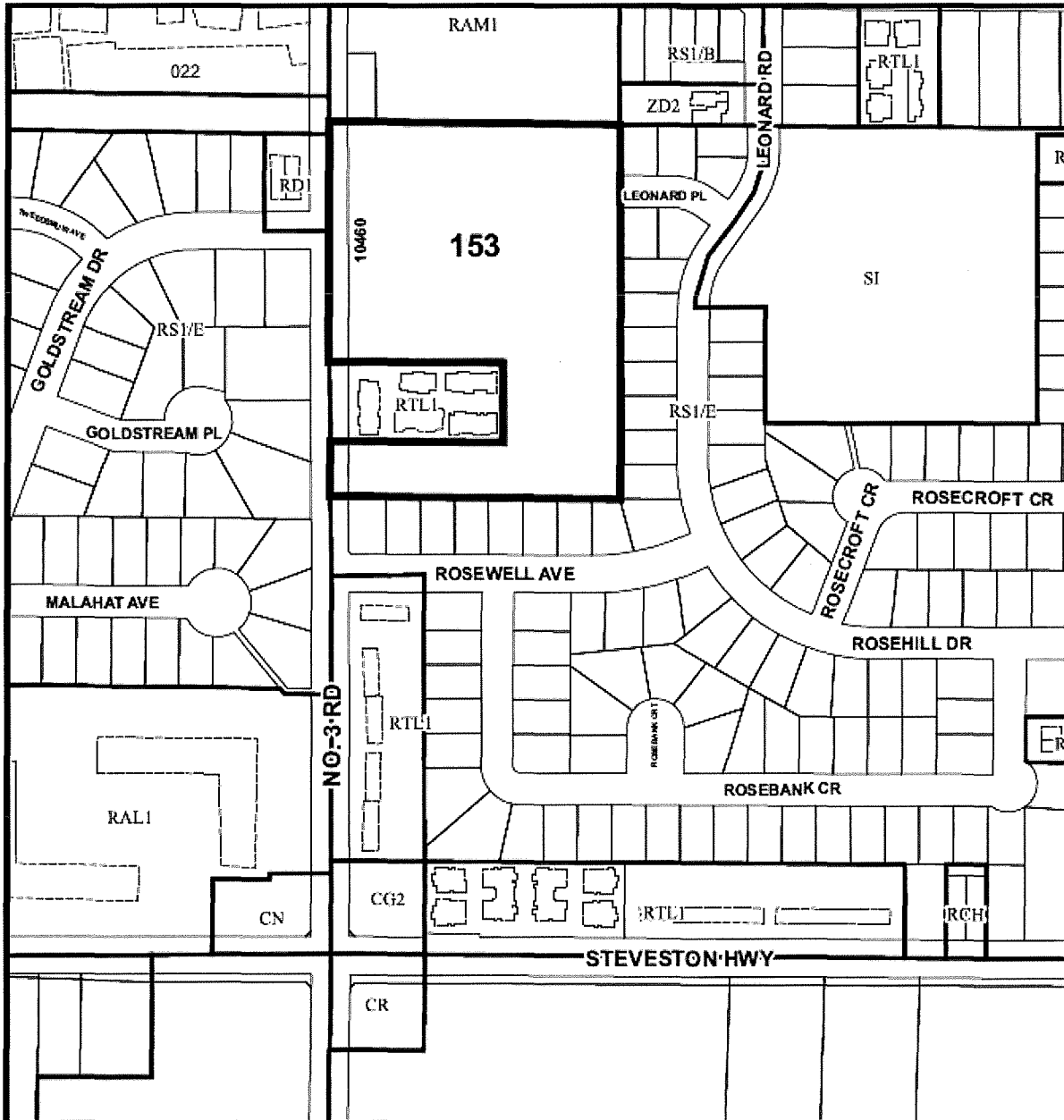
Proposed Zone: Town Housing (ZT91) – No. 3 Road (Broadmoor)

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 153	ZT91
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none"> • child care • housing, town Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max.)	N/A (as per drawings)	0.35
Lot Coverage (max.)	N/A (as per drawings)	<ul style="list-style-type: none"> • 22% for buildings • 80% for buildings, structures, and non-porous surfaces • A minimum of 20% landscaping with live plant material
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	10.0 m, but containing no more than 2 storeys	10.0 m, but containing no more than 2 storeys

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 153

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.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

September 11, 2020
File: 08-4430-03-09/2020-Vol 01

Planning and Development Division
Development Applications
Fax: 604-276-4052

Property Owner/Occupant
10160, 10180, 10220, 10240 Ryan Road
Richmond BC

Dear Sir/Madam:

Re: Land Use Contract 008
10160, 10180, 10220, 10240 Ryan Road, Richmond *(see map on reverse)*

Why am I receiving this letter?

You are receiving this letter because the City of Richmond's records indicate that you own or occupy property that is governed by a Land Use Contract (LUC). All municipalities in BC are required to adopt underlying zoning bylaws for properties governed by LUCs by June 20, 2022. This is to ensure there is zoning in place well in advance of the province-wide LUC termination date of June 30, 2024.

This letter and enclosures provides details on what you can do to obtain more information about this process and to determine whether it will affect you.

You're invited to contact City staff

Before underlying zoning bylaws for your property are brought forward to Richmond City Council later this year, you are invited to contact City staff so that we can answer any questions you may have about this process. City staff can respond to your questions by phone or by email.

Enclosed is a list of **Frequently Asked Questions** and answers related to LUCs and the establishment of underlying zoning, which you may wish to review in advance of contacting us.

For more information, please call 604-204-8626 or email luc@richmond.ca.

If you do not have any questions or concerns, then no action on your part is required.

Sincerely,

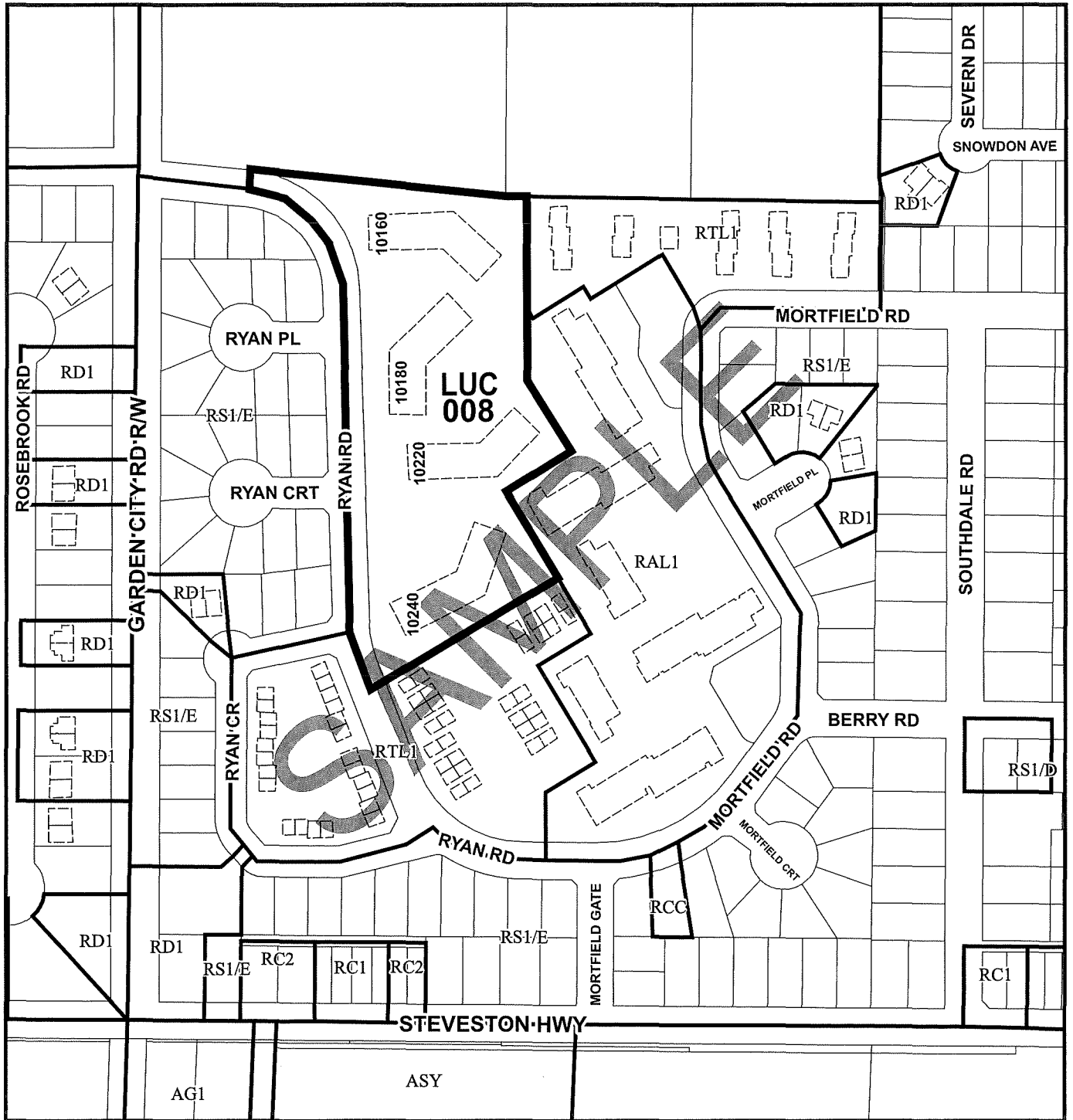
Cynthia Lussier
Planner 2

CL:cl

Enc. 2



City of Richmond



Land Use Contract (LUC) 008
 10160, 10180,
 10220, 10240 Ryan Road

Original Date: 02/04/20
 Revision Date:
 Note: Dimensions are in METRES



List of Frequently Asked Questions

This Frequently Asked Question (FAQ) document provides you with essential background information on Land Use Contracts (LUCs) and the process that the City of Richmond must undertake to establish underlying zoning bylaws prior to the termination of the City's remaining LUCs on June 30, 2024 when all LUCs will be extinguished by Provincial legislation. The FAQs have been organized under the following categories:

