



**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development  
**Date:** January 24, 2022  
**File:** 08-4430-03-09/2021-Vol 01  
**Re:** **Establishment of Underlying Zoning for Properties Developed Under Land Use Contracts 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, 122, 126, and 128 in the Blundell, Seafair, and Steveston Areas and in the North Portion of City Centre**

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#### Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10314, to establish underlying zoning for the property developed under Land Use Contract 004, be introduced and given first reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10315, to establish underlying zoning for the property developed under Land Use Contract 005, be introduced and given first reading;
3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10316, to establish underlying zoning for the property developed under Land Use Contract 024, be introduced and given first reading;
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10317, to establish underlying zoning for the property developed under Land Use Contract 026, be introduced and given first reading;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10318, to establish underlying zoning for the property developed under Land Use Contract 028, be introduced and given first reading;
6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10319, to establish underlying zoning for the property developed under Land Use Contract 029, be introduced and given first reading;
7. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10320, to establish underlying zoning for the property developed under Land Use Contract 045, be introduced and given first reading;

8. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10321, to establish underlying zoning for the property developed under Land Use Contracts 047 and 075, be introduced and given first reading;
9. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10322, to establish underlying zoning for the property developed under Land Use Contract 056, be introduced and given first reading;
10. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10323, to establish underlying zoning for the property developed under Land Use Contract 070, be introduced and given first reading;
11. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10324, to establish underlying zoning for the property developed under Land Use Contract 087, be introduced and given first reading;
12. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10325, to establish underlying zoning for the property developed under Land Use Contract 092, be introduced and given first reading;
13. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10326, to establish underlying zoning for the property developed under Land Use Contract 122, be introduced and given first reading;
14. That,
  - a) Richmond Zoning Bylaw 8500, Amendment Bylaw 10351, to establish underlying zoning for properties developed under Land Use Contract 126 and to create the “Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)” zone, be introduced and given first reading; and
  - b) Upon adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10351, the Richmond Zoning Bylaw 8500, Amendment Bylaw 9629, which is at third reading, be understood to:
    - i. rezone the subject properties (8320, 8340, 8360, 8440 Bridgeport Road and 8311, 8351 Sea Island Way) from “Auto-Oriented Commercial (CA)”, “Land Use Contract 126” and “Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)”, to the new “High Rise Commercial (ZC29) – Bridgeport Gateway” zone; and
    - ii. discharge “Land Use Contract 126”;

15. That,

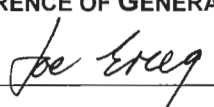

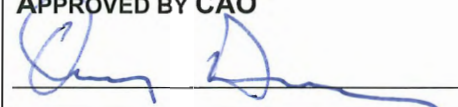
- a) Richmond Zoning Bylaw 8500, Amendment Bylaw 10352, to establish underlying zoning for the property developed under Land Use Contract 128 and to create the “Neighbourhood Pub (ZC52) – Blundell Road (Blundell)” zone”, be introduced and given first reading; and
- b) Upon adoption of Amendment Bylaw 10352, the Richmond Zoning Bylaw 8500, Amendment Bylaw 9891, which is at third reading, be understood to:
  - i. rezone the subject property (6031 Blundell Road) from “Land Use Contract 128” and “Neighbourhood Pub (ZC52) – Blundell Road (Blundell)”, to the new “Community Commercial (CC)” zone; and
  - ii. discharge “Land Use Contract 128”.



Wayne Craig  
 Director, Development  
 (604-247-4654)

WC/CL:blg  
 Att.6

Att. 6

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

## Staff Report

### Origin

This Staff Report brings forward underlying zoning bylaws for 14 of the remaining 45<sup>1</sup> Land Use Contracts (LUCs) in Richmond, which are applicable to multi-family and commercial properties in the Blundell, Seafair, and Steveston planning areas (LUCs 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, and 122) (Attachments 1 & 2).

The proposed underlying zoning 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.

Also proposed with this Staff Report are underlying zoning bylaws for the properties at 8320, 8340, 8360, 8440 Bridgeport Road, 8311, 8351 Sea Island Way (RZ 13-628557/ZT 19-875774), and 6031 Blundell Road (RZ 16-745849), which were developed under Land Use Contracts 126<sup>2</sup> and 128 in the Blundell and City Centre planning areas (Attachment 3). These properties are the subject of active rezoning applications with rezoning bylaws that have already been granted third reading by City Council, but which are not anticipated to obtain final adoption before the legislated deadline for municipalities to establish underlying zoning (i.e., June 30, 2022). Consistent with our approach for introducing underlying zoning for LUC sites city-wide, the site-specific zones proposed as the underlying zoning of these sites reflects the LUC provisions, and the potential redevelopment of these sites would be via the existing rezoning bylaws currently at third reading.

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 Staff 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.*

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

<sup>2</sup> Other properties developed under LUC 126 already have underlying zoning adopted by City Council in 2017 (i.e., 8260, 8280, 8300 Bridgeport Road and a portion of 8211 Sea Island Way).

This Staff Report also 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**

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 in a particular geographic area, 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.

In 2014, the Provincial Government amended the *Local Government Act* to require municipalities to adopt underlying zoning bylaws for all 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.

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 45<sup>1</sup> LUCs in the City on properties containing primarily multi-family, commercial, and industrial uses, which were not subject to the underlying zoning bylaws and early termination bylaws adopted in 2015. 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 4).
- 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 30 of the 45<sup>2</sup> remaining LUCs, applicable to 63 properties in the City Centre, East Richmond, and Broadmoor areas that included primarily commercial, light industrial, and multi-family residential uses (Attachment 4).

This report brings forward 13 underlying zoning bylaws for properties containing primarily multi-family residential and commercial uses in the Blundell, Seafair, and Steveston planning areas. This report also brings forward the two (2) additional underlying zoning bylaws for properties with pending rezoning bylaws that are not anticipated to be adopted before June 30, 2022. Should City Council adopt the 15 underlying zoning bylaws proposed with this report, the process for dealing with the City's remaining LUCs will be completed.

### **13 Proposed Underlying Zoning Bylaws for LUCs in Blundell, Seafair, and Steveston**

Staff propose 13 bylaws that introduce underlying zoning for 13 properties developed under LUCs 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, and 122 in the Blundell, Seafair, and Steveston planning areas (Table 1).

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

LUC #	# Properties	Address(es)	# Units
004	1	3051-3251 Springfield Drive	62 residential units
005	1	4460 Garry Street	28 residential units
024	1	7831-7891 No. 1 Road and 3851 Blundell Road	138 residential units
026	1	4151 Regent Street	110 residential units
028	1	12191 1 <sup>st</sup> Avenue	N/A
029	1	6600 Lucas Road	98 residential units
045	1	7300 Ledway Road	33 residential units
047	1	6871 Francis Road and 6877-6971 Lucas Road	101 residential units
075			
056	1	4120 Steveston Highway	12 residential units
070	1	3740 Chatham Street	17 non-residential units
087	1	6140 Blundell Road	N/A
092	1	3811 Chatham Street	8 non-residential units
122	1	3720-3740 Moncton Street	N/A
<b>Totals:</b>	<b>14</b>	<b>13</b>	<b>607</b>

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.

For 13 of the LUCs, staff is not able to use any of the existing zones in Richmond Zoning Bylaw 8500 for the underlying zoning due to the very specific provisions contained in each LUC. For these 13 LUCs, staff propose 12 new site-specific zones for the underlying zoning (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.

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. Proposed Site-Specific Zones**

LUC #	Proposed Bylaw #	Proposed Zone	Site Address(es)	Current Site Condition
004	10314	Town Housing (ZT95) – Springfield Drive (Steveston)	3051-3251 Springfield Drive	Low-density townhouses
005	10315	Town Housing (ZT96) – Garry Street (Steveston)	4460 Garry Street	Low-density townhouses
024	10316	Town Housing and Low Rise Apartment (ZT97) – No. 1 Road and Blundell Road (Seafair)	7831-7891 No. 1 Road and 3851 Blundell Road	Low-rise apartments and low-density townhouses
026	10317	Town Housing and Low Rise Apartment (ZT98) – Regent Street (Steveston)	4151 Regent Street	Low-density townhouses and low-rise apartments
028	10318	Steveston Commercial (ZMU48) – 1st Avenue (Steveston)	12191 1st Avenue	Commercial building
029	10319	Town Housing (ZT99) – Lucas Road (Blundell)	6600 Lucas Road	Low-density townhouses
045	10320	Town Housing (ZT100) – Ledway Road (Blundell)	7300 Ledway Road	Low-density townhouses
047 075	10321	Town Housing (ZT101) – Francis Road and Lucas Road (Blundell)	6871 Francis Road and 6877-6971 Lucas Road	Low-density townhouses
056	10322	Town Housing (ZT102) – Steveston Highway (Steveston)	4120 Steveston Highway	Low-density townhouses
070	10323	Steveston Commercial (ZMU49) – Chatham Street (Steveston)	3740 Chatham Street	Small-scale neighbourhood shopping centre with offices above
092	10325	Steveston Office Commercial (ZC53) – Chatham Street (Steveston)	3811 Chatham Street	Commercial health services building
122	10326	Steveston Commercial (ZMU50) – Moncton Street (Steveston)	3720-3740 Moncton Street	Financial Institution

For LUC 087 at 6140 Blundell Road, staff propose to use the “Neighbourhood Commercial (CN)” zone for the underlying zoning because the LUC served only to enable a subdivision that would have resulted in parcels that were smaller than the minimum size permitted to build a shopping centre under the “Neighbourhood Shopping Centre District” zone in the zoning bylaw at that time. Since most all other aspects of the zoning bylaw as it evolved are applicable to the property today, there is no need to develop a site-specific zone for this LUC. The proposed CN zoning does not provide any additional development potential beyond what the LUC provided for.



The proposed 13 underlying zoning bylaws do not affect the subject properties’ potential to redevelop in the future, consistent with the land use designations in the OCP.

Attachment 5 contains a series of summary tables that provide a comparison of the regulations under each of the 14 LUCs with those of the proposed underlying zones, and includes a map of each LUC. The summary tables in Attachment 5 are for reference purposes only and should not be interpreted as the actual LUC.

**Two Proposed Underlying Zoning Bylaws for Sites with Rezoning Applications Granted Third Reading**

In addition to the 13 proposed underlying zoning bylaws identified in the previous section of this report, staff also propose two underlying zoning bylaws for sites that are subject to active rezoning applications with rezoning bylaws that had been granted third reading (Bylaw 9629; Bylaw 9891), but which are not anticipated to be adopted before the municipal deadline date to establish underlying zoning (June 30, 2022). This is an interim measure to ensure that the subject sites still have underlying zoning established in the event that the rezoning applications fail to obtain final Council adoption before the LUCs expire on June 30, 2024. Details about the subject sites, their rezoning status, and the two proposed new underlying zones are included in Table 3.

Staff are not able to use any of the existing zones in Richmond Zoning Bylaw 8500 as underlying zones for the properties in these two LUCs, due to the very specific provisions contained in each LUC.

**Table 3. LUC Sites with Rezoning Bylaws Pending Final Adoption**

LUC #	# Properties	Site Address(es)	Proposed Rezoning Bylaw Pending Final Adoption	Current Site Condition and Rezoning Proposal	Proposed Underlying Zoning Bylaw #	Proposed Underlying Zone
126	6	8320, 8340, 8360, 8440 Bridgeport Road, and 8311, 8351 Sea Island Way	Bylaw 9629 granted third reading Dec 14, 2020	<ul style="list-style-type: none"> <li>• Two-storey commercial building and surface parking</li> <li>• Rezoning to permit a high density commercial development</li> </ul>	10351	Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)
128	1	6031 Blundell Road	Bylaw 9891 granted third reading Mar 18, 2019	<ul style="list-style-type: none"> <li>• Vacant lot</li> <li>• Rezoning to permit a two-storey retail and office building</li> </ul>	10352	Neighbourhood Pub (ZC52) – Blundell Road (Blundell)

Consistent with the approach used to develop all underlying zones, 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.

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.

Attachment 5 contains summary tables that provide a comparison of the regulations in the two LUCs with those of the proposed underlying zone, and includes a map of each LUC. The summary tables in Attachment 5 are for reference purposes only and should not be interpreted as the actual LUC.

### **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. Indeed this has been the case for the previous 30 underlying zoning bylaws for LUC sites that have been brought forward to date. However, in recognition that affected property owners and 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 will be mailing an information package to the affected owners and tenants, with an invitation to contact City staff with any questions they may have about the process. The information package will include a cover letter, a map of the affected properties, a brochure containing Frequently Asked Questions (FAQ), and the LUC information phone line and e-mail address to direct inquiries. A sample of the letter, map, and the FAQ brochure is provided in Attachment 6.

Staff will keep a record of any inquiries received. To date, it is the experience of staff that once an explanation has been provided of the process involved with establishing the underlying zoning for a property, no additional concerns are raised by property owners and tenants.

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 four rounds of underlying bylaws for LUC sites brought forward for the City Centre, East Richmond and Broadmoor planning areas since 2017.

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 staff 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 e-mail 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.

### **Ministry of Transportation and Infrastructure (MOTI) Approval**

As 8320, 8340, 8360, 8440 Bridgeport Road, 8311, 8351 Sea Island Way under LUC 126 are located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, final approval from MOTI is required prior to final adoption of the underlying zoning bylaw for LUC 126 (Bylaw 10351).

### **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.

Since 2017, staff have brought forward the underlying zoning bylaws for 30 LUCs as separate items on the basis of their geographic area for consideration by Council, and at Public Hearings.

This Staff Report brings forward:

- 13 proposed underlying zoning bylaws for multi-family and commercial properties developed under Land Use Contracts LUCs 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 087, 092, and 122 located in the Blundell, Seafair, and Steveston planning areas.
- Two (2) proposed underlying zoning bylaws for sites under LUC 126 and 128 that are the subject of active rezoning applications pending final approval at 8320, 8340, 8360, 8440 Bridgeport Road, 8311, 8351 Sea Island Way, and 6031 Blundell Road.

Should City Council adopt the 15 underlying zoning bylaws proposed with this report, the process for dealing with the City's remaining LUCs will be completed.

January 24, 2022

- 12 -

Staff recommends that Richmond Zoning Bylaw 8500, Amendment Bylaws 10314, 10315, 10316, 10317, 10318, 10319, 10320, 10321, 10322, 10323, 10324, 10325, 10326, 10351, 10352, be introduced and given first reading.

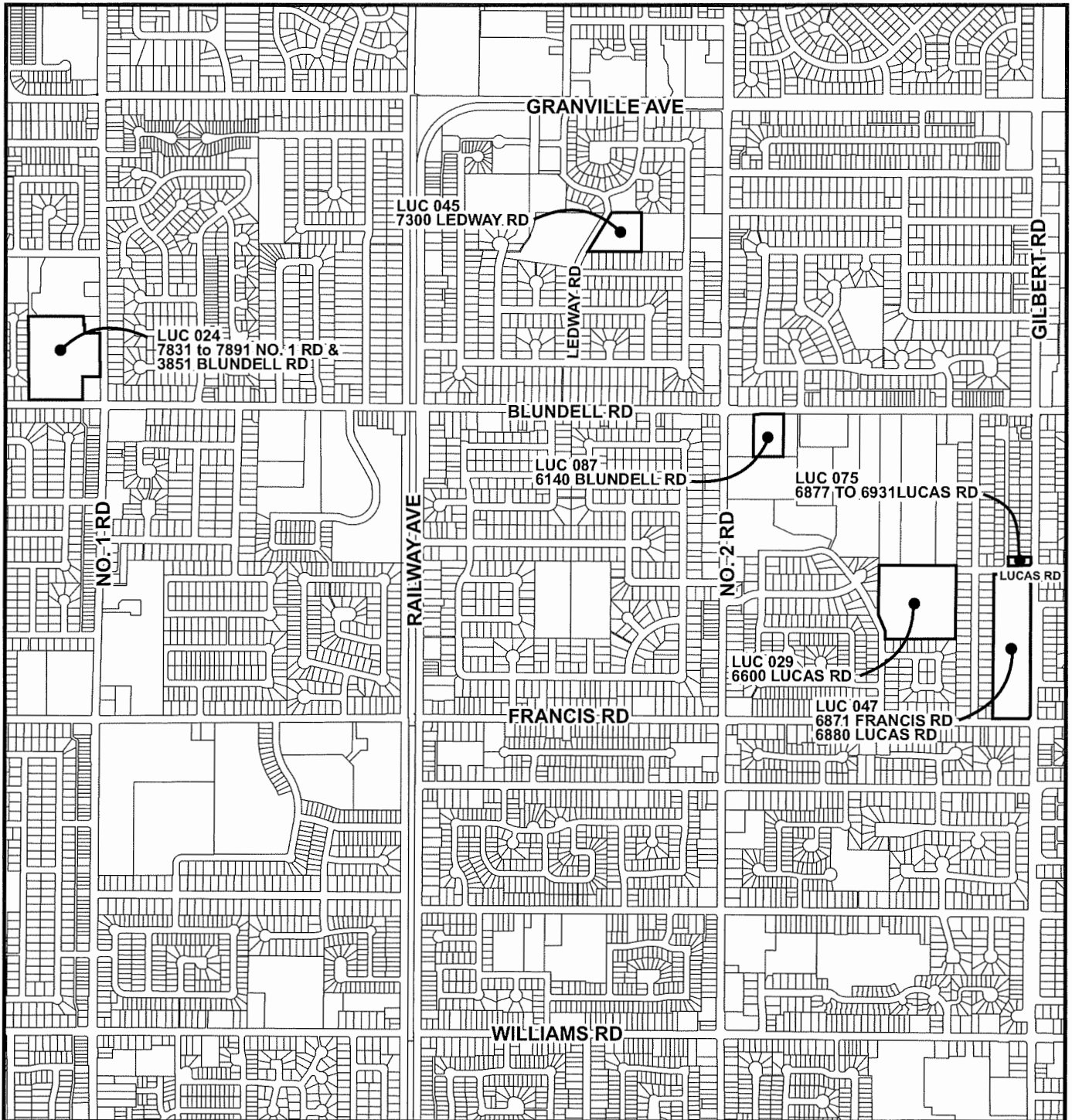


Cynthia Lussier  
Planner 2  
(604-276-4108)

CL:blg

Attachments:

- Attachment 1: LUCs on Properties in Blundell and Seafair
- Attachment 2: LUCs on Properties in Steveston
- Attachment 3: LUCs on Properties Subject to Pending Rezoning Bylaws
- Attachment 4: Land Use Contracts by Geographic Area
- Attachment 5: Land Use Contract Summary and Comparison Tables
- Attachment 6: Sample of Information Package for Affected Owners/Tenants



Land Use Contracts  
in Blundell/Seafair

PLN - 57

Original Date: 11/22/21

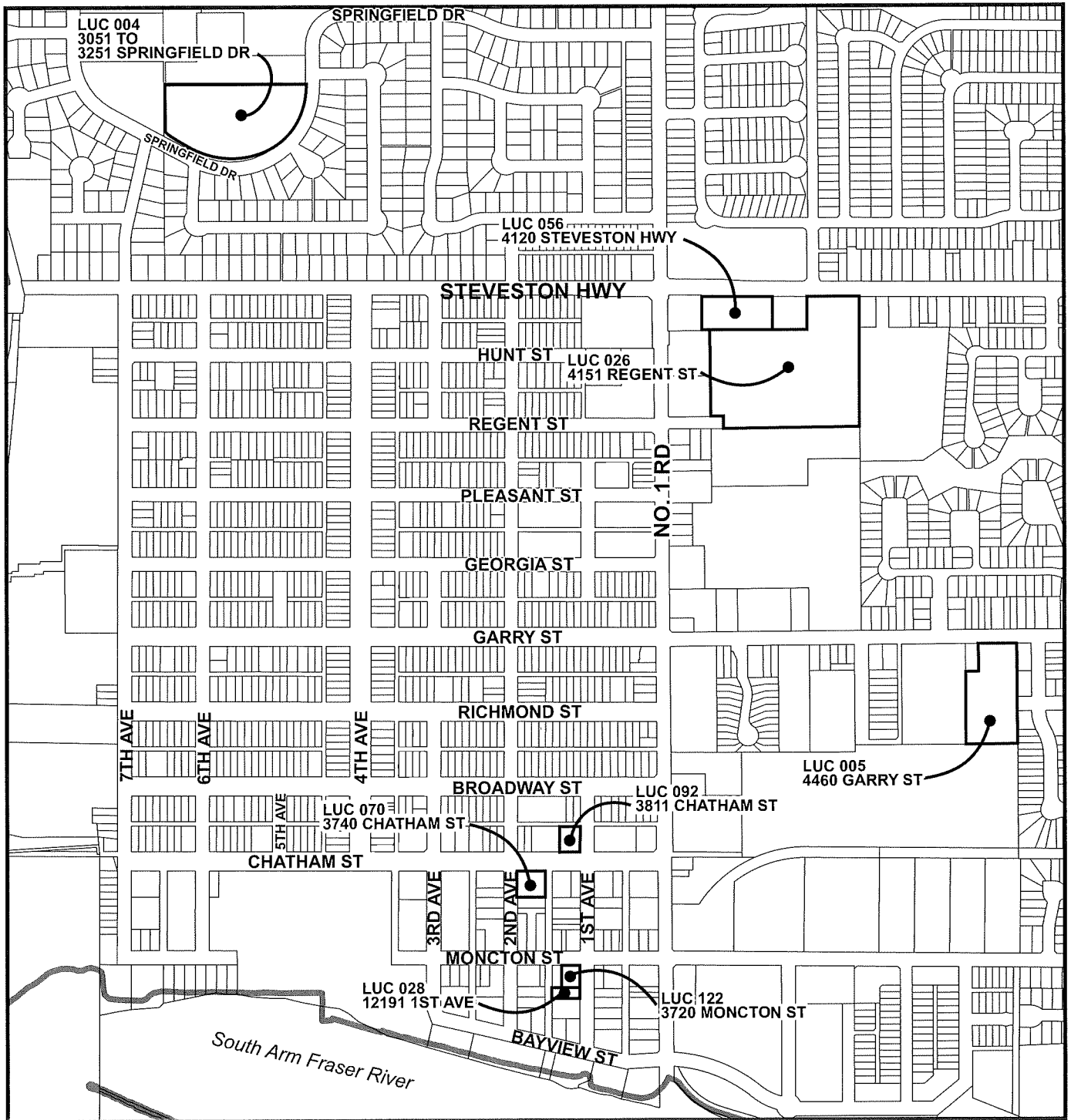
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Note: Dimensions are in METRES



# City of Richmond

ATTACHMENT 2



## Land Use Contracts in Steveston

Original Date: 11/22/21

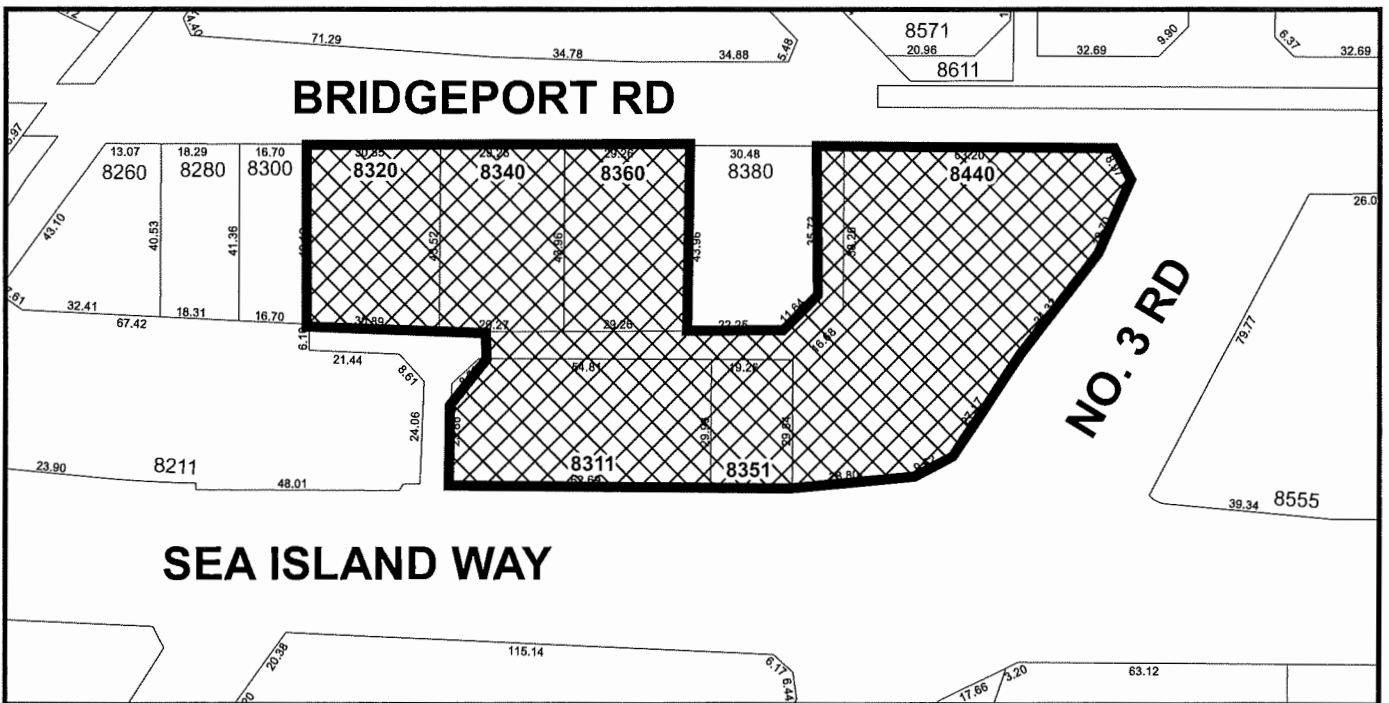
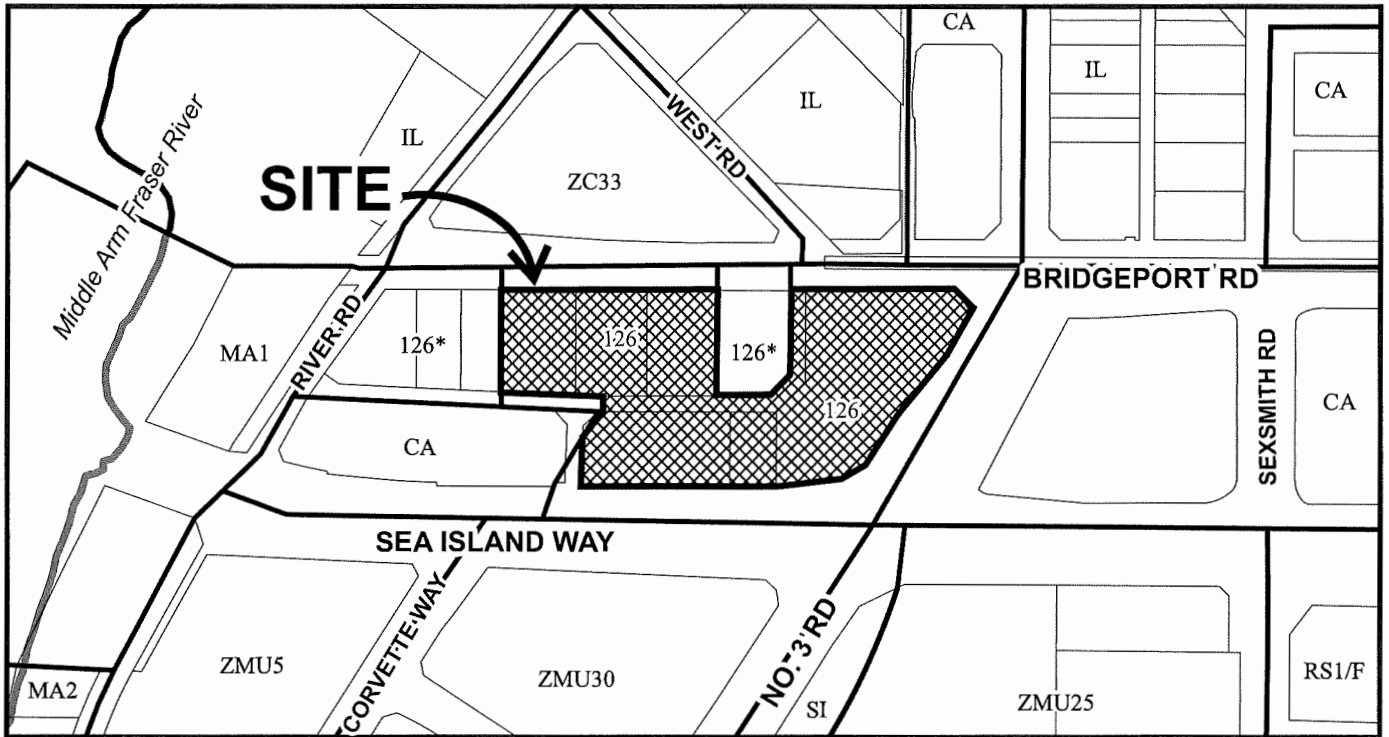
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Note: Dimensions are in METRES

PLN - 58



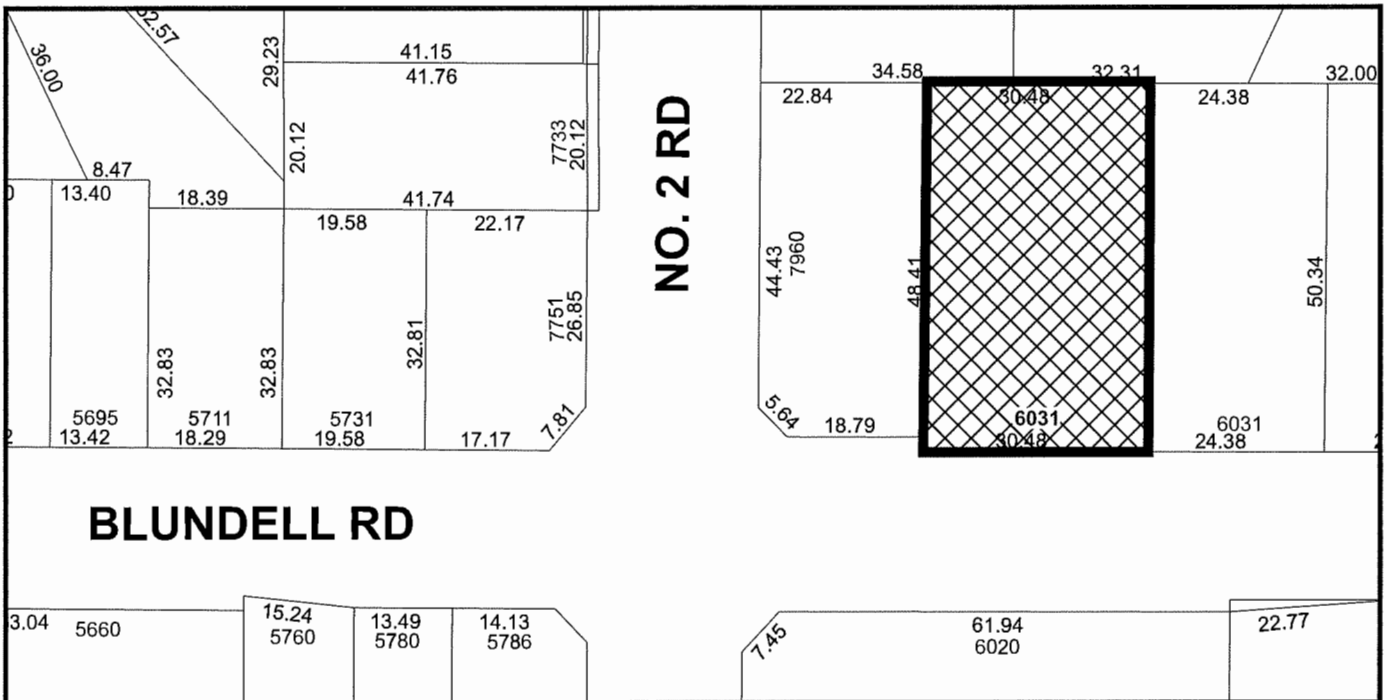
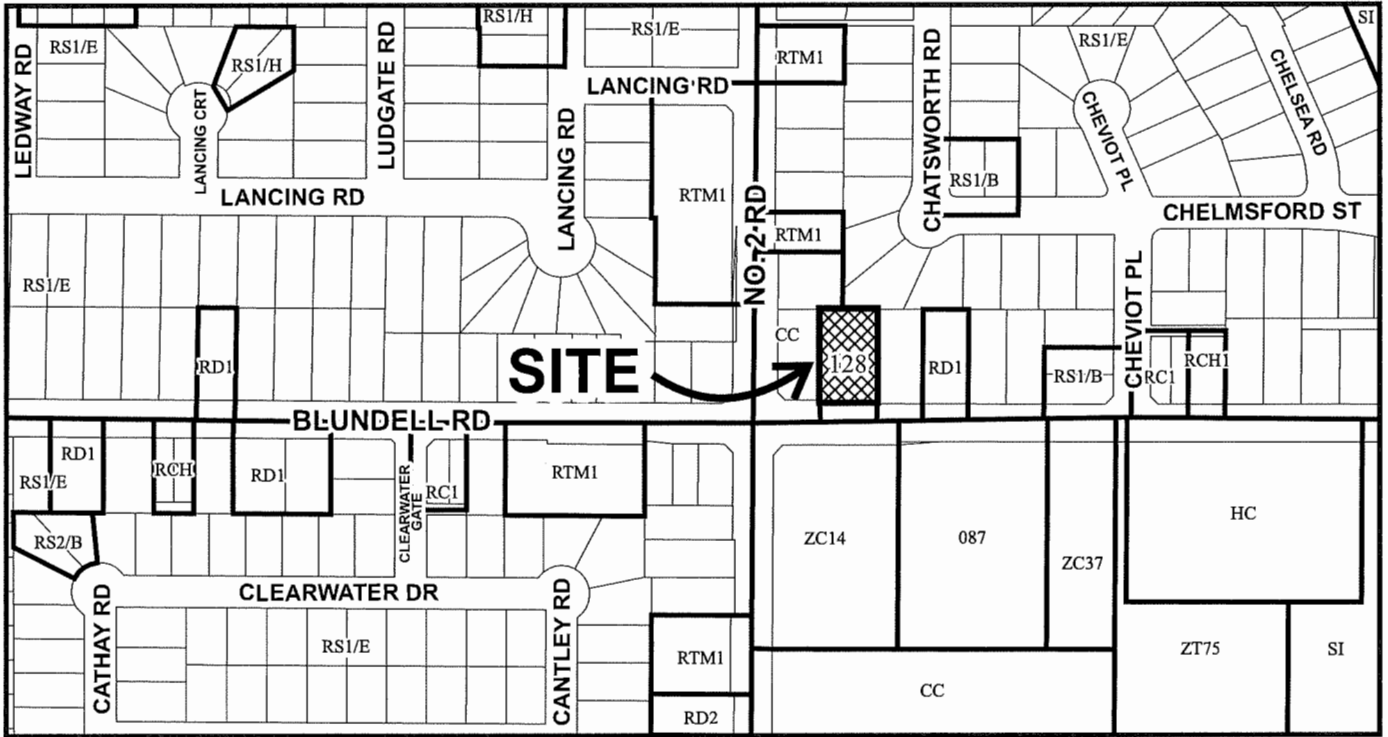
City of  
Richmond



	<p style="text-align: center;"><b>LUC 126</b>                  8320-8440 Bridgeport Road and 8311,                  8351 Sea Island Way under                  Bylaw 9629 at 3rd Reading  <b>PLN - 59</b></p>	<p>Original Date: 01/20/22                  Revision Date:                  Note: Dimensions are in METRES</p>
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# City of Richmond