1. General Information
2. Underlying Zoning
3. Potential Implications of Underlying Zoning
4. Other Information

Please take a moment to review this information.

1. General Information

1.1 What is a Land Use Contract?

A Land Use Contract (LUC) is a contract that was typically entered into between the original developer of land and a local government addressing the use and development rights of a property. LUCs, which are similar to zoning regulations, are registered on the title of each property and remain in force today. Until recently, agreement from both the property owner and municipality was required to amend or discharge the contract.

1.2 When were Land Use Contracts used?

The provincial legislation enabling LUCs was in effect for a short period of time during the 1970s and allowed the ability to create tailor-made development contracts for specific sites.

1.3 Do Land Use Contracts continue to affect the use and development rights of a property?

Yes. Even though the legislation that enabled LUCs was repealed in 1978, LUCs still affect the use and development rights of a property until the LUC is terminated.

1.4 Why have Land Use Contracts not changed over time like the City's Zoning Bylaw?

As LUCs are legal contracts registered on the title of the property, LUCs could only be amended or discharged with the property owner's consent. The City's Zoning Bylaw in contrast has had multiple amendments over time to address various land and building issues such as building interface, landscaping, sustainability and overall building form. Bringing the LUC properties under the City's Zoning Bylaw will ensure consistent land use regulations are applied throughout the City.

1.5 How many Land Use Contracts are there in Richmond?

Today, there are 45 separate LUCs remaining in the City of Richmond affecting approximately 90 properties which include multi-family residential, commercial, industrial, and agricultural properties.

1.6 Why is the City establishing underlying zoning for properties governed by Land Use Contracts?

In 2014, the Province adopted new legislation which will terminate all LUCs in British Columbia by June 30, 2024. The new legislation also requires that local governments establish underlying zoning bylaws for all LUCs prior to June 30, 2022.

2. Underlying Zoning

2.1 How will the underlying zoning for my property be determined?

City staff reviewed the permitted uses and development regulations in each LUC and compared them to the regulations for those types of uses in the City's current Zoning Bylaw. City staff also reviewed what the zoning is within the immediate surrounding area of the affected LUC to get a sense of whether the proposed underlying zoning is generally consistent with what exists in the area.

Generally speaking, due to the very specific uses and regulations contained within the LUCs, City staff is not able to use any of the existing zones in the current Zoning Bylaw as the underlying zone for the affected properties.

A site-specific zone will need to be created for each LUC. The site-specific zone will generally be designed to reflect the specific uses and regulations contained in the LUC to ensure that the existing uses on the property continue to be permitted without granting additional development rights. Basically, the underlying zoning will mirror what is currently contained in the LUC.

2.2 What will be the process involved with establishing the underlying zoning for my property?

Underlying zoning bylaws for each LUC will be brought forward to Richmond City Council for consideration at a regular Council meeting. The set of underlying zoning bylaws will be introduced and potentially granted first reading.

Subject to granting first reading to the underlying zoning bylaws, a Public Hearing will be held to consider the proposed bylaws. The Public Hearing will provide an opportunity for those who believe that their interest in property is affected by the proposed bylaws to be heard or to present written submissions. Following the Public Hearing, City Council may consider adoption of the bylaws.

2.3 How will I find out about the Public Hearing?

Approximately 10 days prior to the Public Hearing at which the underlying zoning bylaws will be considered, a Notice of Public Hearing and a map will be sent by regular mail to all affected property owners and tenants, in addition to surrounding property owners and tenants. The Notice will include instructions on how to obtain further information and on how to participate in the Public Hearing.

2.4 How Can I Participate in the Public Hearing?

The health and wellness of our residents, City staff and Council remain our priority. Please be advised that measures will be taken at the meeting to respect physical distancing requirements and adhere to recommended preventative measures to limit the spread of COVID-19.

During the COVID-19 Pandemic, the Public Hearing is open to members of the public who may be affected by the proposed bylaws and wish to make a presentation. Due to the public health concerns and physical distancing requirements, the public is encouraged to submit written comments in advance of the Public Hearing, or register to participate remotely via telephone, instead of attending the meeting in person if possible. Registration to participate remotely via telephone is available starting on the Friday prior to the Public Hearing until 1:00 pm on the date of the Hearing. Information on how to register is available on the City website: <https://www.richmond.ca/cityhall/council/phone-participation.htm>. If

you are unable to attend or choose to not attend due to COVID-19, you may send your written comments to the City Clerk's Office by 4:00 pm on the date of the Public Hearing, as follows:

- By E-mail: using the on-line form at <http://www.richmond.ca/cityhall/council/hearings/about.htm> ;
- By Standard Mail: to 6911 No. 3 Road, Richmond, BC, V6Y 2C1, Attention: Director, City Clerk's Office;
- By Fax: to 604-278-5139, Attention: Director, City Clerk's Office.

For information on public hearing rules and procedures, please consult the City website at: <http://www.richmond.ca/cityhall/council/hearings/about.htm> or call the City Clerk's Office at 604-276-4007.

All submissions become part of the public record.

3. Potential Implications of Underlying Zoning

3.1 What effect does the underlying zoning have on my property while the Land Use Contract is still in effect?

As long as the LUC remains in place, the underlying zoning will have no effect on a property, and the property may be developed in keeping with the LUC regulations.

3.2 What effect does the underlying zoning have on my property, when the Land Use Contract is terminated?

After June 30, 2024, the LUC is no longer effective on the property. Any new construction must then conform to the zoning established for the property.

3.3 What are some of the key differences between a Land Use Contract and the underlying zoning to be established?

Although the underlying zoning will generally mirror what is contained in the LUC, some key differences are necessary to reflect certain regulations contained within the current Zoning Bylaw for aspects not anticipated by the LUC. This includes the following:

- a) Secondary Uses (subject to certain regulations) – For multi-family residential properties, the proposed underlying zoning will allow a range of secondary uses, including boarding and lodging, and home businesses.
- b) Lot Coverage – The underlying zoning will provide greater detail about the amount of the lot that can be covered with buildings, structures, and other non-porous surfaces, as well as the minimum amount of live plant material.
- c) Floor Area – In addition to any maximum floor area identified in the LUC, the underlying zoning will explicitly identify the maximum floor area ratio (FAR) permitted on the property, which is determined by multiplying the prescribed FAR by the size of the lot.
- d) Building and Structure Height – In addition to storey height, the underlying zoning will identify a maximum dimensional height for buildings and structures.

3.4 What is the implication of the underlying zoning on my property if there are any aspects of my building, structure or lot that does not meet today's zoning regulations?

Existing buildings and structures which were lawfully built will have legal non-conforming protection. The retention of these buildings and structures would include the ability to renovate, subject to certain provisions. All new buildings and structures will have to comply with the underlying zoning regulations in place when a Building Permit application is submitted.

4. How can I obtain other information?

To learn more about obtaining a copy of the LUC registered on title to the affected properties, please go to the BC Land Title and Survey Authority website at <https://ltsa.ca/> .

To learn more about the process the City of Richmond must undertake to establish underlying zoning for LUCs, go to <https://www.richmond.ca/plandev/planning2/projects/LUC.htm> . More information is also available by emailing luc@richmond.ca, or by calling 604-204-8626.

Please note this brochure provides general information only; a property owner may wish to obtain more detailed information about any relevant LUC or proposed zoning bylaw.

SAMPLE



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10147
to Establish Zoning for the Property Developed under
Land Use Contract 008**

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:

“18.41 Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor)”

18.41.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 008 on Ryan Road in the Broadmoor area.