**LUC 128**  
**6031 Blundell Road under**  
**Bylaw 9891 at 3rd Reading**

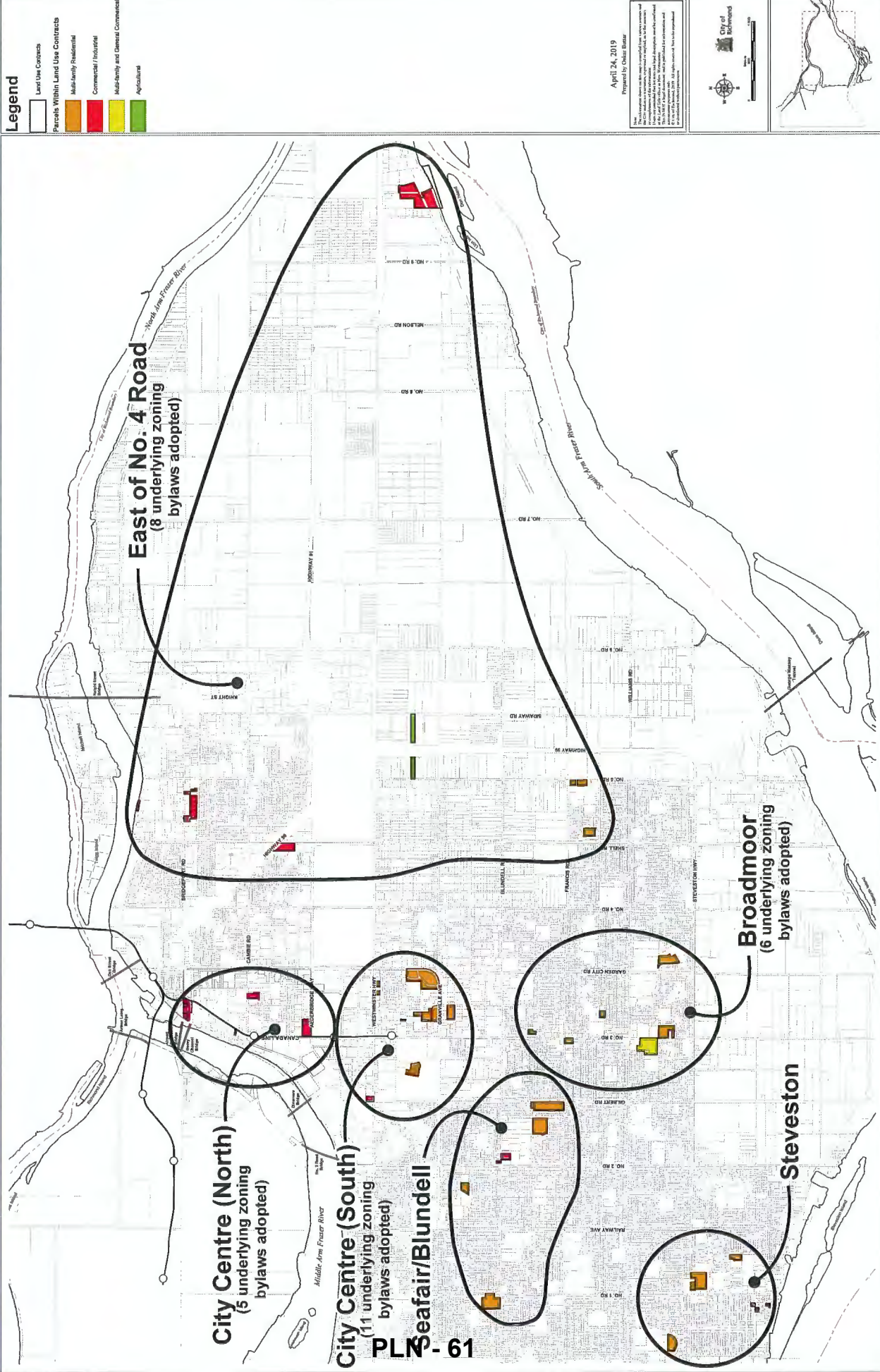
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Revision Date:

Note: Dimensions are in METRES

**PLN - 60**

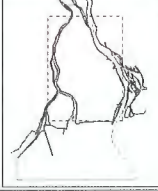
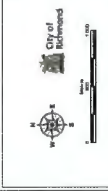




**Legend**

- Land Use Contracts
- Parcels Within Land Use Contracts
- Multi-family Residential
- Commercial/Industrial
- Multi-family and General Commercial
- Agricultural

April 24, 2019  
 Prepared by: Orlan Butler



**City Centre (North)**  
 (5 underlying zoning bylaws adopted)

**City Centre (South)**  
 (11 underlying zoning bylaws adopted)

**Seafair/Blundell**  
 (11 underlying zoning bylaws adopted)

**East of No. 4 Road**  
 (8 underlying zoning bylaws adopted)

**Broadmoor**  
 (6 underlying zoning bylaws adopted)

**Steveston**

PLN - 61

# Land Use Contract Summary & Comparison Tables

LUC Sites in Blundell, Seafair and Steveston

LUC 004, 005, 024, 028, 029, 045,  
047, 075, 056, 070, 087, 092, 122

LUC Sites with Rezoning Bylaws  
Pending Final Adoption

LUC 126 and 128

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 004

(3051, 3071, 3111, 3151, 3171, 3211, 3231, 3251 Springfield Drive)

**Number of Properties:** 1

**Number of Units:** 62 residential units

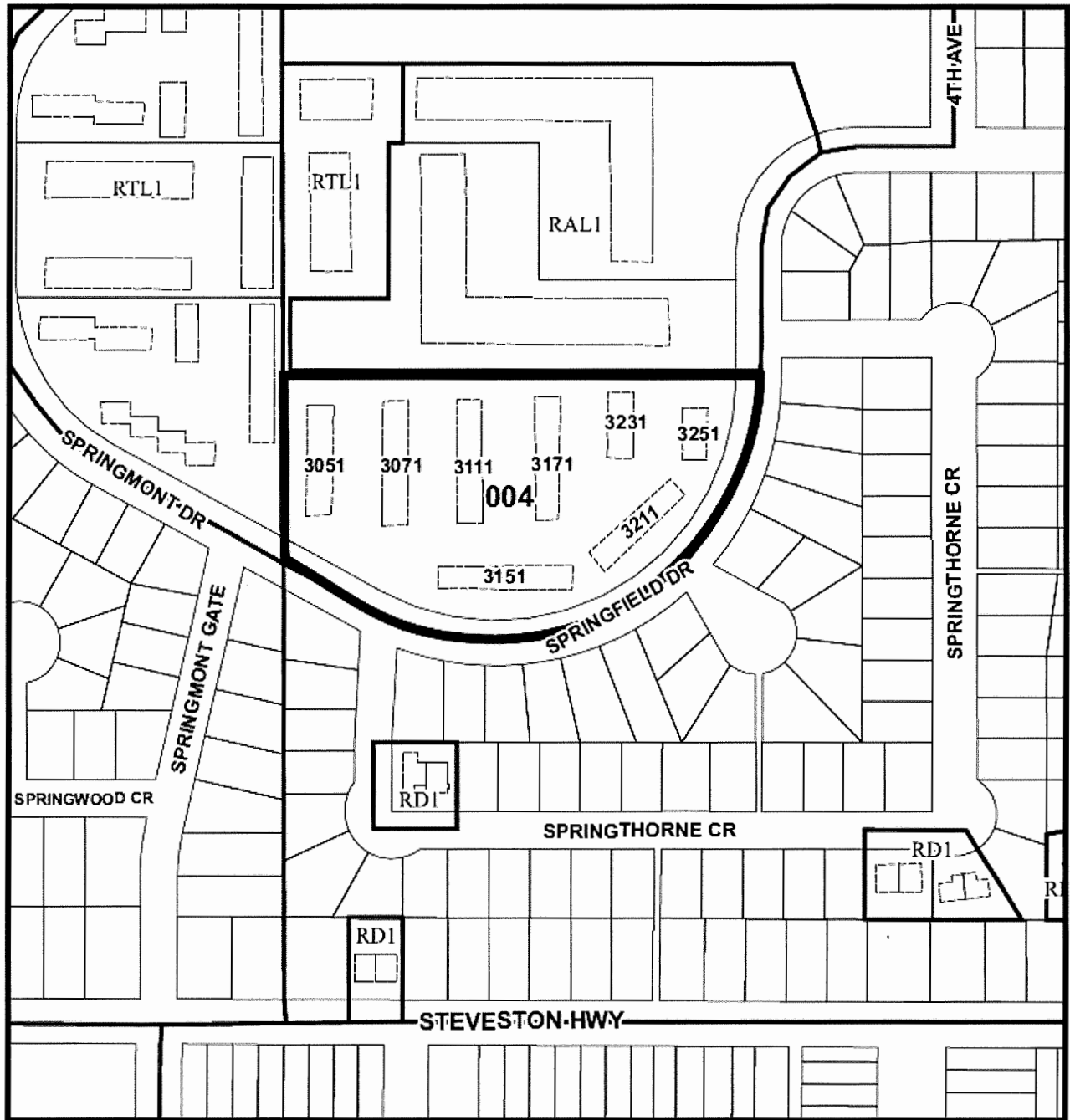
**Proposed Zone:** Town Housing (ZT95) – Springfield Drive (Steveston)

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 004	ZT95
Permitted Uses	Horizontal multiple family dwellings	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>• child care</li> <li>• housing, town</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>• boarding and lodging</li> <li>• community care facility, minor</li> <li>• home business</li> </ul>
FAR (max.)	N/A (as per drawings)	0.47, together with an additional 0.03 provided it is entirely used to accommodate amenity space
Lot Coverage (max.)	22.6% for buildings	<ul style="list-style-type: none"> <li>• 22.6% for buildings</li> <li>• 50% for buildings, structures, and non-porous surfaces</li> <li>• A minimum of 25% for landscaping with live plant material</li> </ul>
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	2 storeys	9.0 m for a building with pitched roof and 7.5 m for a building with a flat roof, but in either case containing no more than 2 storeys

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 004

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 005 (4460 Garry Street)

**Number of Properties:** 1

**Number of Units:** 28 residential units

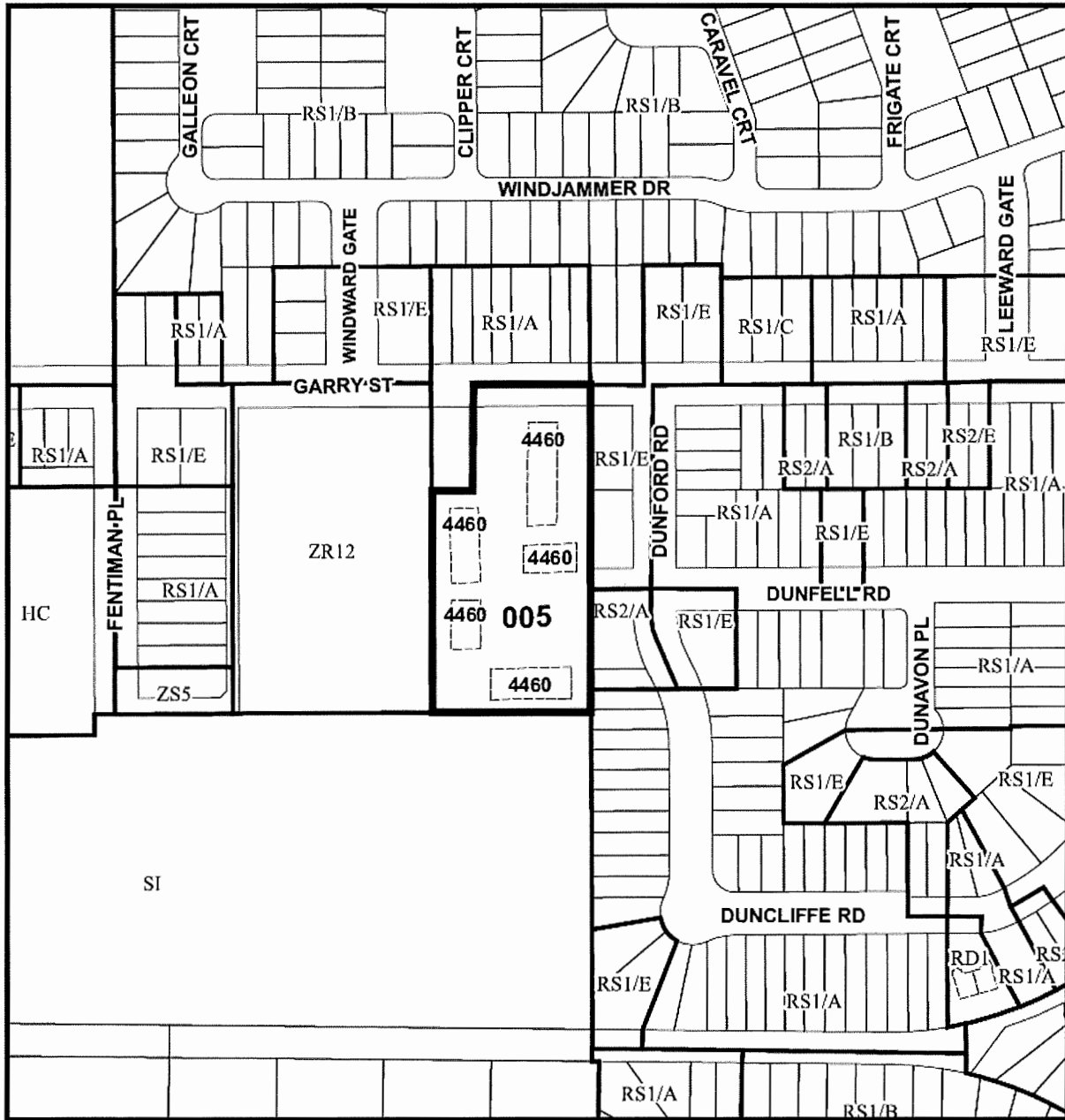
**Proposed Zone:** Town Housing (ZT96) – Garry Street (Steveston)

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 005	ZT96
Permitted Uses	Horizontal multiple family dwellings	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>• child care</li> <li>• housing, town</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>• boarding and lodging</li> <li>• community care facility, minor</li> <li>• home business</li> </ul>
FAR (max.)	0.34, plus carports and accessory buildings as per drawings	0.34 not including a carport (to a maximum of 18.5 m <sup>2</sup> per unit) and three accessory buildings (to a maximum total of 12.0 m <sup>2</sup> )
Lot Coverage (max.)	21% for buildings	<ul style="list-style-type: none"> <li>• 21% for buildings</li> <li>• 43% for buildings, structures, and non-porous surfaces</li> <li>• A minimum of 25% landscaping with live plant material</li> </ul>
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	2 storeys	8.4 m, but containing no more than 2 storeys

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



**Land Use Contract 005**

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 024

**(7831, 7851, 7891 No 1 Road & 3851 Blundell Road)**

**Number of Properties:** 1

**Number of Units:** 138 residential units

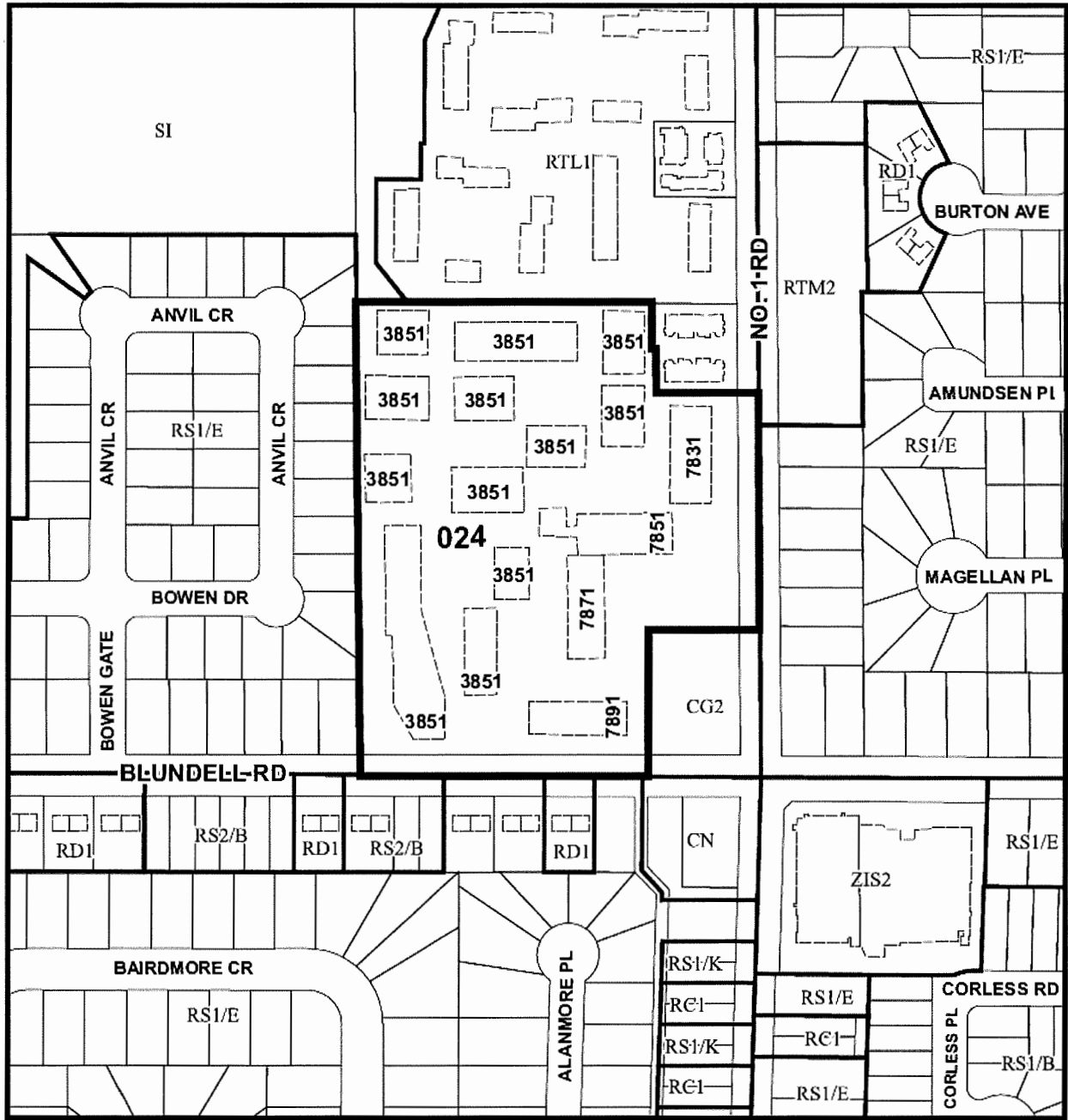
**Proposed Zone:** **Town Housing and Low Rise Apartment (ZT97) – No. 1 Road & Blundell Road (Seafair)**

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 024	ZT97
Permitted Uses	<ul style="list-style-type: none"> <li>• Horizontal multiple family dwellings</li> <li>• Residential apartments</li> </ul>	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• child care</li> <li>• housing, apartment</li> <li>• housing, town</li> </ul> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• boarding and lodging</li> <li>• community care facility, minor</li> <li>• home business</li> </ul>
FAR (max.)	N/A	0.54 (inclusive of amenity space and all parts of buildings used for on-site parking purposes)
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> <li>• 28% for buildings</li> <li>• 65% for buildings, structures, and non-porous surfaces</li> <li>• A minimum of 25% landscaping with live plant material</li> </ul>
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	As per drawings (varies per building)	Diagram 1 (varies per building)

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



**Land Use Contract 024**



# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 026 (4151 Regent Street)

**Number of Properties:** 1

**Number of Units:** 110 residential units

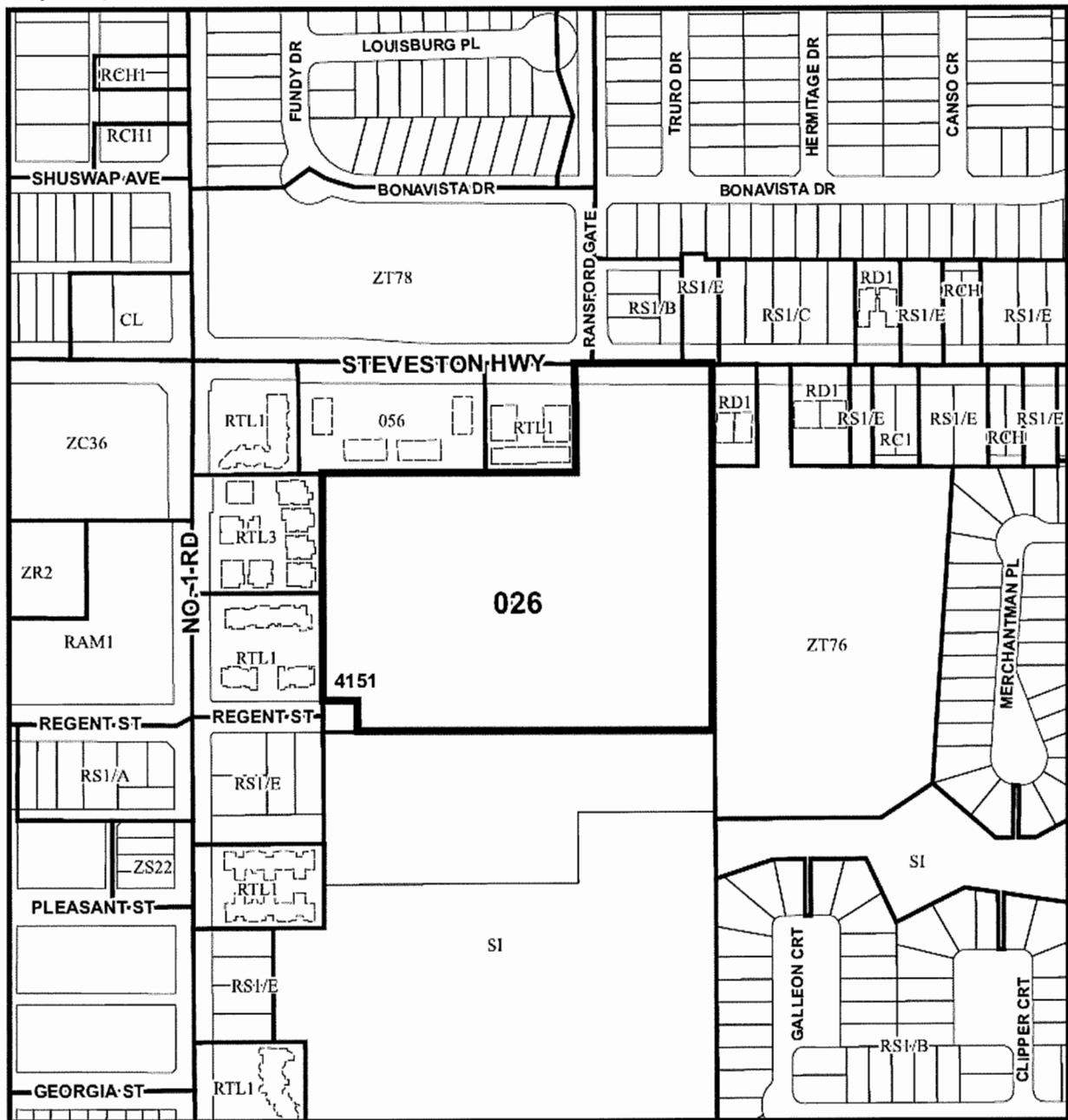
**Proposed Zone:** Town Housing and Low Rise Apartment (ZT98) – Regent Street (Steveston)

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 026	ZT98
Permitted Uses	<ul style="list-style-type: none"> <li>• Horizontal multiple family dwellings</li> <li>• Residential apartments</li> </ul>	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• child care</li> <li>• housing, apartment</li> <li>• housing, town</li> </ul> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• boarding and lodging</li> <li>• community care facility, minor</li> <li>• home business</li> </ul>
FAR (max.)	N/A	1.11 (inclusive of all parts of buildings used for on-site parking purposes)
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> <li>• 53% for buildings</li> <li>• 65% for buildings, structures, and non-porous surfaces</li> <li>• A minimum of 25% landscaping with live plant materials</li> </ul>
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	<ul style="list-style-type: none"> <li>• 10.7 for town housing, but containing no more than 2 stories</li> <li>• 13.8 m for apartment housing, but containing no more than 3 storeys</li> </ul>	<ul style="list-style-type: none"> <li>• 10.7 for town housing, but containing no more than 2 stories</li> <li>• 13.8 m for apartment housing, but containing no more than 3 storeys</li> </ul>

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



**Land Use Contract 026**

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 028

(12191 1<sup>st</sup> Avenue)

**Number of Properties:** 1

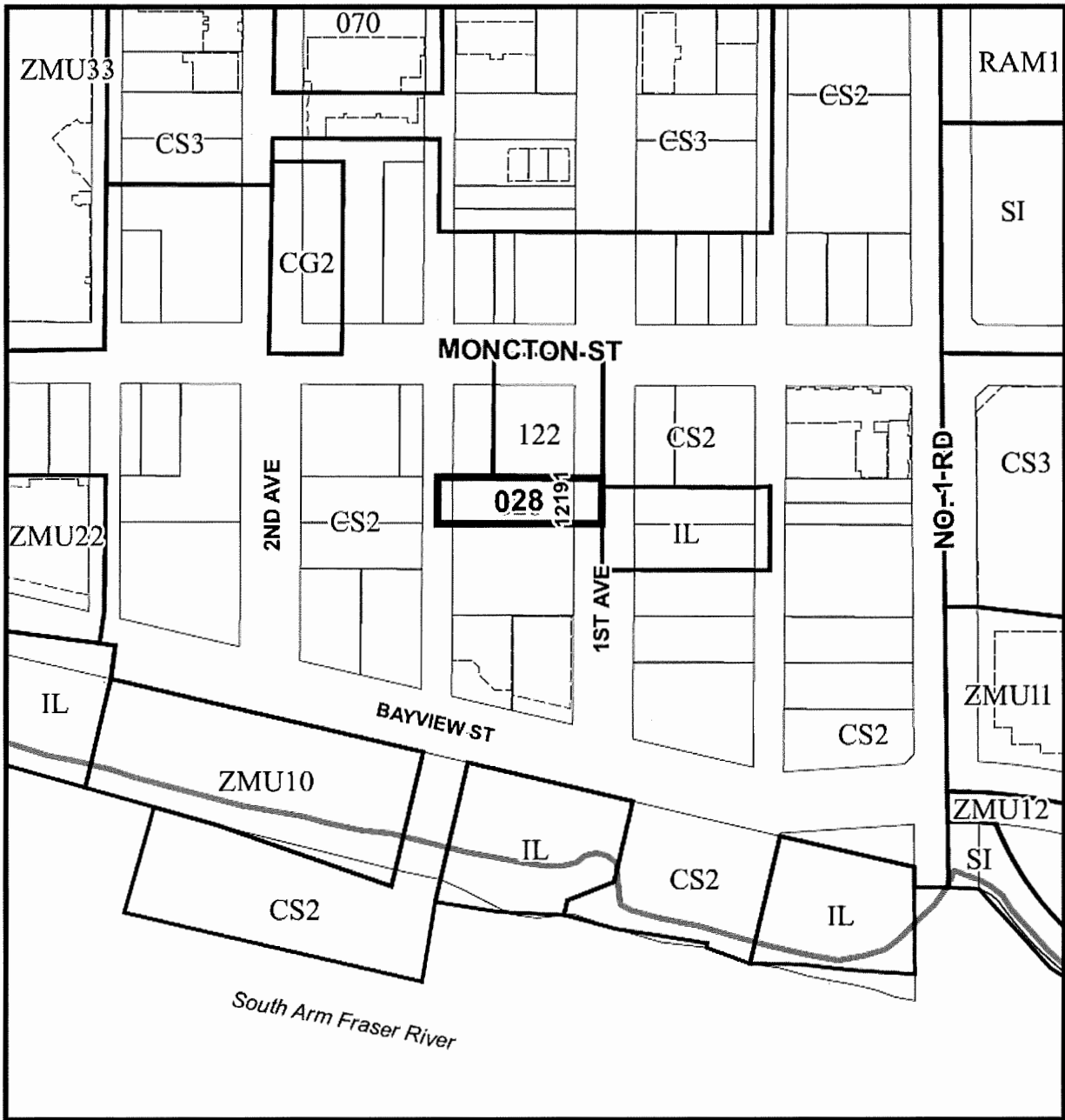
**Number of Units:** N/A

**Proposed Zone:** Steveston Commercial (ZMU48) – 1<sup>st</sup> Avenue (Steveston)

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 028	ZMU48
Permitted Uses	As per the “General Commercial District” of then Richmond Zoning Bylaw 1430 as at the time the LUC was registered on title, plus Auction Sales, Storage, and Workshop	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• auction, minor</li> <li>• child care</li> <li>• education, commercial</li> <li>• entertainment, spectator</li> <li>• government service</li> <li>• greenhouse &amp; plant nursery</li> <li>• health service, minor</li> <li>• hotel</li> <li>• housing, apartment*</li> <li>• industrial, general</li> <li>• manufacturing, custom indoor</li> <li>• office</li> <li>• private club</li> <li>• recreation, indoor</li> <li>• restaurant</li> <li>• retail, convenience</li> <li>• retail, general</li> <li>• service, business support</li> <li>• service, financial</li> <li>• service, household repair</li> <li>• service, personal</li> <li>• transportation depot</li> </ul> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• boarding and lodging</li> <li>• community care facility, minor</li> <li>• home business</li> </ul> <p>* limited to the 2<sup>nd</sup> storey</p>
FAR (max.)	N/A	1.0
Lot Coverage (max.)	N/A	100% for buildings
Front Yard Setback (min.)	N/A	There is no minimum front yard, side yard or rear yard
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	N/A	9.0 m but containing no more than 2 storeys

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



**Land Use Contract 028**

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 029 (6600 Lucas Road)

**Number of Properties:** 1

**Number of Units:** 98 residential units

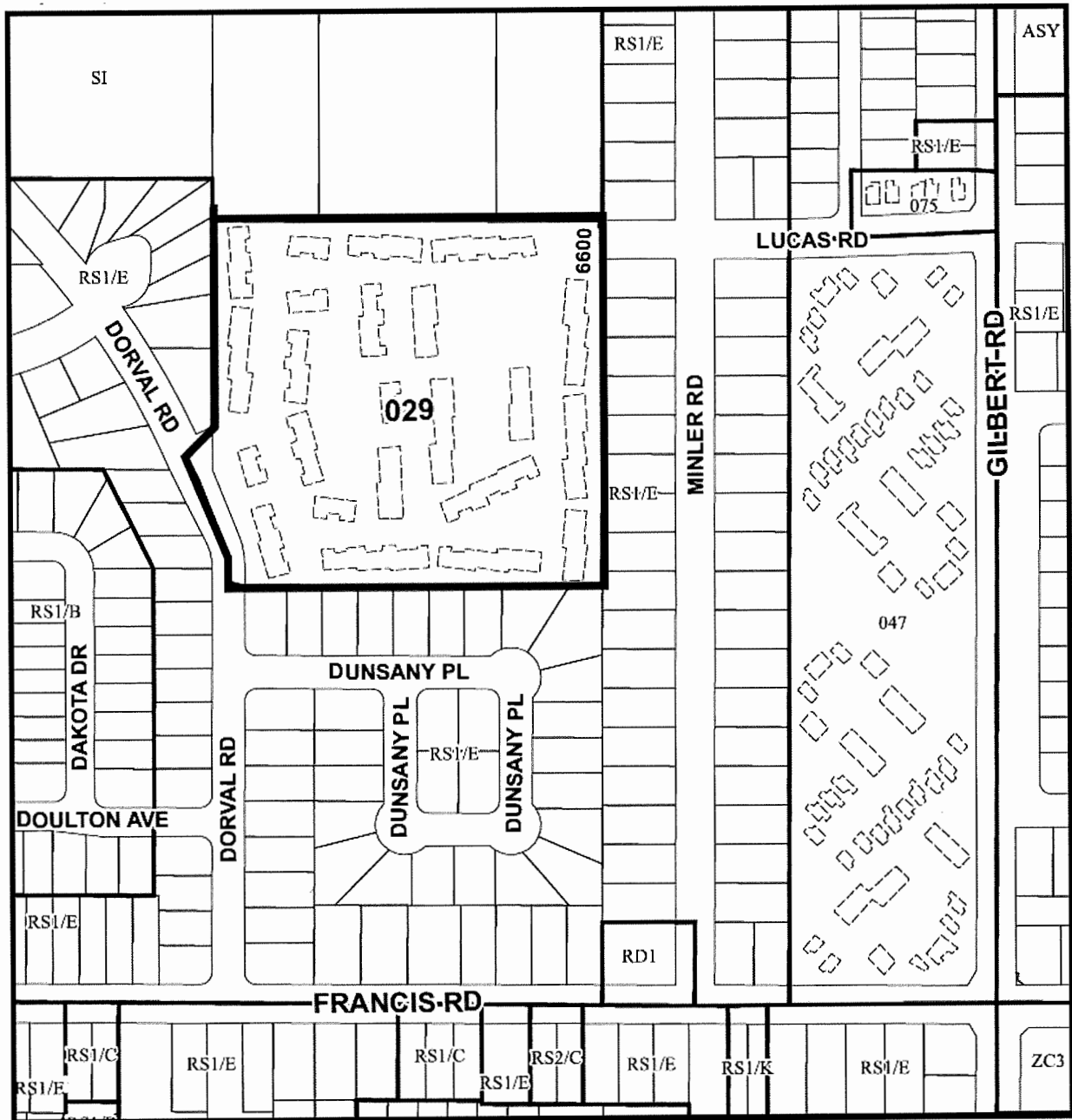
**Proposed Zone:** Town Housing (ZT99) – Lucas Road (Blundell)

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 029	ZT99
Permitted Uses	Horizontal multiple family dwellings	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• child care</li> <li>• housing, town</li> </ul> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• boarding and lodging</li> <li>• community care facility, minor</li> <li>• home business</li> </ul>
FAR (max.)	N/A	0.47, together with an additional 0.02 provided it is entirely used to accommodate amenity space
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> <li>• 40% for buildings</li> <li>• 65% for buildings, structures and non-porous surfaces</li> <li>• A minimum of 25% landscaping with live plant material</li> </ul>
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	10.7 m, but containing no more than 2 storeys	10.7 m, but containing no more than 2 storeys

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



**Land Use Contract 029**

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 045 (7300 Ledway Road)

**Number of Properties:** 1

**Number of Units:** 33 residential units

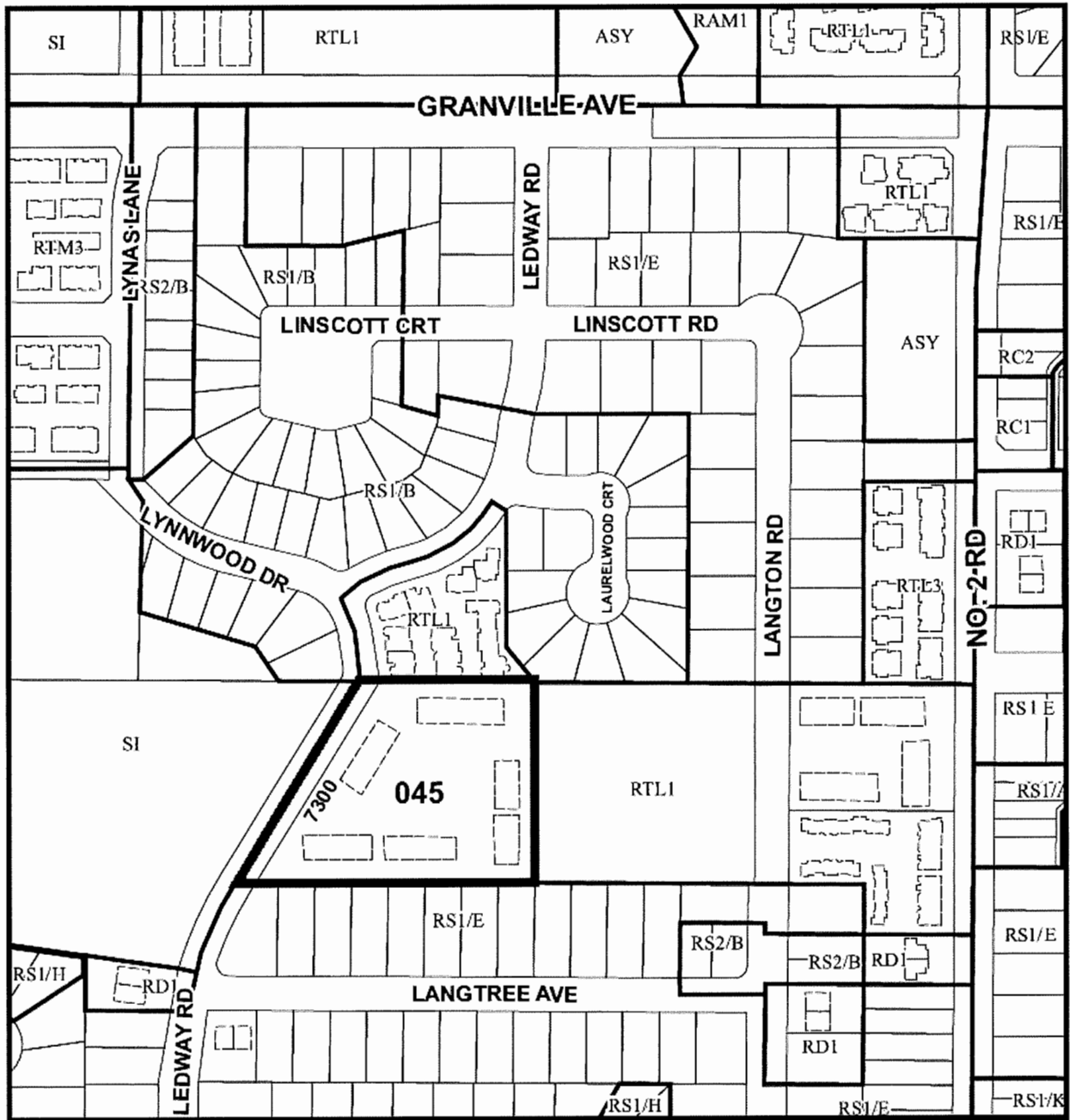
**Proposed Zone:** Town Housing (ZT100) – Ledway Road (Blundell)