18.41.2 Permitted Uses

- child care
- housing, apartment

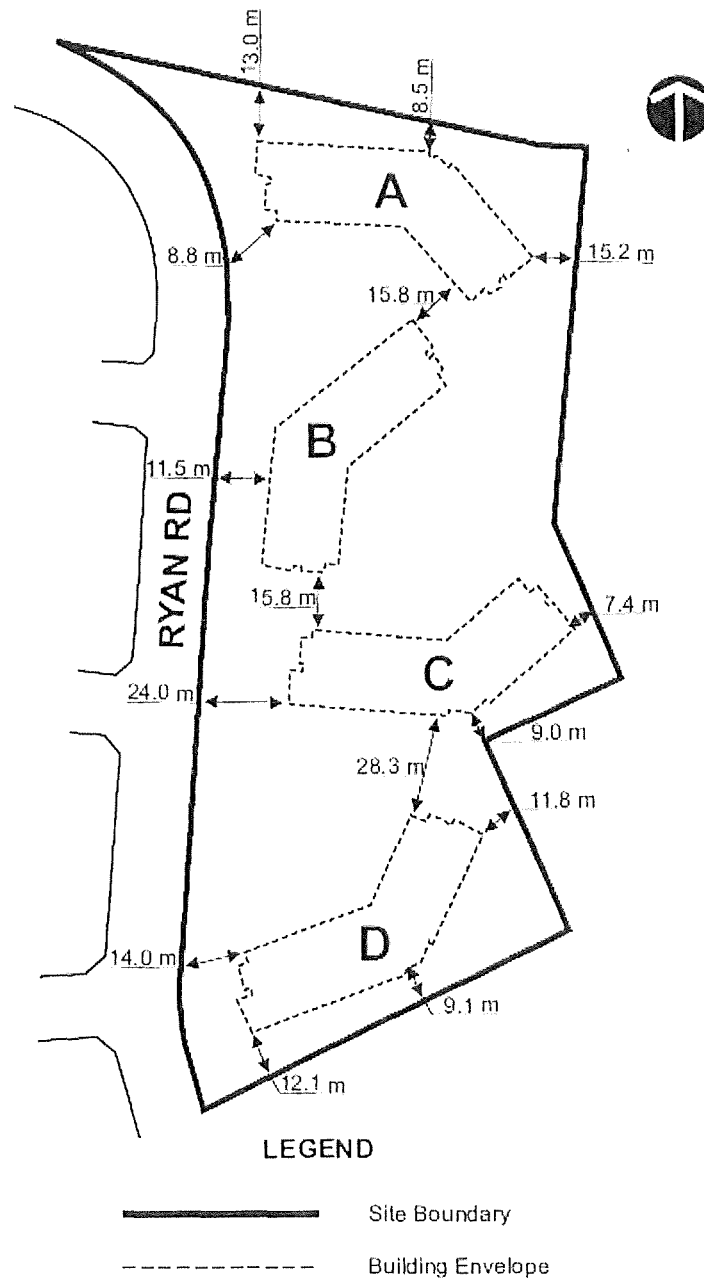
18.41.3 Secondary Uses

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

18.41.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 156.
2. The maximum number of **buildings** for **apartment housing** is 4, each of which shall contain a maximum of 39 **dwelling units**.
3. In the areas identified as “A” and “D” on Diagram 1, Section 18.41.4.7, each **building** for **apartment housing** shall contain no studio **dwelling units** and a maximum of 9 **dwelling units** with one **bedroom**.
4. In the areas identified as “B” and “C” on Diagram 1, Section 18.41.4.7, each **building** for **apartment housing** shall contain no studio **dwelling units** and a maximum of 15 **dwelling units** with one **bedroom**.
5. A **dwelling unit** shall have a maximum gross **habitable space** of 99.4 m².

- 6. The maximum **floor area ratio** (FAR) is 0.62, together with an additional 0.01 **floor area ratio** provided that it is entirely used to accommodate **amenity space** containing a minimum of two meeting rooms (each having a minimum **floor area** of 7.8 m²), saunas, and changing rooms with washrooms, to accompany outdoor swimming pools on the **lot**.
- 7. Diagram 1



18.41.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 30%.
2. No more than 80% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

18.41.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** for residential **buildings** shall be as shown in Diagram 1 in Section 18.41.4.7.

18.41.7 Permitted Heights

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

18.41.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 23,500 m².

18.41.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 18.41.9.1, a **screen** at least 1.8 m in height shall be planted and maintained on the **lot** along the west **property line** adjacent to uncovered parking areas.
3. For the purpose of Section 18.41.9.2, a **screen** shall not include a wall or **fence**.
4. In addition to Section 18.41.9.1, two outdoor **amenity spaces**, each of which shall be a minimum 6.0 m x 12.0 m in area (including swimming pools), shall be provided on the **site**.
5. In addition to Section 18.41.9.1, a 3.3 m wide hardscaped public walkway shall be provided along the east property line.

18.41.10 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 a minimum of 234 **vehicle parking spaces**, of which

there shall include a minimum of 39 visitor **parking spaces**, distributed as follows:

- a) in the areas identified as "A" and "D" on Diagram 1, Section 18.41.4.7, a minimum of 40 ground level covered **vehicle parking spaces per building**;
- b) in the areas identified as "B" and "C" on Diagram 1, Section 18.41.4.7, a minimum of 39 ground level covered **vehicle parking spaces per building**; and
- c) a minimum of 75 surface **vehicle parking spaces**.

18.41.11 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 10147” as “**Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10147**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



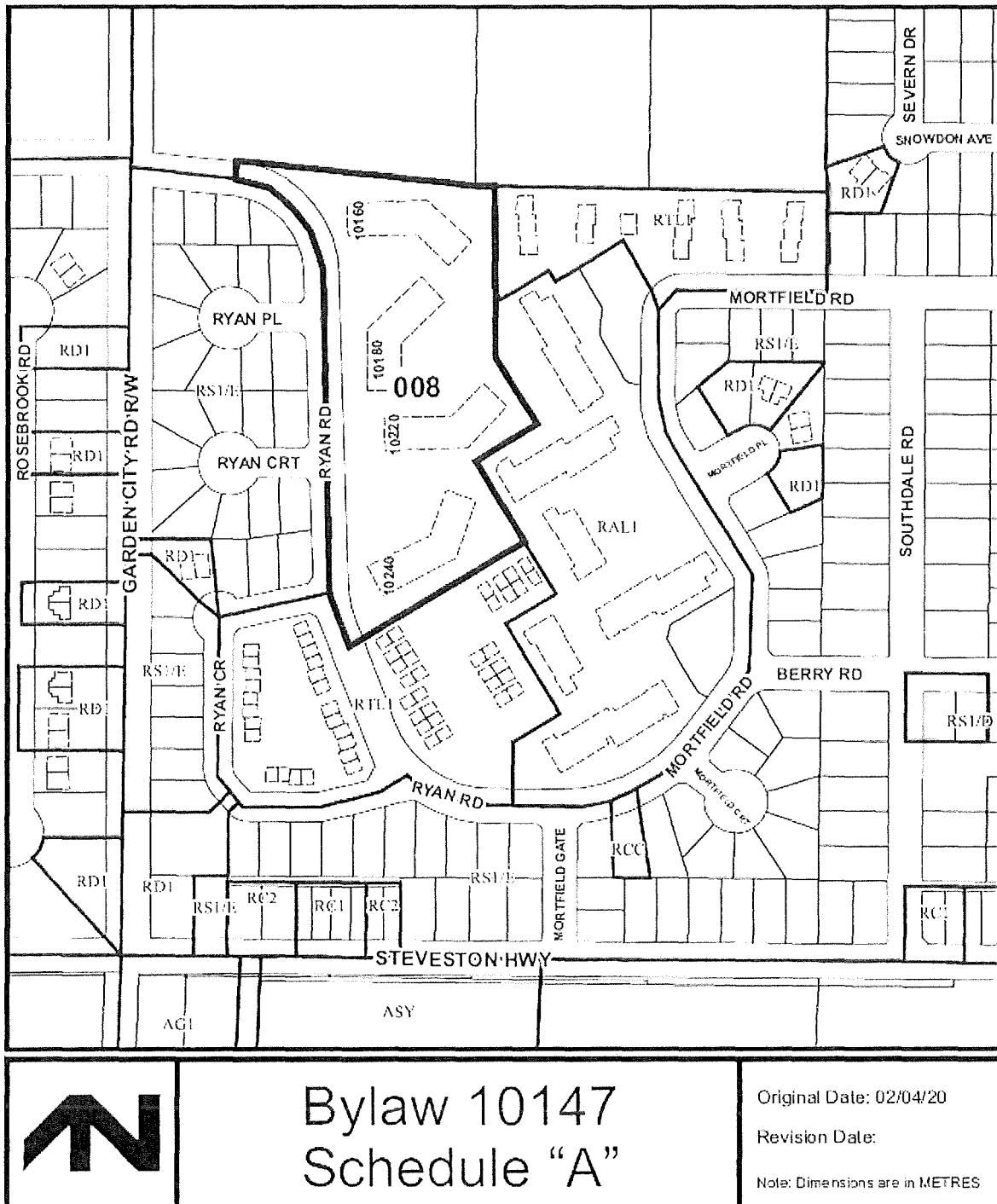
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10147



City of
Richmond



Bylaw 10147
Schedule "A"

Original Date: 02/04/20

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10148
to Establish Zoning for the Property Developed under
Land Use Contract 013**

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 16 [Site Specific Residential (Two-Unit Dwelling) Zones], in numerical order:

“16.6 Two-Unit Dwellings (ZD6) – Lucas Road (Broadmoor)”

16.6.1 Purpose

The **zone** provides for **two-unit housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 013 on Lucas Road in the Broadmoor area.