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 045	ZT100
Permitted Uses	Horizontal multiple family dwellings	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>• child care</li> <li>• housing, town</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>• boarding and lodging</li> <li>• community care facility, minor</li> <li>• home business</li> </ul>
FAR (max.)	N/A	0.43 not including on-site parking and accessory storage within a carport (to a maximum of 25 m <sup>2</sup> per unit)
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> <li>• 43% for buildings</li> <li>• 65% for buildings, structures, and non-porous surfaces</li> <li>• A minimum of 25% landscaping with live plant material</li> </ul>
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	10.7 m, but containing no more than 2 storeys	10.7 m, but containing no more than 2 storeys

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



**Land Use Contract 045**



# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 047 & 075

**(6871 Francis Road & 6877, 6880, 6887, 6897, 6931, 6971 Lucas Road)**

**Number of Properties:** 1

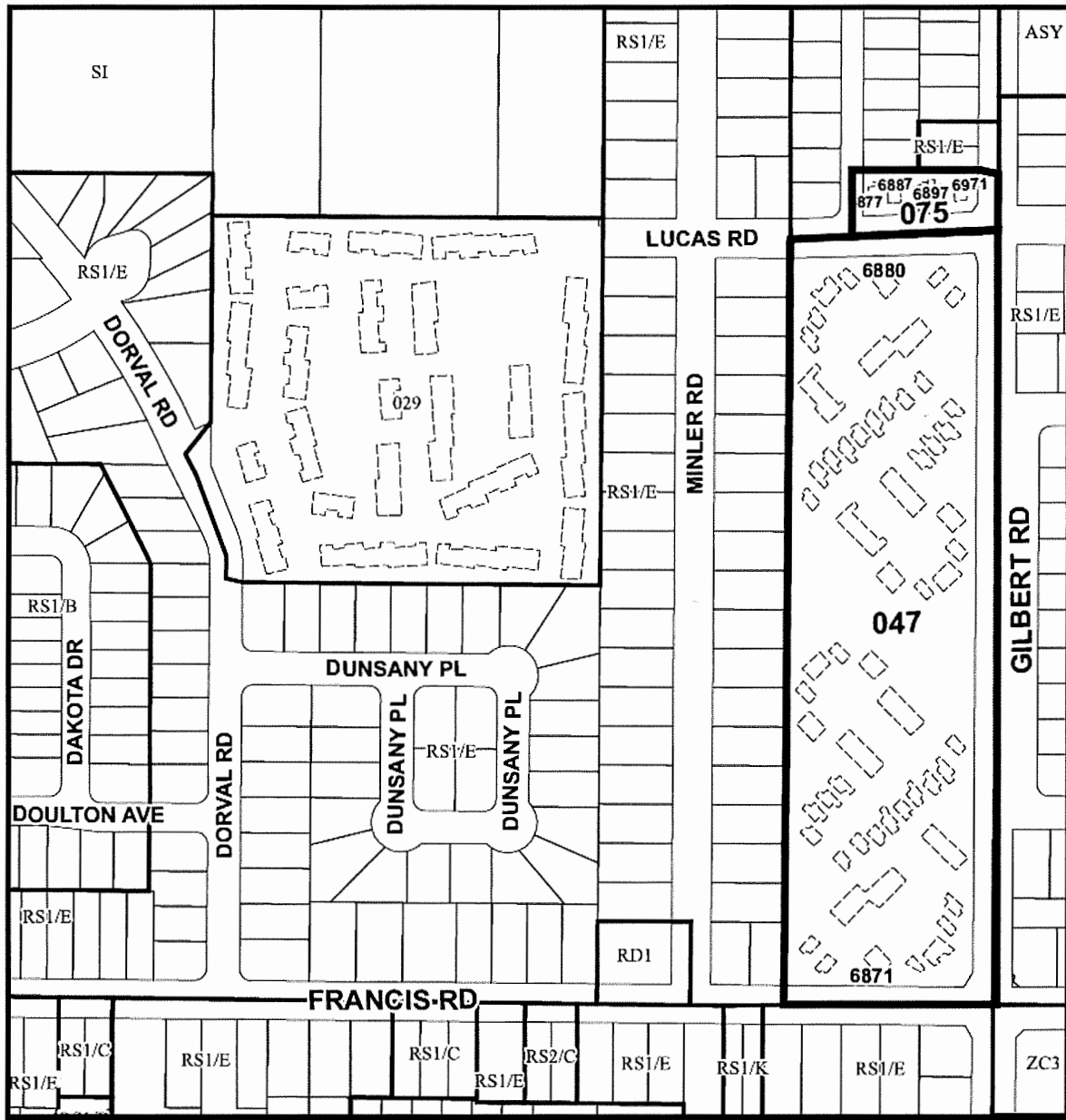
**Number of Units:** 101 residential units

**Proposed Zone:** Town Housing (ZT101) – Francis Road and Lucas Road (Blundell)

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 047 & LUC 075	ZT101
Permitted Uses	Horizontal multiple family dwellings	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>• child care</li> <li>• housing, town</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>• boarding and lodging</li> <li>• community care facility, minor</li> <li>• home business</li> </ul>
FAR (max.)	N/A	0.45 (inclusive of all parts of buildings used for on-site parking purposes)
Lot Coverage (max.)	N/A	<u>Area A</u> <ul style="list-style-type: none"> <li>• 29% for buildings</li> </ul> <u>Area B/C</u> <ul style="list-style-type: none"> <li>• 26% for buildings</li> <li>• 65% for buildings, structures, and non-porous surfaces</li> <li>• A minimum of 25% landscaping with live plant material</li> </ul>
Setbacks (min.)	As per drawings	As per drawings <u>Area A</u> <ul style="list-style-type: none"> <li>• 4.0 m to Lucas Road</li> <li>• 4.3 m to the west lot line</li> <li>• 4.6 m to the north lot line and to Gilbert Road</li> </ul> <u>Area B/C</u> <ul style="list-style-type: none"> <li>• 4.0 m to the west lot line, to Francis Road, and to Lucas Road</li> <li>• 4.6 m to Gilbert Road</li> </ul>
Building Height (max.)	10.7 m, but containing no more than 2 storeys	10.7 m, but containing no more than 2 storeys

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



## Land Use Contract 047 & 075

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 056 (4120 Steveston Highway)

**Number of Properties:** 1

**Number of Units:** 12 residential units

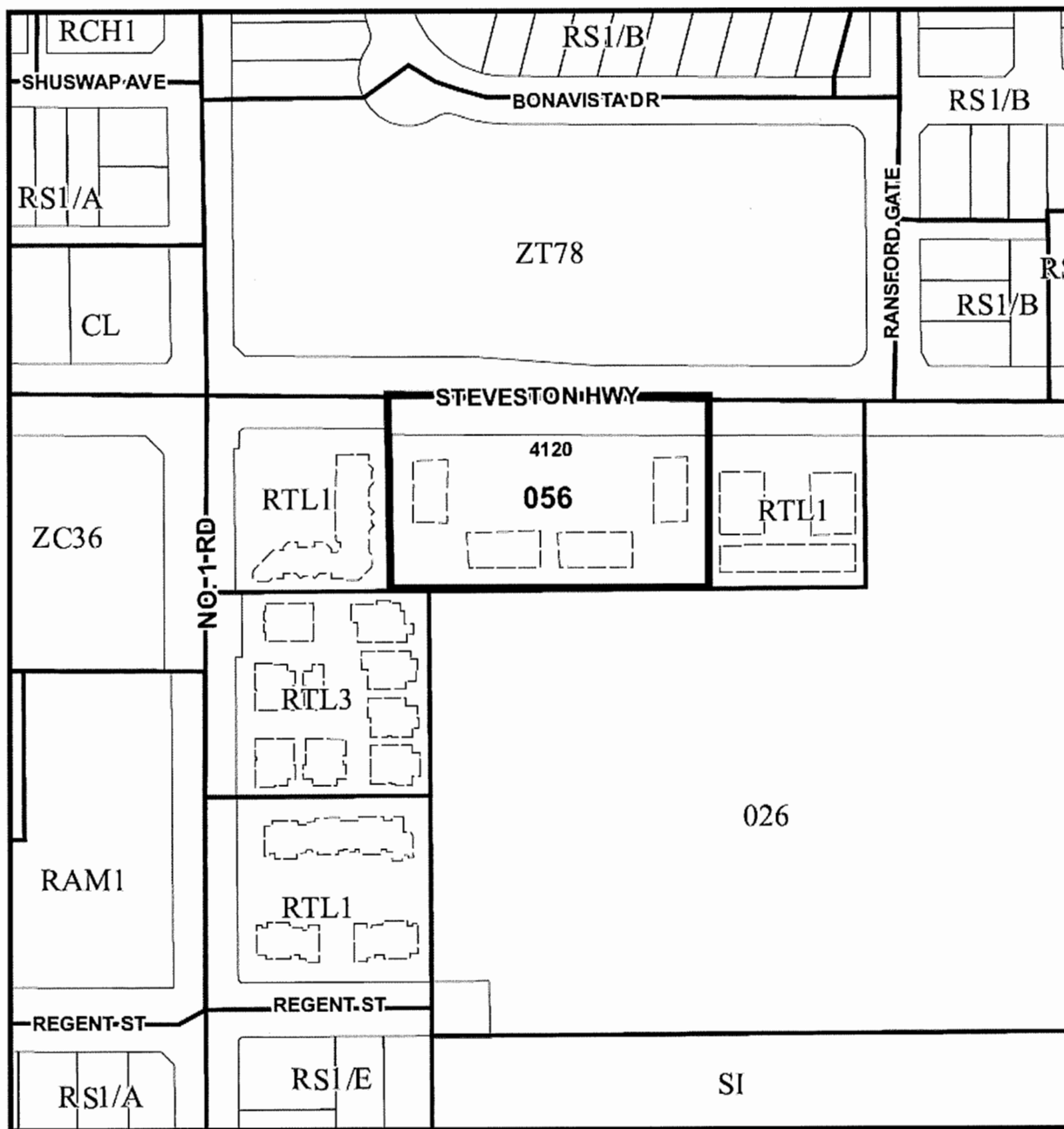
**Proposed Zone:** Town Housing (ZT102) – Steveston Highway (Steveston)

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 056	ZT102
Permitted Uses	Horizontal multiple family dwellings	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• child care</li> <li>• housing, town</li> </ul> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• boarding and lodging</li> <li>• community care facility, minor</li> <li>• home business</li> </ul>
FAR (max.)	N/A (as per drawings)	0.27
Lot Coverage (max.)	N/A (as per drawings)	<ul style="list-style-type: none"> <li>• 20% for buildings</li> <li>• 65% for buildings, structures, and non-porous surfaces</li> <li>• A minimum of 25% landscaping with live plant material</li> </ul>
Setbacks (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Building Height (max.)	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 056**

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 070 (3740 Chatham Street)

**Number of Properties:** 1

**Number of Units:** 17 non-residential units

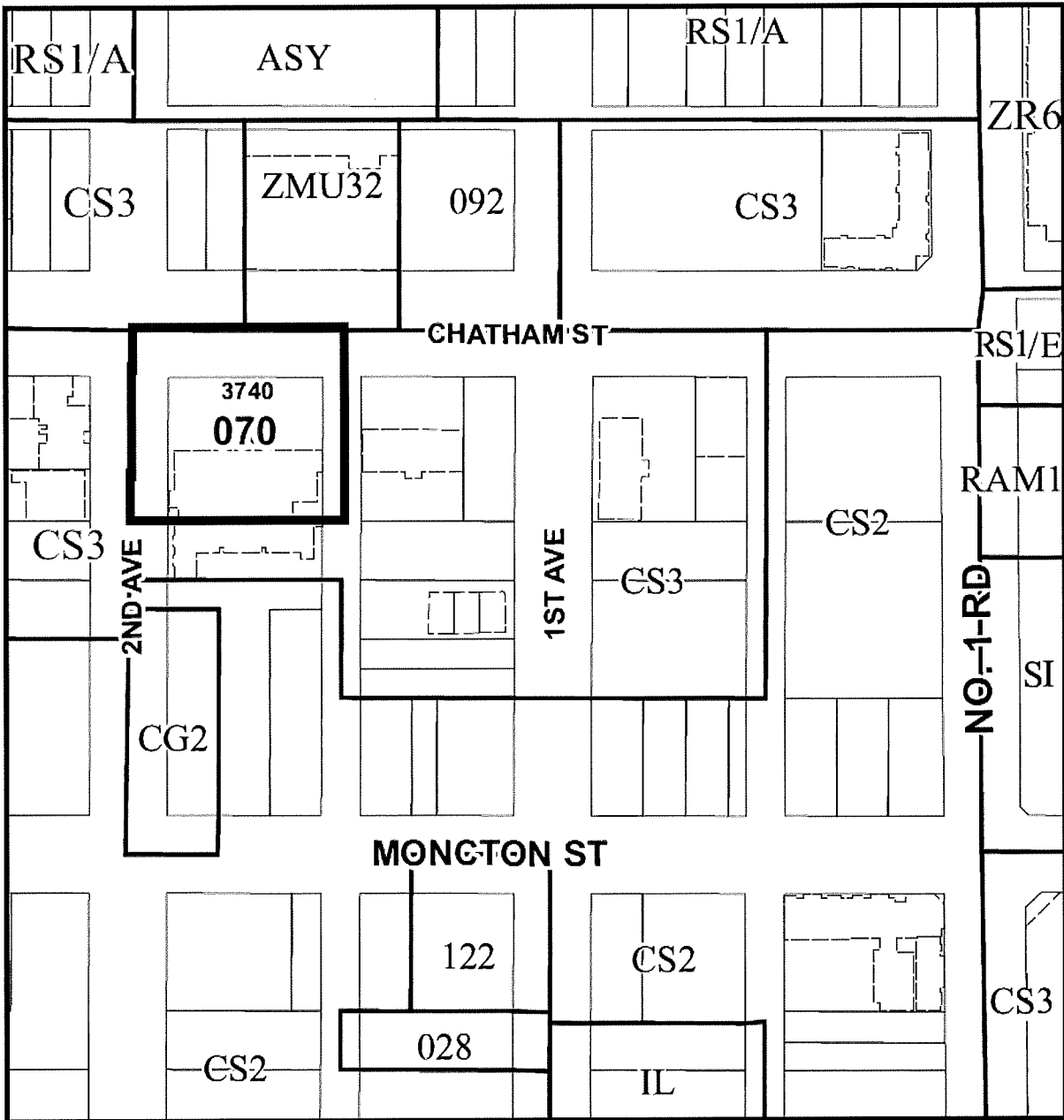
**Proposed Zone:** Steveston Commercial (ZMU49) – Chatham Street (Steveston)

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 070	ZMU49
Permitted Uses	As per the “General Commercial District” of then Richmond Zoning Bylaw 1430 as at the time the LUC was registered on title	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• child care</li> <li>• education, commercial</li> <li>• entertainment, spectator</li> <li>• government service</li> <li>• greenhouse &amp; plant nursery</li> <li>• health service, minor</li> <li>• hotel</li> <li>• housing, apartment*</li> <li>• manufacturing, custom indoor</li> <li>• office</li> <li>• private club</li> <li>• recreation, indoor</li> <li>• restaurant</li> <li>• retail, convenience</li> <li>• retail, general</li> <li>• service, business support</li> <li>• service, financial</li> <li>• service, household repair</li> <li>• service, personal</li> <li>• transportation depot</li> </ul> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• boarding and lodging</li> <li>• community care facility, minor</li> <li>• home business</li> </ul> <p>* limited to the 2<sup>nd</sup> storey</p>
FAR (max.)	N/A	0.82
Lot Coverage (max.)	N/A	42% for buildings
Setbacks (min.)	As per drawings	As per drawings <ul style="list-style-type: none"> <li>• 18.5 m front yard</li> <li>• There is no minimum side yard or rear yard</li> </ul>
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 070**

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 087 (6140 Blundell Road)

**Number of Properties:** 1

**Number of Units:** N/A

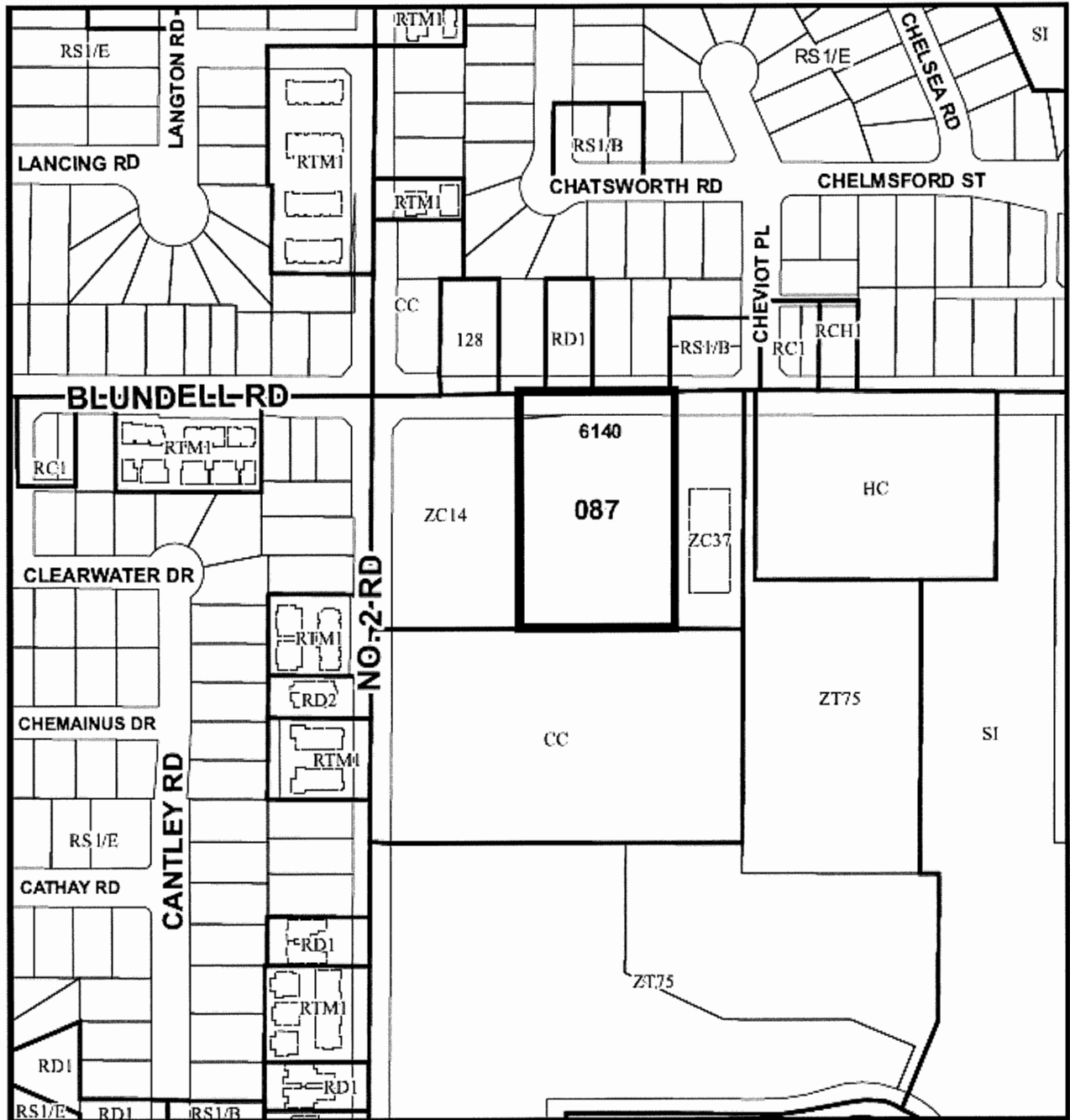
**Proposed Zone:** Neighbourhood Commercial (CN)

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 087	CN
Permitted Uses	As per Neighbourhood Commercial zone	As per Neighbourhood Commercial zone <b>Permitted Uses</b> <ul style="list-style-type: none"> <li>• animal grooming</li> <li>• child care</li> <li>• government service</li> <li>• health service, minor</li> <li>• office</li> <li>• restaurant</li> <li>• retail, convenience</li> <li>• retail, general</li> <li>• service, business support</li> <li>• service, financial</li> <li>• service, household repair</li> <li>• service, personal</li> <li>• veterinary service</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>• boarding and lodging</li> <li>• community care facility, minor</li> <li>• home business</li> <li>• housing, apartment</li> </ul>
FAR (max.)	As per Neighbourhood Commercial zone, except that the subject site may be subdivided and used as the site of a building	As per Neighbourhood Commercial zone (0.50 FAR)
Lot Coverage (max.)	As per Neighbourhood Commercial zone	As per Neighbourhood Commercial zone (35%)
Setbacks (min.)	As per Neighbourhood Commercial zone	As per Neighbourhood Commercial zone (3.0 m)
Building Height (max.)	As per Neighbourhood Commercial zone	As per Neighbourhood Commercial zone (9.0 m)

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



**Land Use Contract 087**



# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 092 (3811 Chatham Street)

**Number of Properties:** 1

**Number of Units:** 8 non-residential units

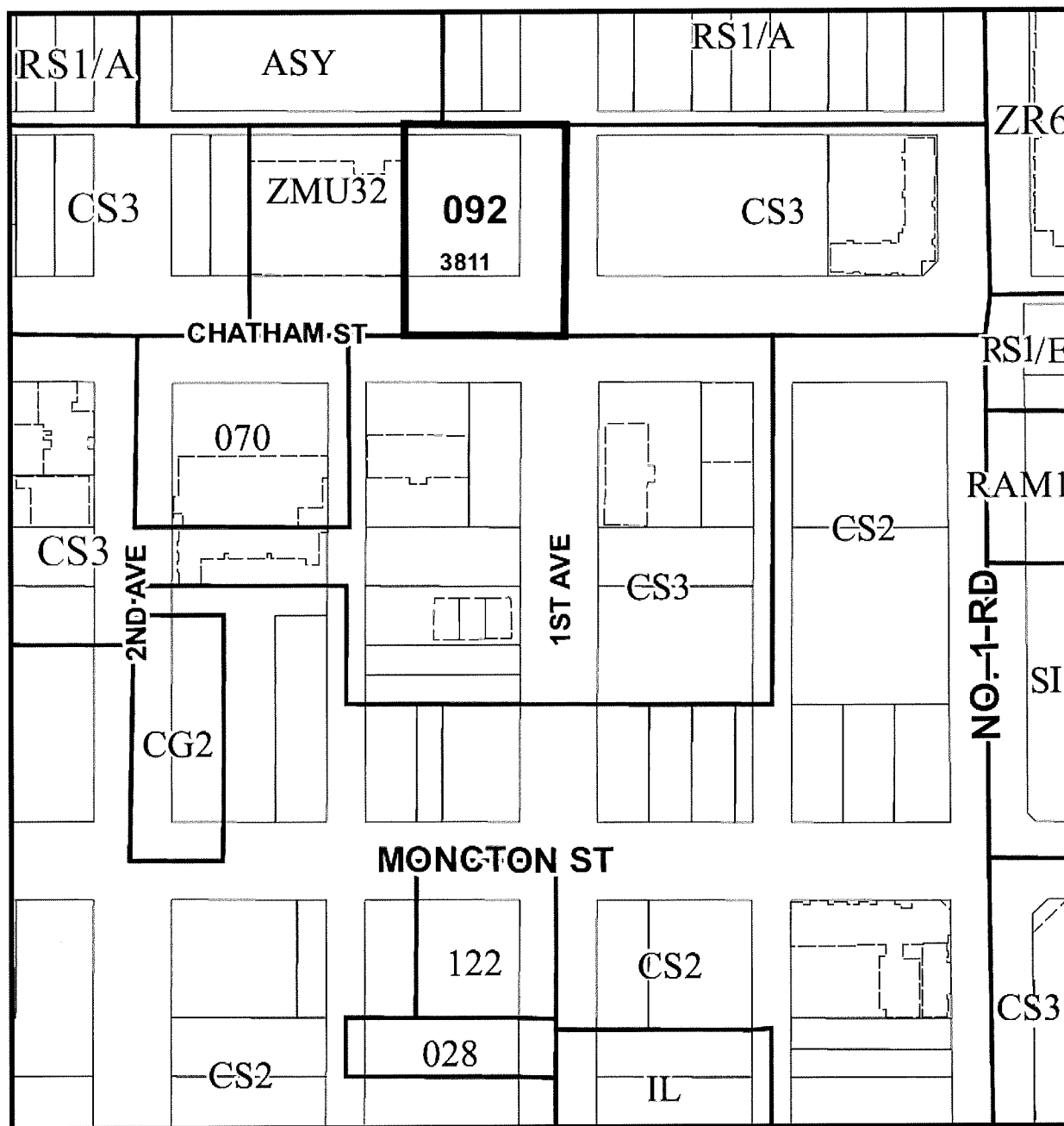
**Proposed Zone:** Steveston Office Commercial (ZC53) – Chatham Street (Steveston)

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 092	ZC53
Permitted Uses	<ul style="list-style-type: none"> <li>• Retail</li> <li>• Office</li> </ul>	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• health service, minor</li> <li>• office</li> <li>• retail, convenience</li> <li>• retail, general</li> </ul> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• n/a</li> </ul>
FAR (max.)	N/A	0.84
Lot Coverage (max.)	N/A	47%
Front Yard Setback (min.)	As per drawings	8.5 m
Interior Side Yard Setback (min.)		There is no interior side yard
Exterior Side Yard Setback (min.)		6.6 m
Rear Yard Setback (min.)		6.0 m
Building Height (max.)		2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 092

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 122 (3720 & 3740 Moncton Street)

**Number of Properties:** 1  
**Number of Units:** N/A

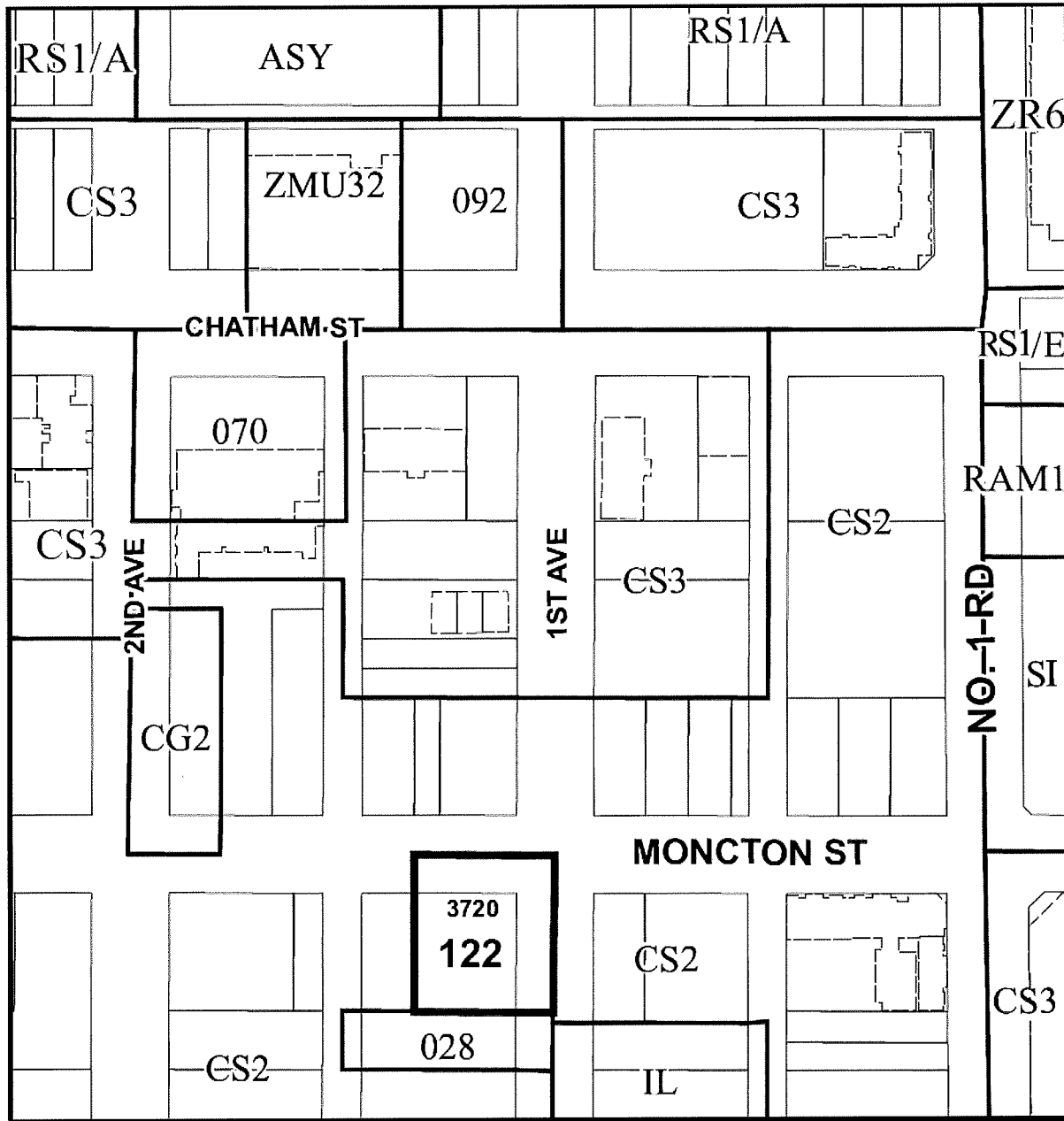
**Proposed Zone:** Steveston Commercial (ZMU50) – Moncton Street (Steveston)

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 122	ZMU50
Permitted Uses	As per the “General Commercial District” of then Richmond Zoning Bylaw 1430 as at the time the LUC was registered on title	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• child care</li> <li>• education, commercial</li> <li>• entertainment, spectator</li> <li>• government service</li> <li>• greenhouse &amp; plant nursery</li> <li>• health service, minor</li> <li>• hotel</li> <li>• housing, apartment*</li> <li>• manufacturing, custom indoor</li> <li>• office</li> <li>• private club</li> <li>• recreation, indoor</li> <li>• restaurant</li> <li>• retail, convenience</li> <li>• retail, general</li> <li>• service, business support</li> <li>• service, financial</li> <li>• service, household repair</li> <li>• service, personal</li> <li>• transportation depot</li> </ul> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• boarding and lodging</li> <li>• community care facility, minor</li> <li>• home business</li> </ul> <p>* limited to the 2<sup>nd</sup> storey</p>
FAR (max.)	N/A	0.51
Lot Coverage (max.)	N/A	100% for buildings
Setbacks (min.)	N/A	There is no minimum front yard, side yard or rear yard
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 122**

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 126

(8320, 8340, 8360, 8440 Bridgeport Road, and 8311, 8351 Sea Island Way)

**Number of Properties:** 6

**Number of Units:** N/A

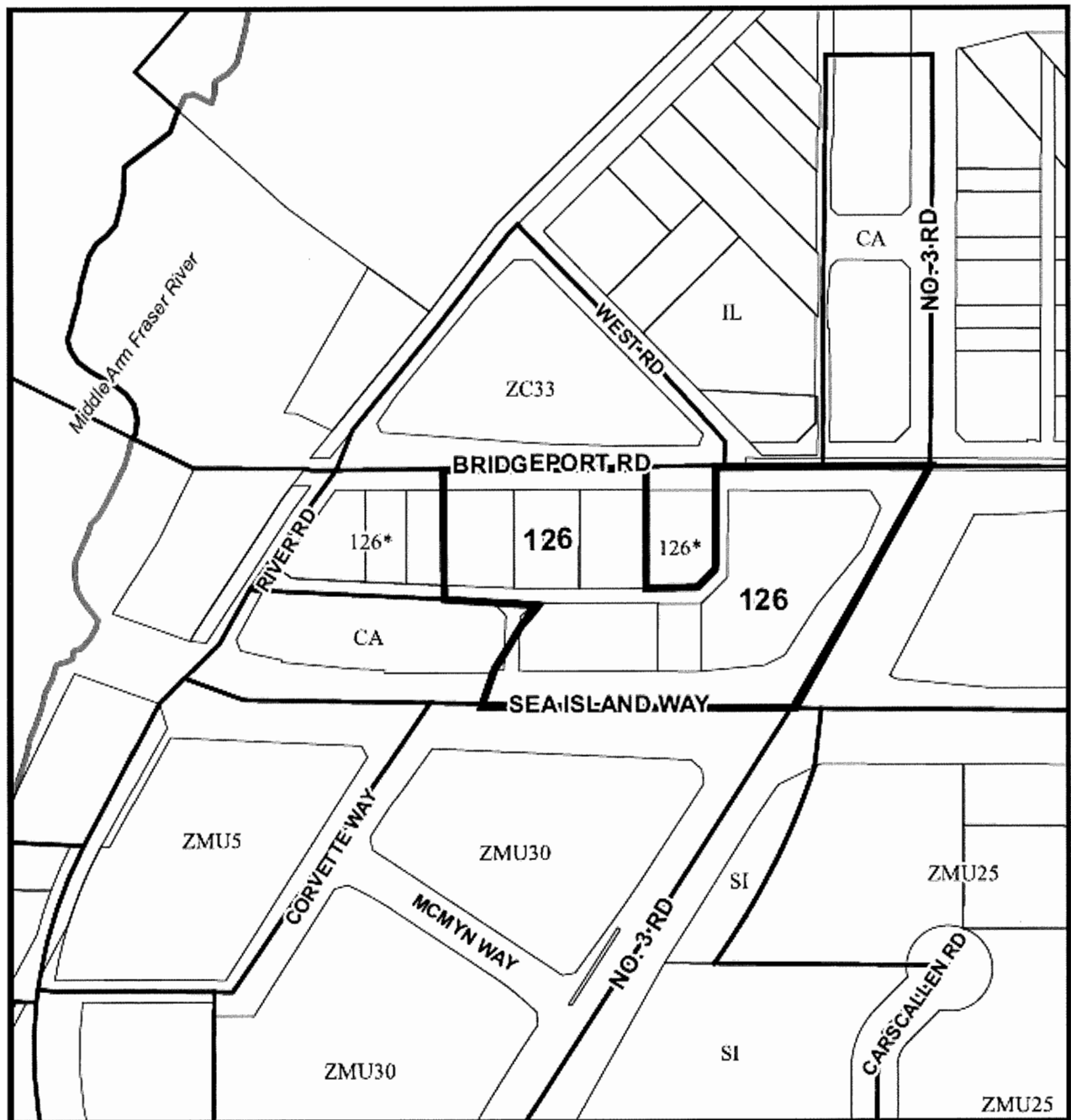
**Proposed Zone:** Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)

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 126	ZC51
Permitted Uses	<ul style="list-style-type: none"> <li>Professional and Mercantile Offices, excluding medical and dental offices</li> <li>Recreation including Commercial Entertaining provided that any such activity shall be entirely contained and carried on within a building</li> <li>Food Catering Establishments</li> <li>Custom Workshops, Trades and Services</li> <li>Service Retail Trade, where the nature of the product or products sold requires the retailer to provide the customer with special information or significant service at the time of sale, or to maintain product service facilities</li> </ul>	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>contractor service</li> <li>entertainment, spectator</li> <li>equipment, minor</li> <li>manufacturing, custom indoor</li> <li>office</li> <li>recreation, indoor</li> <li>restaurant</li> <li>retail, general</li> <li>service, business support</li> <li>service, household repair</li> </ul> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>n/a</li> </ul> <p><b>Additional Uses</b></p> <ul style="list-style-type: none"> <li>restaurant, drive-through only at 8440 Bridgeport Road and 8311 Sea Island Way</li> </ul>
FAR (max.)	N/A, except that a lot with an area of less than 450 m <sup>2</sup> shall not be used as the site of a building	0.65, except that a lot with an area of less than 450 m <sup>2</sup> shall not be used as the site of a building
Lot Coverage (max.)	N/A	46%
Setbacks (min.)	<ul style="list-style-type: none"> <li>7.5 m to a road</li> <li>There is no minimum interior side yard</li> <li>3.0 m rear yard</li> </ul>	<ul style="list-style-type: none"> <li>7.5 m to a road</li> <li>There is no minimum interior side yard</li> <li>3.0 m rear yard</li> </ul>
Building Height (max.)	11.0 m, but containing no more than 3 storeys	11.0 m, but containing no more than 3 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 126