16.6.2 Permitted Uses

- **child care**
- **housing, two-unit**

16.6.3 Secondary Uses

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

16.6.4 Permitted Density

1. The maximum number of **buildings** for **two-unit housing** in this **zone** is 5.
2. The maximum **floor area ratio** (FAR) is 0.36 (inclusive of all parts of the **building** used for on-site parking purposes).

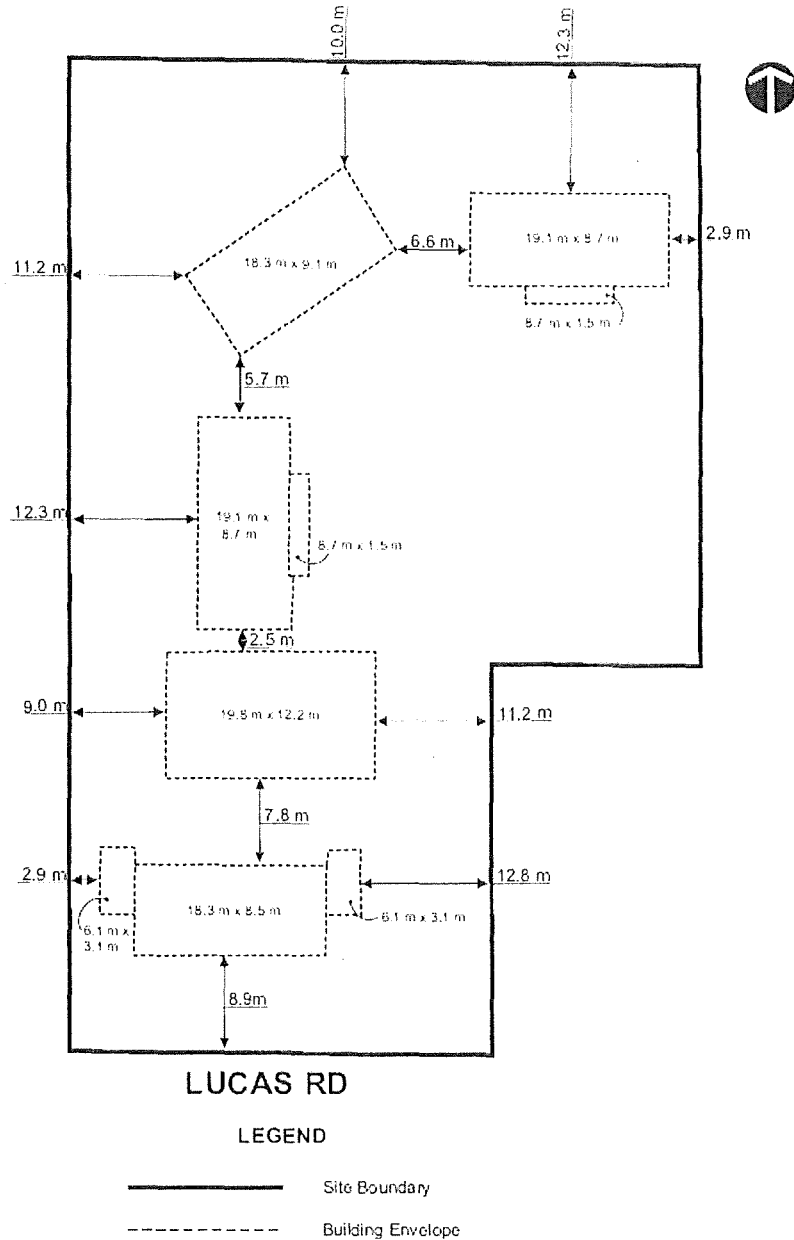
16.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 70% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 30% of the **lot area** is restricted to **landscaping** with live plant material.

16.6.6 Yards & Setbacks

- The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1 in Section 16.6.6.1.a).

a) Diagram 1



16.6.7 Permitted Heights

- The maximum **height for buildings** is 9.0 m, but containing no more than 2 **storeys**.

16.6.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot width** is 50.0 m.
- 2. The minimum **lot frontage** is 40.0 m.
- 3. The minimum **lot area** is 4,865 m²

16.6.9 Landscaping & Screening

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

16.6.10 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.

16.6.11 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 10148” as **“Two-Unit Dwellings (ZD6) – Lucas Road (Broadmoor)”**.
- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10148”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



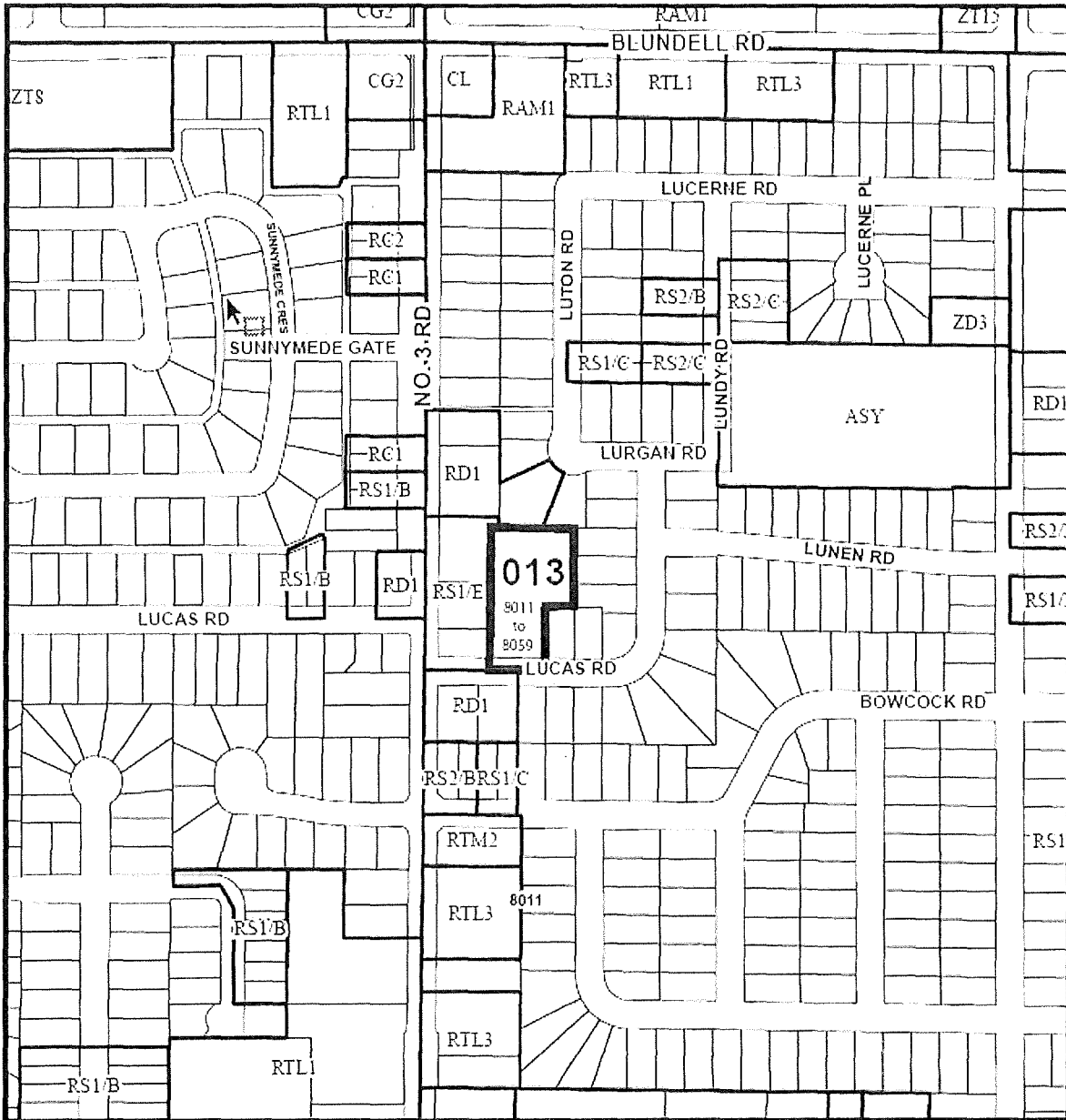
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10148



City of Richmond



	<h2>Bylaw 10148 Schedule "A"</h2>	<p>Original Date: 02/04/20 Revision Date: 30/09/20 Note: Dimensions are in METRES</p>
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Richmond Zoning Bylaw 8500, Amendment Bylaw 10149 to Establish Zoning for the Properties Developed under Land Use Contract 022

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:

17.89 Town Housing (ZT89) – No. 3 Road and Dunoon Drive (Broadmoor)

17.89.1 Purpose

The zone provides for town housing, and compatible uses. This zone is for the property developed under Land Use Contract 022 on No. 3 Road and Dunoon Drive in the Broadmoor area.

- 17.89.2 Permitted Uses
• child care
• housing, town

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

17.89.4 Permitted Density

- 1. The maximum number of dwelling units for town housing in this zone is 87.
2. The minimum floor area permitted for a dwelling unit is 136.3 m², inclusive of a carport.
3. The maximum floor area ratio (FAR) is 0.53 (inclusive of all parts of the building used for on-site parking purposes).

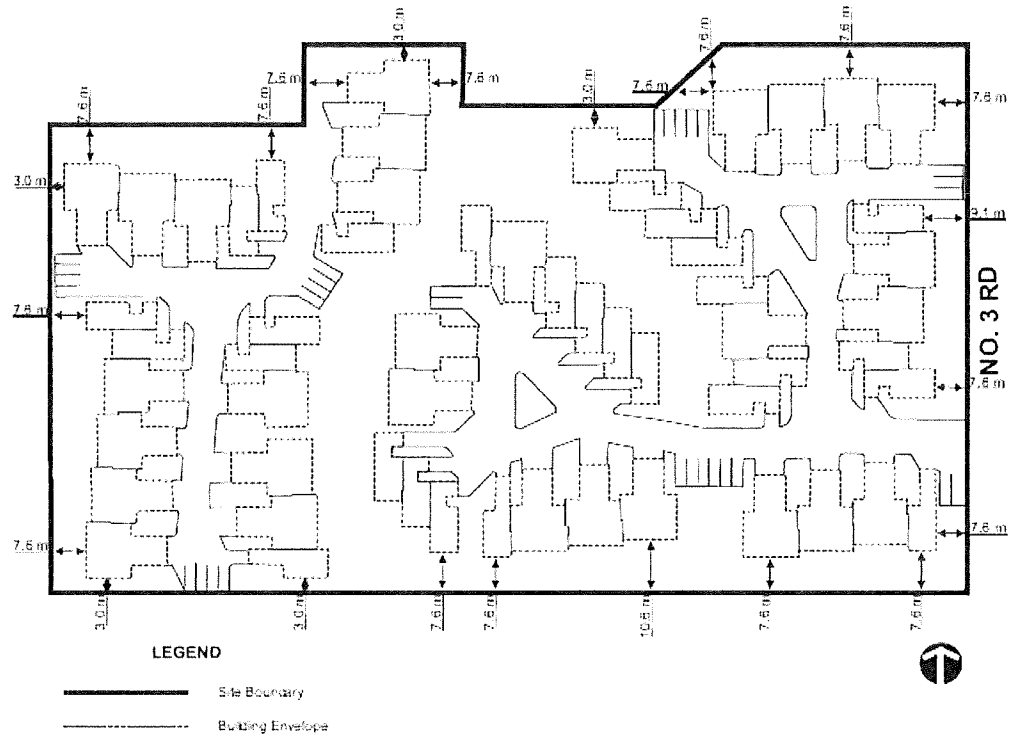
17.89.5 Permitted Lot Coverage

- 1. The maximum lot coverage is 26% for buildings.
2. No more than 65% of the lot area may be occupied by buildings, structures, and non-porous surfaces.
3. A minimum of 25% of the lot area is restricted to landscaping with live plant material.

17.89.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.89.6.1.a).

a) Diagram 1



17.89.7 Permitted Heights

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

17.89.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 22,940 m².

17.89.9 Landscaping & Screening

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

17.89.10 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 minimum basic on-site parking requirement shall be 174 **parking spaces**.

17.89.11 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. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 [Site Specific Commercial Zones], in numerical order:

“ **22.48 Neighbourhood Commercial (ZC48) – No. 3 Road (Broadmoor)** ”

22.48.1 Purpose

The **zone** provides for a limited range of retail and services to the surrounding community. This **zone** is for the property developed under Land Use Contract 022 on No. 3 Road in the Broadmoor area.

22.48.2 Permitted Uses

- animal grooming
- child care
- government service
- health service, minor
- office
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- veterinary service

22.48.3 Secondary Uses

- n/a

22.48.4 Permitted Density

1. The maximum **floor area** permitted for **office** is 1,152.0 m².
2. The maximum **floor area** permitted for all other **uses** is 4,924.0 m².
3. The maximum **floor area ratio** (FAR) is 0.36.

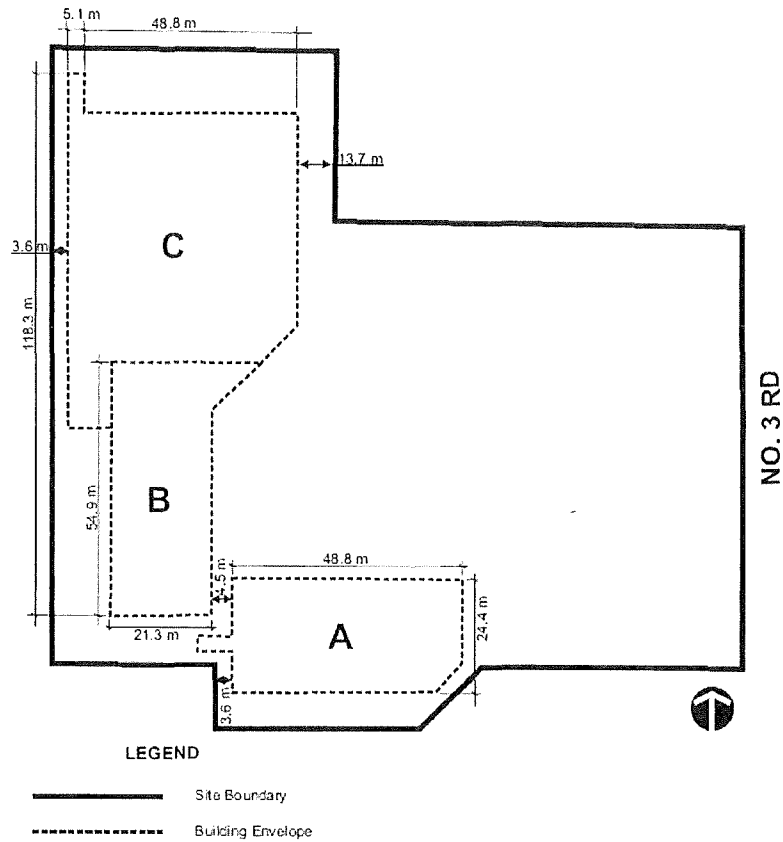
22.48.5 Permitted Lot Coverage

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

22.48.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 22.48.6.1.a).

a) Diagram 1



22.48.7 Permitted Heights

1. In the area identified as "A" on Diagram 1, Section 22.48.6.1.a), the maximum **height** for **buildings** is 9.0 m but containing no more than **2 storeys**, except that portions of the **building** containing a stairwell for roof access or containing mechanical and electrical equipment may be 11.3 m.
2. In the area identified as "B" on Diagram 1, Section 22.48.6.1.a), the maximum **height** for **buildings** is 7.4 m, but containing no more than **1 storey**.
3. In the area identified as "C" on Diagram 1, Section 22.48.6.1.a), the maximum **height** for **buildings** is 9.0 m, but containing no more than **2 storeys**.

22.48.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 16,990 m².

22.48.9 Landscaping & Screening

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

22.48.10 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 a minimum of 226 **vehicle parking spaces**.