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 128 (6031 Blundell Road)

**Number of Properties:** 1

**Number of Units:** N/A

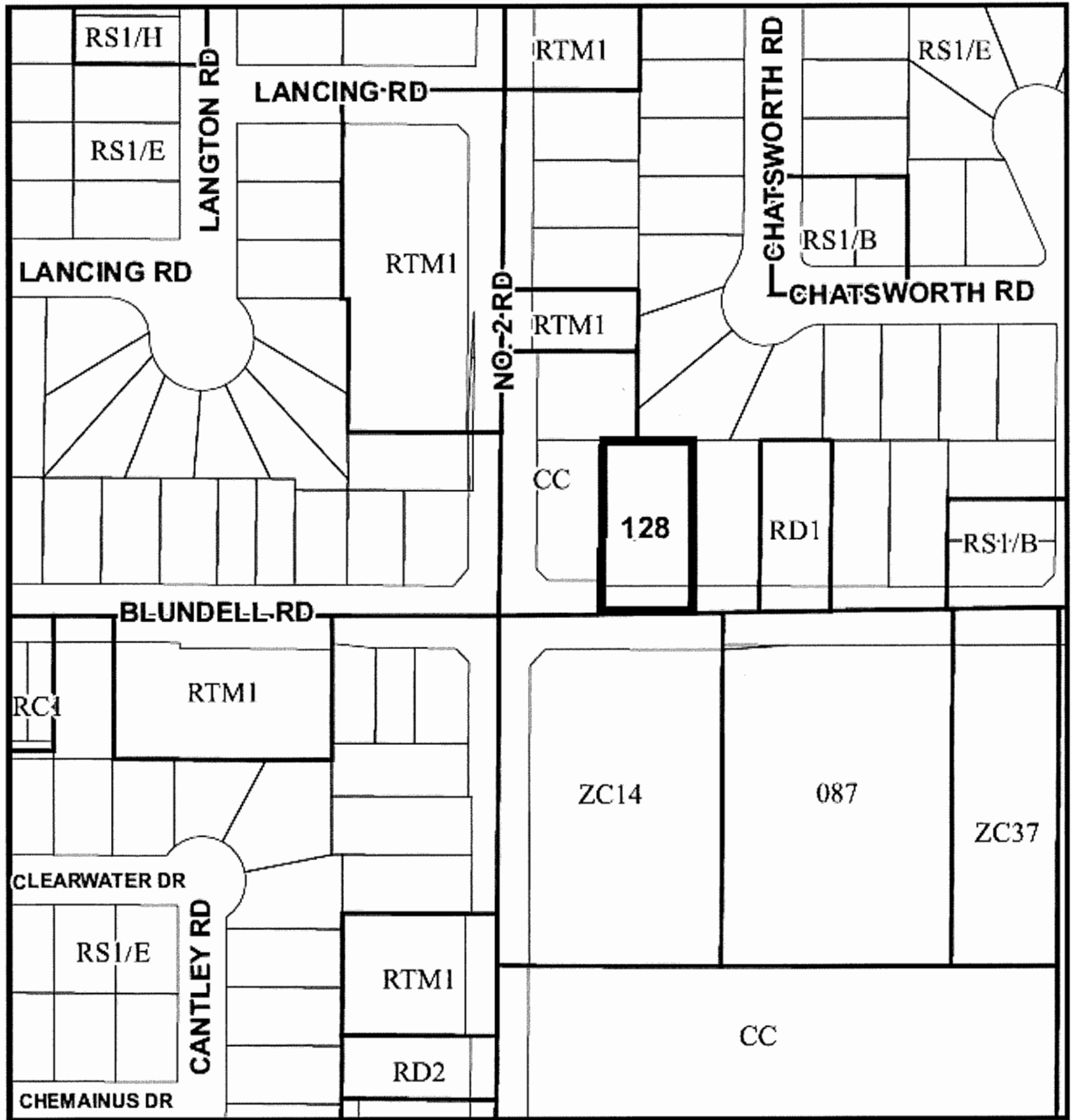
**Proposed Zone:** Neighbourhood Pub (ZC52) – Blundell Road (Blundell)

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 128	ZC52
Permitted Uses	A neighbourhood pub with a maximum gross area of 276.3 m <sup>2</sup> and a seating and standing area of 123.5 m <sup>2</sup> , used for a maximum of 60 seats and 10 standing	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>neighbourhood public house</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>n/a</li> </ul>
FAR (max.)	N/A	0.18
Lot Coverage (max.)	N/A	18%
Setbacks (min.)	As per drawings	As per drawings <ul style="list-style-type: none"> <li>7.6 m front yard</li> <li>There is no setback to the west property line</li> <li>19.8 m to the east property line</li> <li>15.2 m rear yard</li> </ul>
Building Height (max.)	As per drawings	4.0 m

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 128





# City of Richmond

ATTACHMENT 6

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

January 2022  
File: 08-4430-03-09/2020-Vol 01

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

Property Owner/Occupant  
3051-3251 Springfield Drive  
Richmond BC V7E 1Y9

Dear Sir/Madam:

**Re: Land Use Contract 004**  
**3051, 3071, 3111, 3151, 3171, 3211, 3231, 3251 Springfield Drive** (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 next month, 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](mailto:luc@richmond.ca).

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

Sincerely,

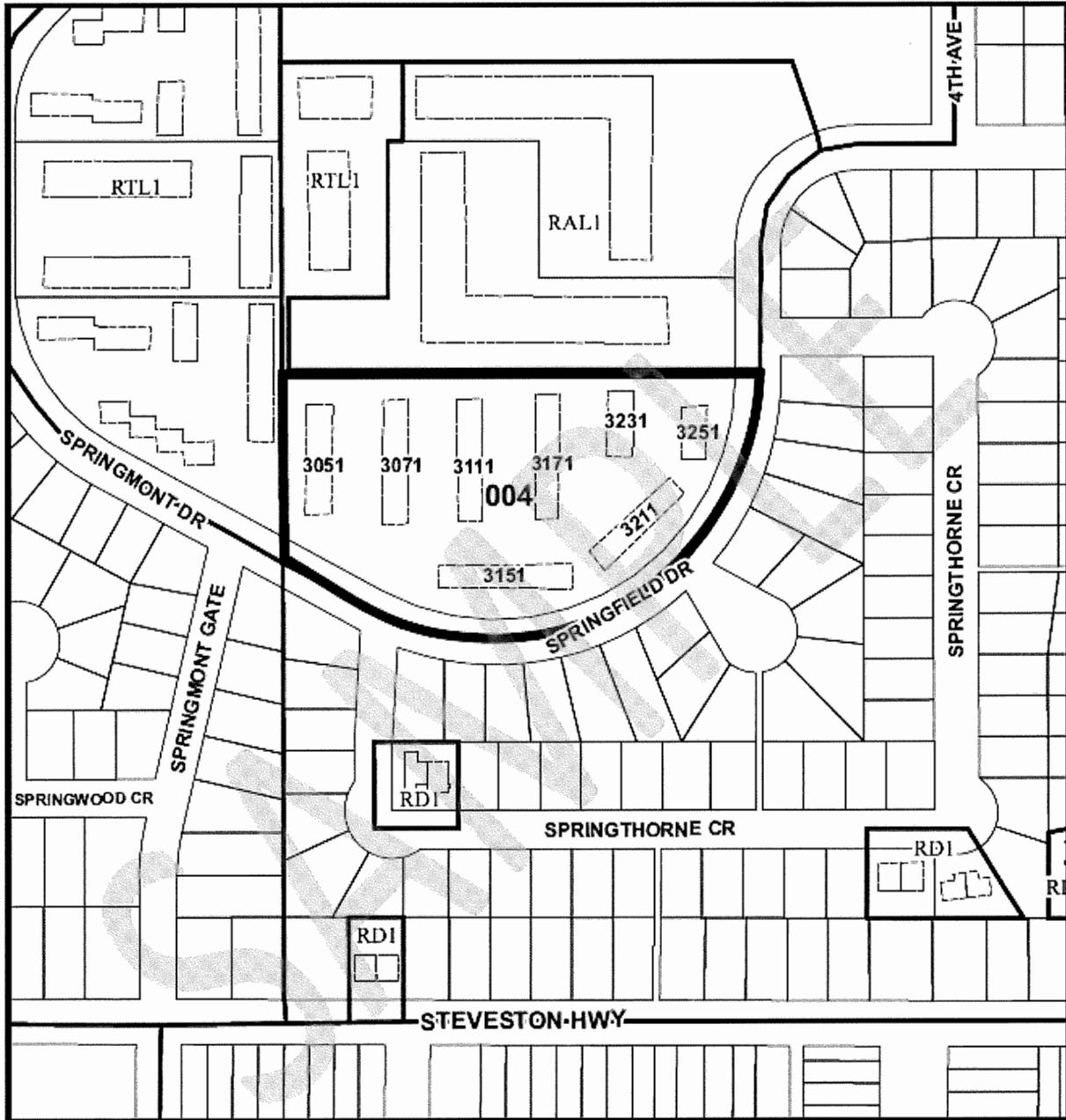
Cynthia Lussier  
Planner 2

CL:cl

Enc. 2



City of  
Richmond



Land Use Contract 004  
3051-3251 Springfield Drive

Original Date: 01/04/22

Revision Date: 01/24/22 CL

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 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 majority of 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. Specifically:

- For LUCs 004, 005, 024, 026, 028, 029, 045, 047, 056, 070, 075, 092, 122, 126 and 128, 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.

However, there is one LUC for which City staff is able to use an existing zone in the current Zoning Bylaw as the permitted uses and development regulations are consistent. Specifically:

- For LUC 087, the "Neighbourhood Commercial (CN)" zone is proposed for the affected property.

### **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](mailto: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.*



Richmond Zoning Bylaw 8500, Amendment Bylaw 10314 to Establish Zoning for the Property Developed under Land Use Contract 004

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:

17.95 Town Housing (ZT95) – Springfield Drive (Steveston)

17.95.1 Purpose

The zone provides for town housing, and compatible uses. This zone is for the property developed under Land Use Contract 004 on Springfield Drive in the Steveston area.

- 17.95.2 Permitted Uses
• child care
• housing, town

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

17.95.4 Permitted Density

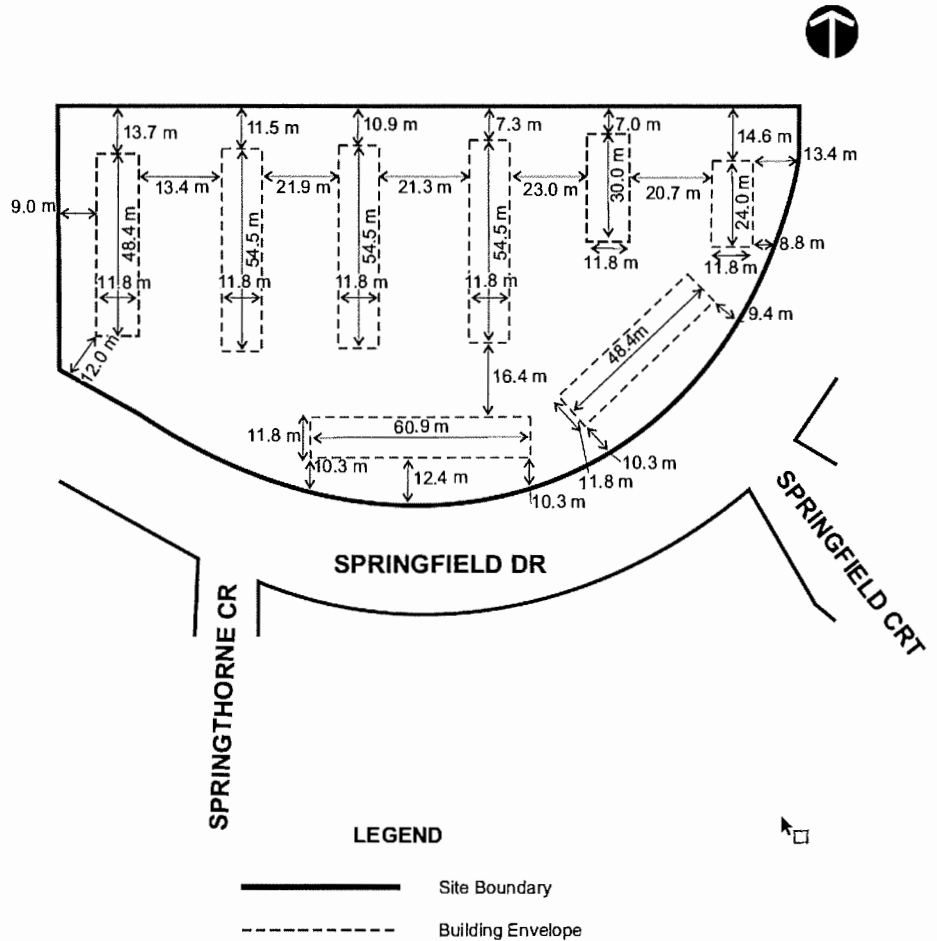
- 1. The maximum number of dwelling units for town housing in this zone is 62, each of which shall contain three bedrooms.
2. The floor area for each dwelling unit for town housing shall be 125.6 m².
3. The maximum floor area ratio (FAR) is 0.47, together with an additional 0.03 floor area ratio provided that it is entirely used to accommodate amenity space, which may include a sauna and changing rooms to accommodate an outdoor swimming pool on the lot.

17.95.5 Permitted Lot Coverage

- 1. The maximum lot coverage is 22.6% for buildings.
2. The maximum lot coverage is 50% for buildings, structures, and non-porous surfaces.
3. A minimum of 25% of the lot area is restricted to landscaping with live plant material.

**17.95.6 Yards & Setbacks**

1. The minimum **yards, setbacks** and **building separation space** for residential **buildings** shall be as shown in Diagram 1 in Section 17.95.6.1.a).
- a) Diagram 1



**17.95.7 Permitted Heights**

1. The maximum **height** for **buildings** 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**.

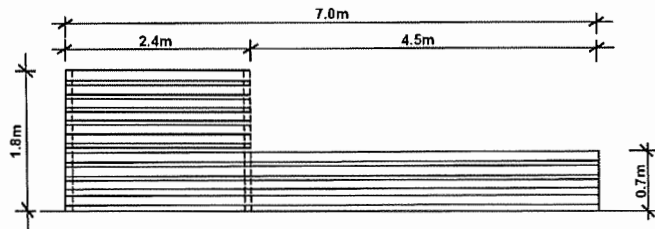
**17.95.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 16,592.0 m<sup>2</sup>.



**17.95.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that a privacy **fence** with the maximum **height** as shown in Diagram 2 in Section 17.95.9.1.a) shall be provided on the **site** to define the side boundaries of each **dwelling unit's** outdoor space.
- a) Diagram 2



**17.95.10 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 2 unenclosed surface **vehicle parking spaces** per **dwelling unit** for a total of 124 unenclosed surface **vehicle parking spaces**.

**17.95.11 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 10314” as “**Town Housing (ZT95) – Springfield Drive (Steveston)**”.

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10314”**.

FIRST READING

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A PUBLIC HEARING WAS HELD ON

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

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ADOPTED

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CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

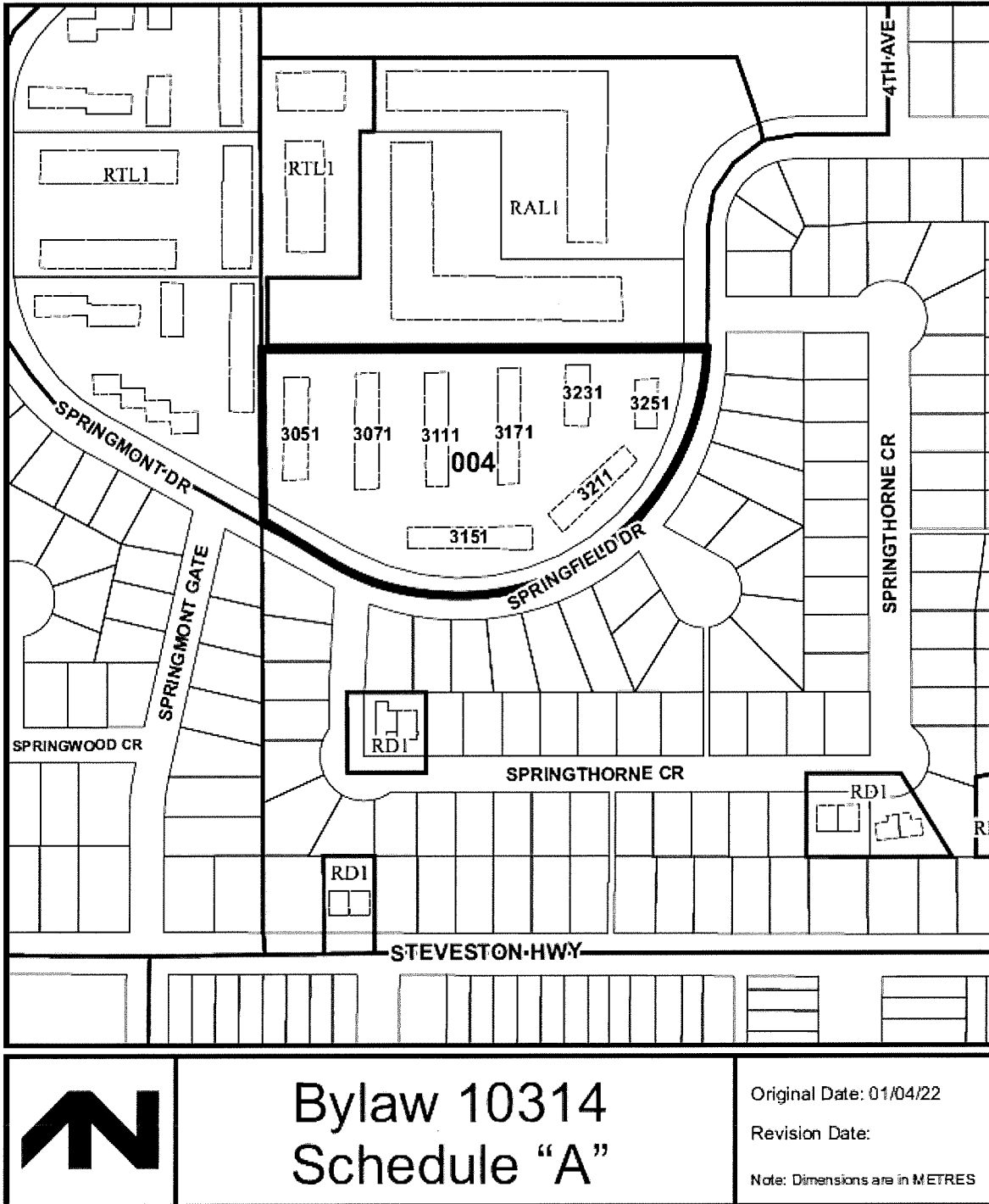

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MAYOR

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

Schedule A attached to and forming part of Bylaw 10314



# City of Richmond



## Bylaw 10314 Schedule "A"

Original Date: 01/04/22

Revision Date:

Note: Dimensions are in METRES

**INTENTIONALLY DELETED**

PAGES PLN 104 – PLN 107



Richmond Zoning Bylaw 8500, Amendment Bylaw 10315 to Establish Zoning for the Property Developed under Land Use Contract 005

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:

“ 17.96 Town Housing (ZT96) – Garry Street (Steveston)

17.96.1 Purpose

The zone provides for town housing, and compatible uses. This zone is for the property developed under Land Use Contract 005 on Garry Street in the Steveston area.