22.48.11 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 as Area “B” on “Schedule A attached to and forming part of Bylaw 10149” as **“Town Housing (ZT89) – No. 3 Road and Dunoon Drive (Broadmoor)”**.
- 3. 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 as Area “A” on “Schedule A attached to and forming part of Bylaw 10149” as **“Neighbourhood Commercial (ZC48) – No. 3 Road (Broadmoor)”**.
- 4. 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 as Area “C” on “Schedule A attached to and forming part of Bylaw 10149” as **“School & Institutional Use (SI)”**.
- 5. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10149”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



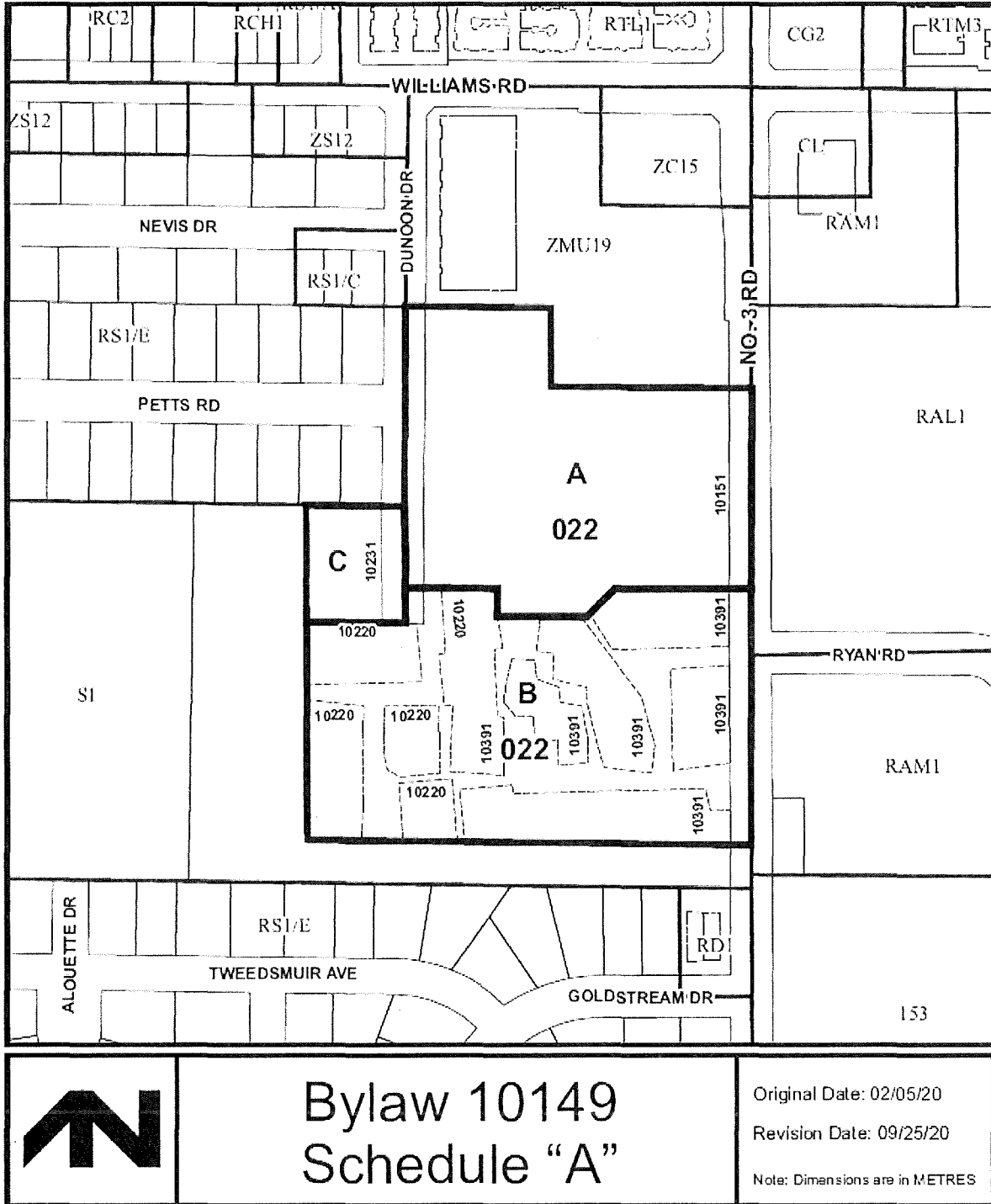
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10149



City of Richmond



Bylaw 10149 Schedule "A"

Original Date: 02/05/20
 Revision Date: 09/25/20
 Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10150
to Establish Zoning for the Property Developed under
Land Use Contract 068**

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:

“ 17.90 Town Housing (ZT90) – Saunders Road (Broadmoor)

17.90.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 068 on Saunders Road in the Broadmoor area.

17.90.2 Permitted Uses

- **child care**
- **housing, town**

17.90.3 Secondary Uses

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

17.90.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 18, each of which shall contain three **bedrooms**.
2. The maximum **floor area ratio** (FAR) is 0.45.

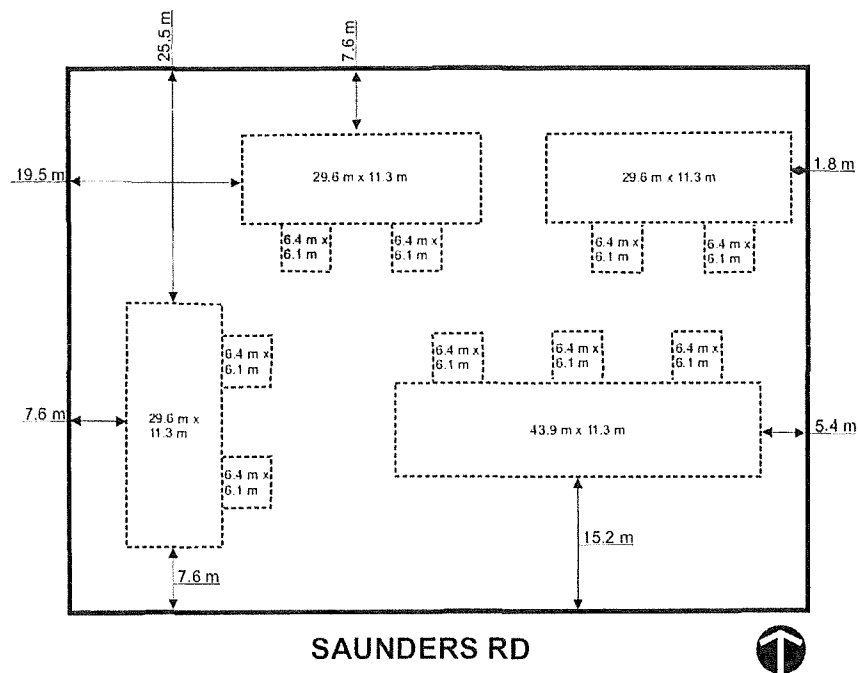
17.90.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.90.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.90.6.1.a).

a) Diagram 1



LEGEND

- Site Boundary
- - - Building Envelope

17.90.7 Permitted Heights

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

17.90.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 5,710 m².

17.90.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. Notwithstanding Section 17.90.9.1, a privacy **fence** of not more than 1.5 m in height shall be constructed along all **property lines**.
3. In addition to Section 17.90.9.1, an outdoor **amenity space** of no less than 390 m² including children's play structures shall be provided in the northwest corner of the **site**.

17.90.10 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 the basic on-site parking requirement shall be 35 **vehicle parking spaces**, of which a minimum of 5 **vehicle parking spaces** shall be designated for visitors.

17.90.11 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 10150” as “**Town Housing (ZT90) – Saunders Road (Broadmoor)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10150**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



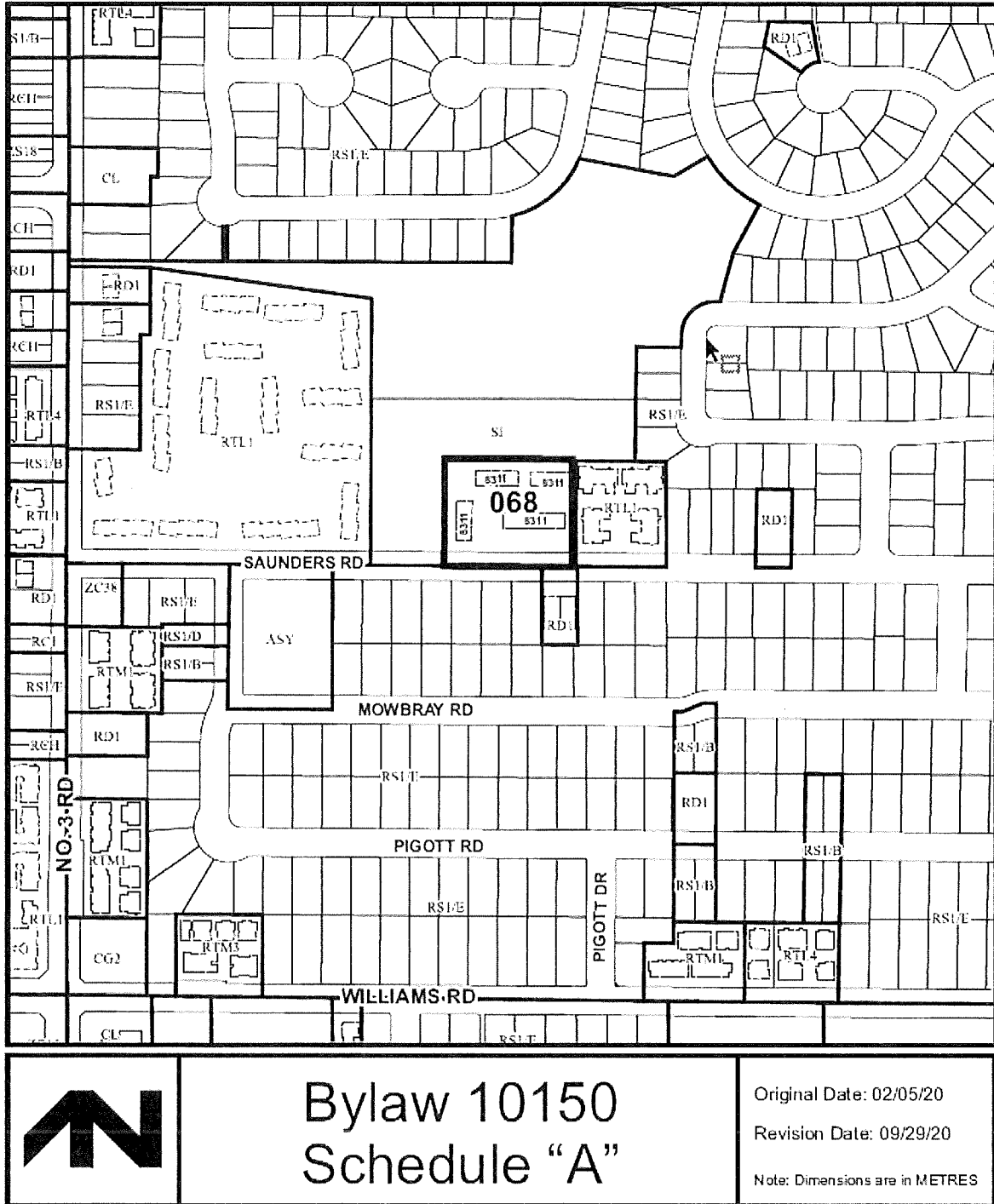
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10150



City of Richmond



Bylaw 10150 Schedule "A"

Original Date: 02/05/20
 Revision Date: 09/29/20
 Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 10151 to Establish Zoning for the Properties Developed under Land Use Contract 100

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:

“ 17.92 Town Housing (ZT92) –No. 3 Road (Broadmoor) ”

17.92.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 100 on No. 3 Road in the Broadmoor area.

17.92.2 Permitted Uses

- **child care**
- **housing, town**

18.42.3 Secondary Uses

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

17.92.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 6.
2. The maximum **floor area ratio (FAR)** is 0.60.

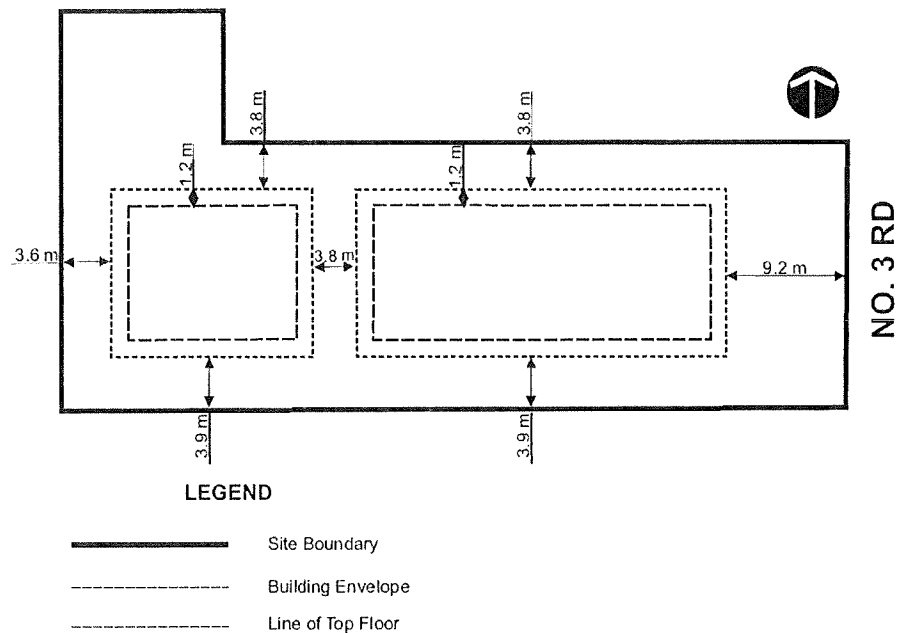
17.92.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.92.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.92.6.1.a).

a) Diagram 1



17.92.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.6 m, but containing no more than 2 **storeys**.

17.92.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,350.0 m².

17.92.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.92.9.1, an outdoor **amenity space** of no less than 128 m² including children's play structures shall be provided within the northwest corner of the **lot**.

17.92.10 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.

17.92.11 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. 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:

“18.42 Low Rise Apartment (ZLR42) – Francis Road (Broadmoor)”

18.42.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 100 on Francis Road in the Broadmoor area.

18.42.2 Permitted Uses

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

18.42.3 Secondary Uses

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

18.42.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** is 26.
2. The maximum **floor area ratio** (FAR) is 0.40.

18.42.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.
2. No more than 80% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

18.42.6 Yards & Setbacks

1. The minimum **front yard** is 12.1 m.
2. The minimum **side yard** is 6.0 m.
3. The minimum **rear yard** is 25% of the average lot depth.

18.42.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.6 m, but containing no more than 2 **storeys**.

18.42.7 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 4,690.0 m².

18.42.9 Landscaping & Screening

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

18.42.10 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**.

18.42.11 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 as Area “B” on “Schedule A attached to and forming part of Bylaw 10151” as “**Town Housing (ZT92) – No. 3 Road (Broadmoor)**”.
- 3. 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 as Area “A” on “Schedule A attached to and forming part of Bylaw 10151” as “**Low Rise Apartment (ZLR42) – Francis Road (Broadmoor)**”.
- 4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10151**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



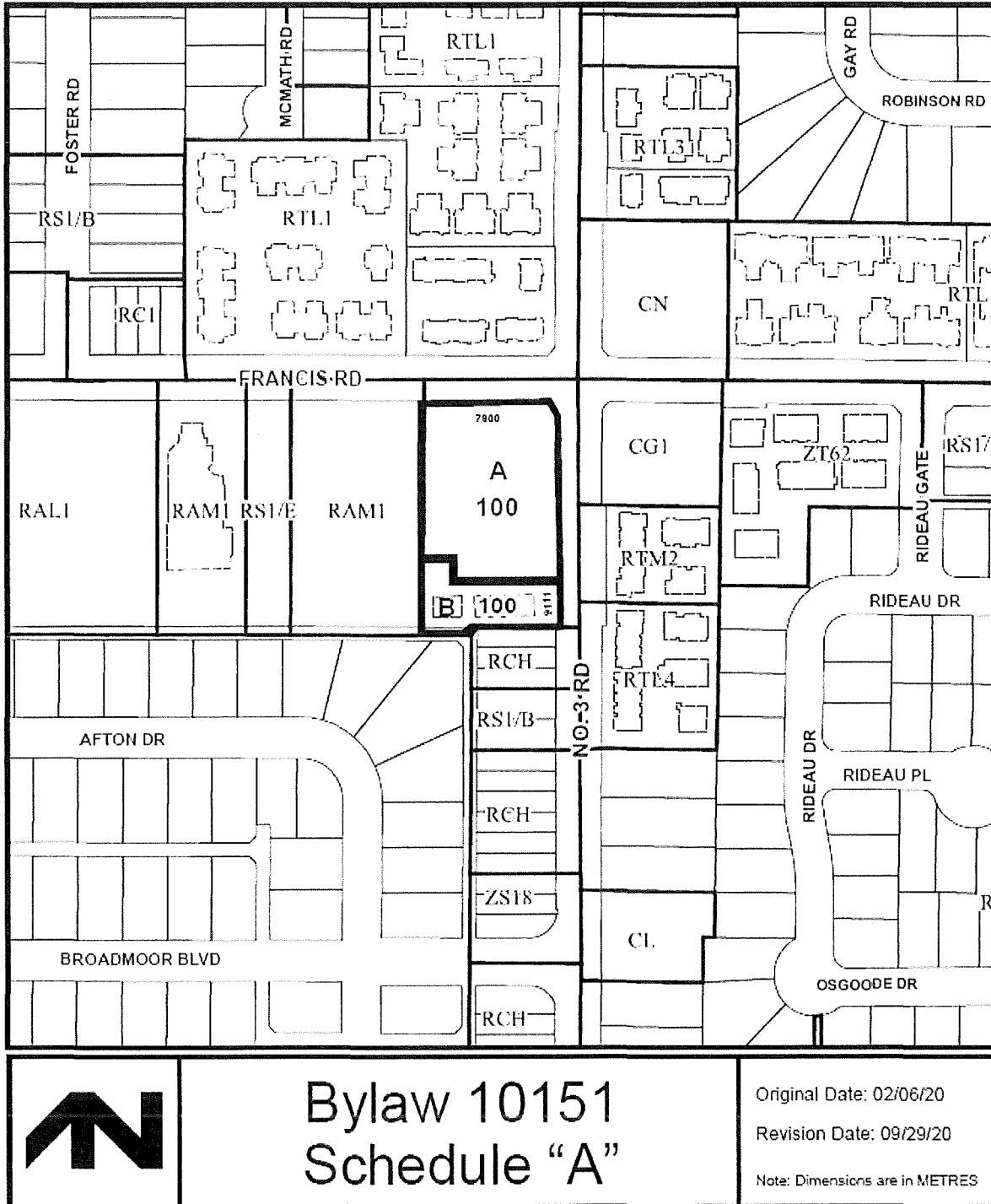
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10151



City of Richmond



Bylaw 10151 Schedule "A"

Original Date: 02/06/20

Revision Date: 09/29/20

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 10152 to Establish Zoning for the Property Developed under Land Use Contract 153

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.0 [Specific Use Regulations] by removing the reference to "ZT85" in Section 5.15.1(c) and replacing it with "ZT87".
2. Richmond Zoning Bylaw 8500, as amended, is further amended:
a) at Section 17.85 [Town Housing - Steveston Highway (Steveston) (ZT85)] by replacing the title with "Town Housing (ZT87) - Steveston Highway (Steveston)" and replacing each subsequent numerical reference to "17.85" with "17.87" within the zone; and
b) at the Zoning Map by amending the reference to the area specified in Section 2 of Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 to "Town Housing (ZT87) - Steveston Highway (Steveston)".
3. 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:

17.91 Town Housing (ZT91) - No. 3 Road (Broadmoor)

17.91.1 Purpose

The zone provides for town housing, and compatible uses. This zone is for the properties developed under Land Use Contract 153 on No. 3 Road in the Broadmoor area.

17.91.2 Permitted Uses

- child care
housing, town

17.91.3 Secondary Uses

- boarding and lodging
community care facility, minor
home business

17.91.4 Permitted Density

- 1. The maximum number of dwelling units for town housing is 66.
2. The maximum floor area ratio (FAR) is 0.35.

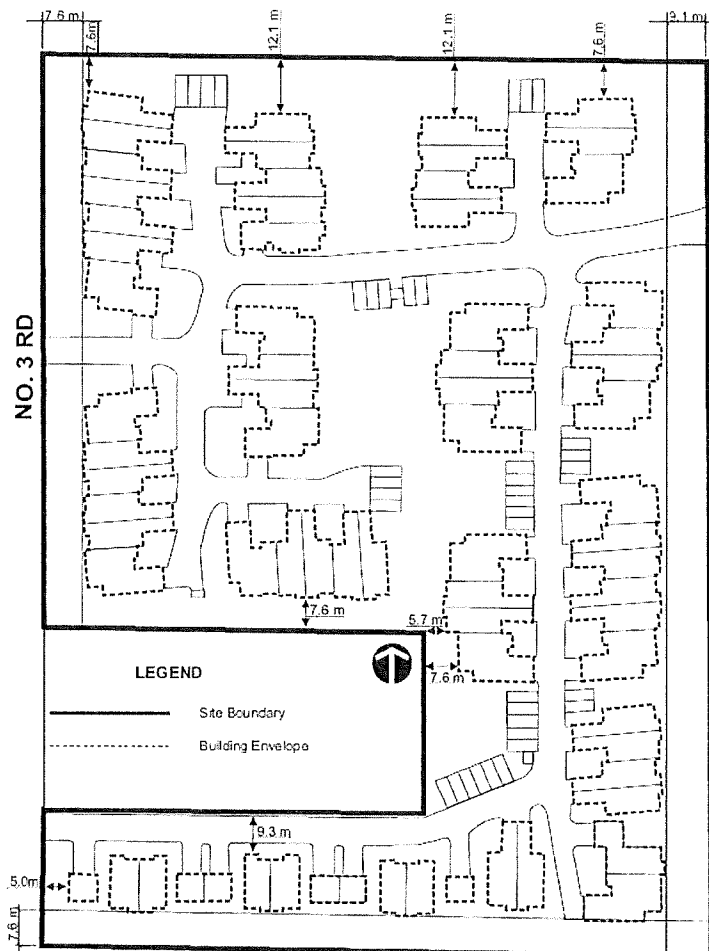
17.91.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 22% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.91.6 Yards & Setbacks

1. The minimum **yard, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.91.6.1.a).

a) Diagram 1



17.91.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.0 m, but containing no more than 2 **storeys**.

17.91.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** is 25,570.0 m².

17.91.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that the maximum **fence** height on any **lot line** shall be 1.67 m.

17.91.10 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 a minimum of 132 **vehicle parking spaces**.

17.91.11 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 10152” as “**Town Housing (ZT91) – No. 3 Road (Broadmoor)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10152**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



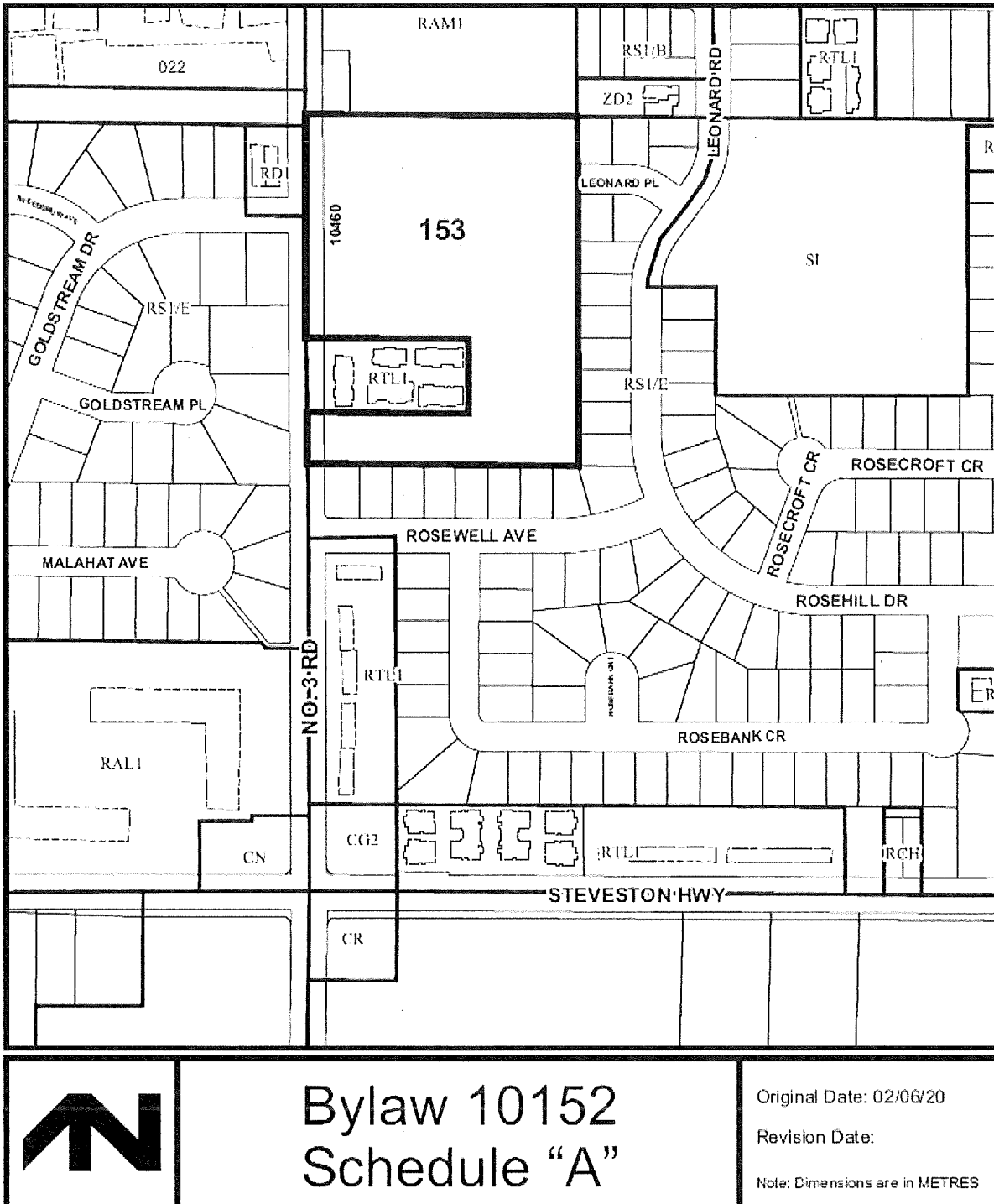
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10152



City of Richmond



Bylaw 10152 Schedule "A"

Original Date: 02/06/20
 Revision Date:
 Note: Dimensions are in METRES