- 17.96.2 Permitted Uses
• child care
• housing, town

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

17.96.4 Permitted Density

- 1. The maximum number of dwelling units for town housing in the zone is 28, each of which shall contain three bedrooms.
2. The maximum floor area permitted is 3,364 m².
3. The maximum floor area ratio (FAR) is 0.34.
4. Notwithstanding Section 4.4.1.b), the following items are not included in the calculation of maximum floor area ratio:
a) on-site parking within a carport, subject to a maximum of 18.5 m² per dwelling unit; and
b) three accessory buildings, subject to a maximum total of 12.0 m².

17.96.5 Permitted Lot Coverage

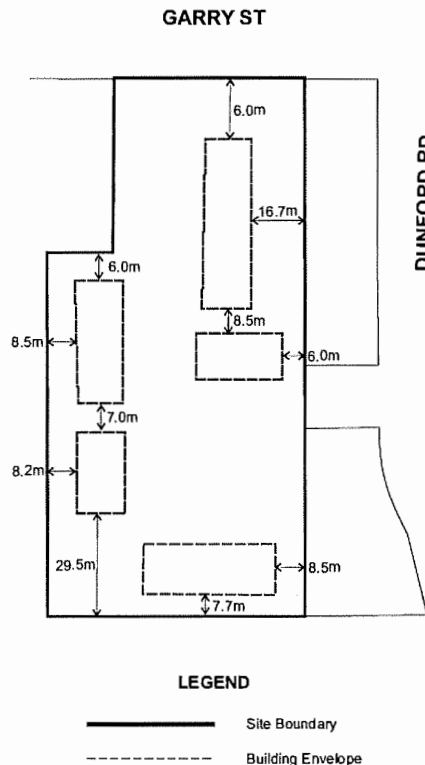
- 1. The maximum lot coverage is 21% for buildings.
2. The maximum lot coverage is 43% for buildings, structures, and non-porous surfaces.

3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

**17.96.6 Yards & Setbacks**

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.96.6.1.a).

a) Diagram 1



**17.96.7 Permitted Heights**

1. The maximum **height** for **buildings** is 8.4 m, but containing no more than 2 **storeys**.

**17.96.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 9,894.0 m<sup>2</sup>.

**17.96.9 Landscaping & Screening**

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

- 2. In addition to Section 17.96.9.1:
  - a) a 3.3 m wide hardscaped public walkway shall be provided along the east **property line** from the Dunfell Road extension to Steveston Community Park; and
  - b) an outdoor **amenity space** including children’s play structures shall be provided in the southwest corner of the **site**.

**17.96.10 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 **vehicle parking space** per **principal dwelling unit** within a **carport**, and 28 unenclosed surface **vehicle parking spaces**.

**17.96.11 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 10315” as “**Town Housing (ZT96) – Garry Street (Steveston)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10315**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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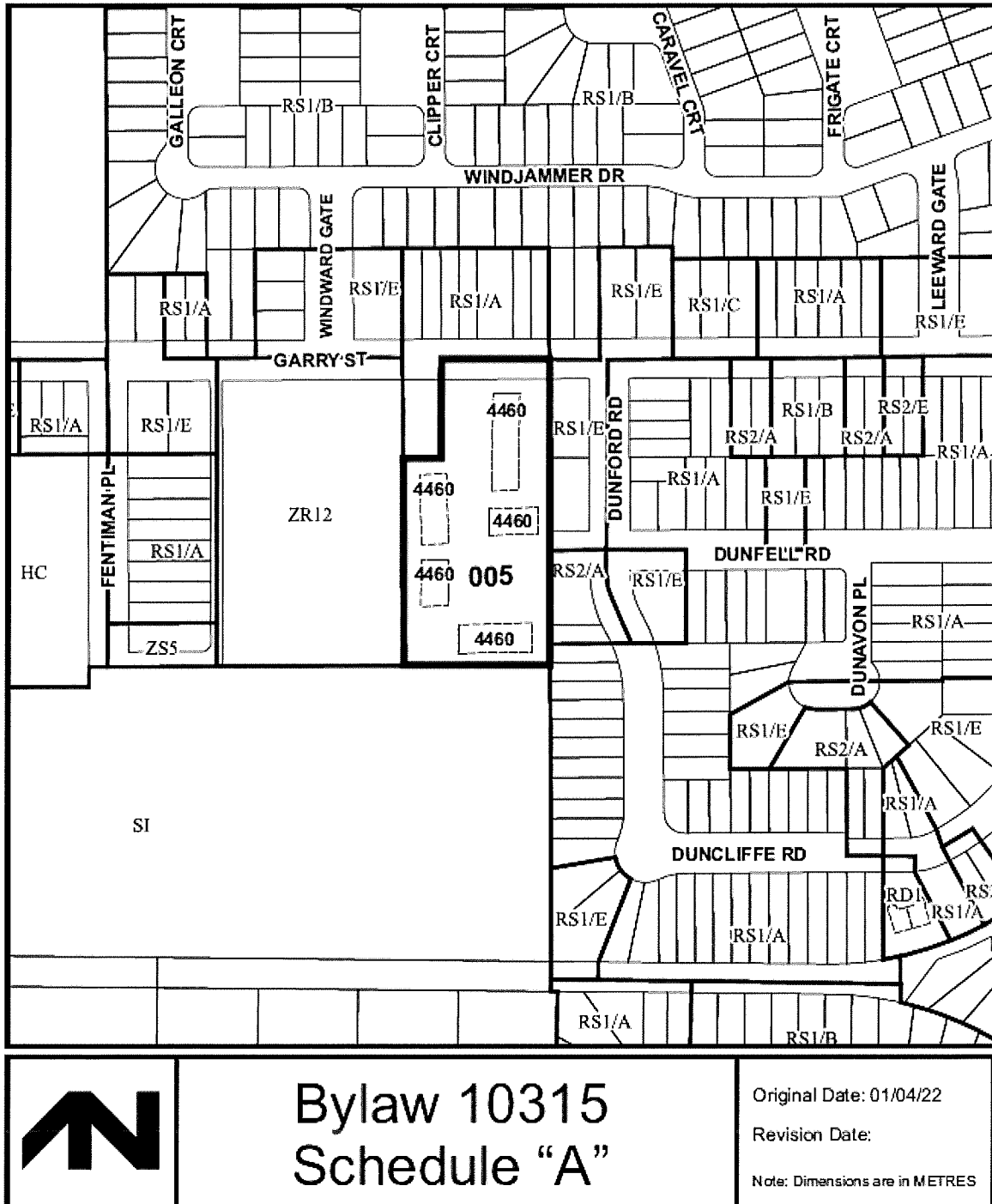
\_\_\_\_\_  
MAYOR

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

Schedule A attached to and forming part of Bylaw 10315



# City of Richmond



## Bylaw 10315 Schedule "A"

Original Date: 01/04/22

Revision Date:

Note: Dimensions are in METRES





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10316  
to Establish Zoning for the Property Developed under  
Land Use Contract 024**

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:

**“17.97 Town Housing and Low Rise Apartment (ZT97) – No. 1 Road and  
Blundell Road (Seafair)**

**17.97.1 Purpose**

The **zone** provides for low rise **apartment housing** and **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 024 on No. 1 Road and Blundell Road in the Seafair area.

**17.97.2**

**Permitted Uses**

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

**17.97.3**

**Secondary Uses**

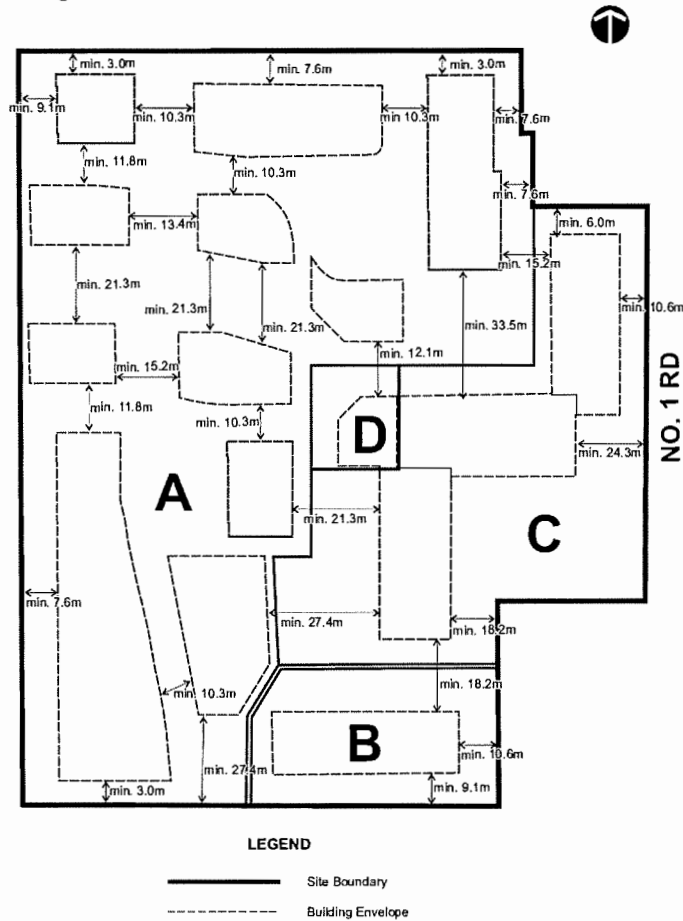
- **boarding and lodging**
- **community care facility, minor**
- **home business**

**17.97.4**

**Permitted Density**

1. In the area identified as “A” on Diagram 1, Section 17.97.4.7:
  - a) the maximum number of **dwelling units** for **town housing** is 63, each of which shall contain 3 **bedrooms**; and
  - b) the maximum number of **buildings** for **town housing** is 12.
2. In the areas identified as “B” and “C” on Diagram 1, Section 17.97.4.7, the maximum total number of **dwelling units** for **town housing** and **apartment housing** is 75, of which 53 shall contain 2 **bedrooms** and 22 shall contain 1 **bedroom**.
3. In the area identified as “B” on Diagram 1, Section 17.97.4.7, the maximum number of **buildings** for **town housing** and **apartment housing** combined is 1.
4. In the area identified as “C” on Diagram 1, Section 17.97.4.7, the maximum number of **buildings** for **apartment housing** is 3.

5. In the area identified as “D” on Diagram 1, Section 17.97.4.7, a minimum **floor area** of 223 m<sup>2</sup> must be provided and used exclusively to accommodate **amenity space**.
6. The maximum **floor area ratio (FAR)** is 0.54 (inclusive of **amenity space** and all parts of **buildings** used for on-site parking purposes).
7. Diagram 1



**17.97.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 28% 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 materials.

**17.97.6 Yards & Setbacks**

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1, Section 17.97.4.7.

**17.97.7 Permitted Heights**

1. The maximum **building height** for **town housing** in the area identified as “A” in Diagram 1, Section 17.97.4.7 is 9.0 m, but containing no more than 2 **storeys**.
2. The maximum **building height** for **town housing** and **apartment housing** in the areas identified as “B” and “C” in Diagram 1, Section 17.97.4.7 is 15.0 m, but containing no more than 4 **storeys** including ground level covered parking.
3. The maximum **height** for **accessory buildings** is 5.0 m, except that the maximum **building height** in the area identified as “D” on Diagram 1, Section 17.97.4.7 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**.

**17.97.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 36,140.0 m<sup>2</sup>.

**17.97.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.97.9.1, an outdoor **amenity space** including children’s play structure shall be provided on the **site** within the immediate vicinity of the **building** containing **amenity space** located in the area identified as “D” on Diagram 1, Section 17.97.4.7.
3. In addition to Section 17.97.9.1, a privacy **screen** up to a maximum of 1.8 m in height may only be constructed along **lot lines** not abutting a road.

**17.97.10 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 2 **vehicle parking spaces** per **dwelling unit**, of which there shall be 104 unenclosed surface **vehicle parking spaces**.

**17.97.11 Other Regulations**

1. **Buildings** containing only **Town housing** shall be limited to the area identified as “A” on Diagram 1, Section 17.97.4.7.
2. A **building** in the area identified as “B” on Diagram 1, Section 17.97.4.7, shall consist of 14 **dwelling units** for **town housing** on lower floor levels , and **shall** consist of 7 **dwelling units** for **apartment housing** on the uppermost floor level.

- 3. **Buildings** containing only **Apartment housing** shall be limited to the area identified as "C" on Diagram 1, Section 17.97.4.7.
- 4. 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 10316" as "**Town Housing and Low Rise Apartment (ZT97) – No. 1 Road and Blundell Road (Seafair)**".
- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10316**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

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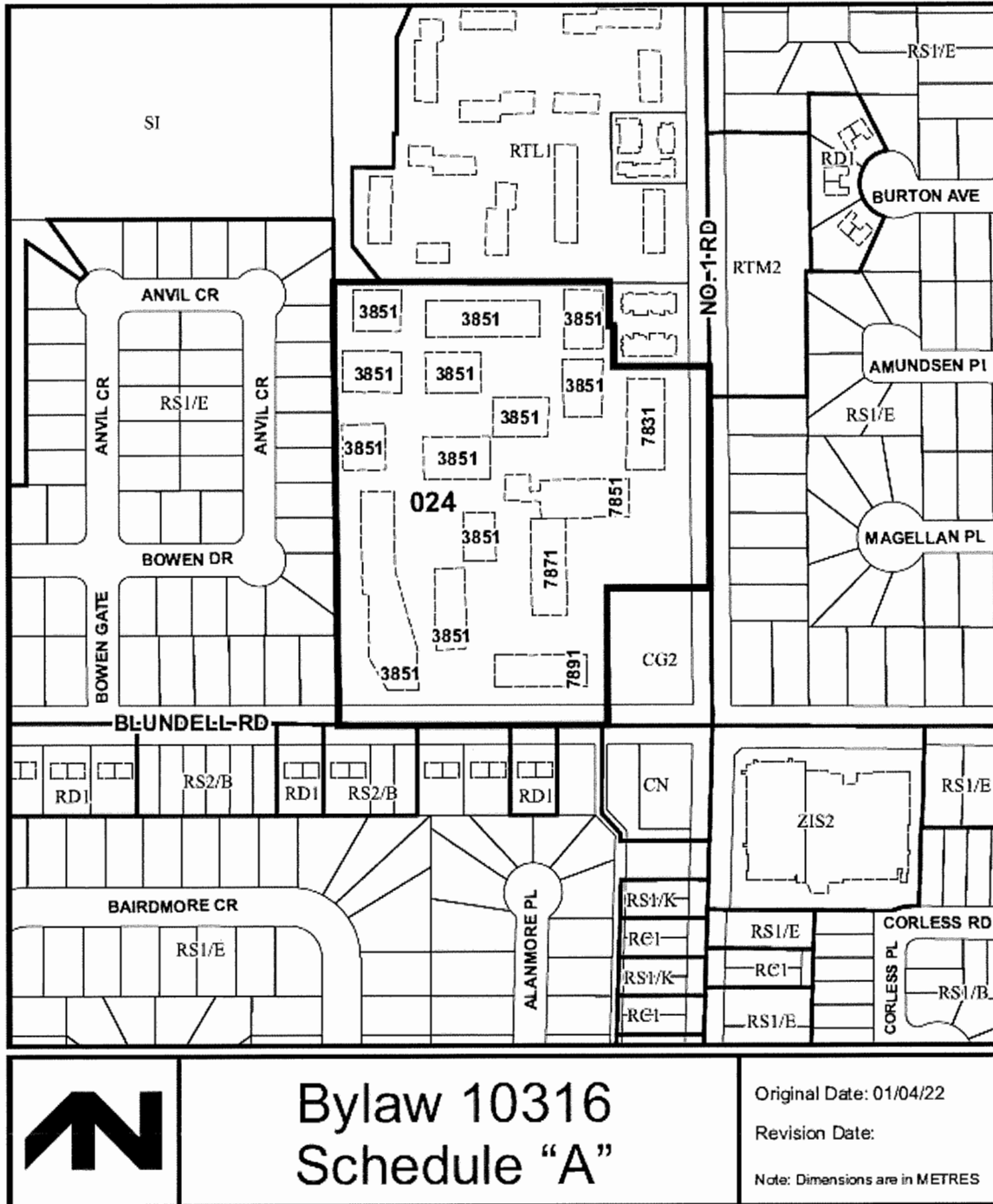
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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10316



# City of Richmond



## Bylaw 10316 Schedule "A"

Original Date: 01/04/22

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 10317 to Establish Zoning for the Property Developed under Land Use Contract 026

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:

“ 17.98 Town Housing and Low Rise Apartment (ZT98) – Regent Street (Steveston)

17.98.1 Purpose

The zone provides for town housing, and compatible uses. This zone is for the property developed under Land Use Contract 026 on Regent Street in the Steveston area.

17.98.2 Permitted Uses

- child care
• housing, apartment
• housing, town

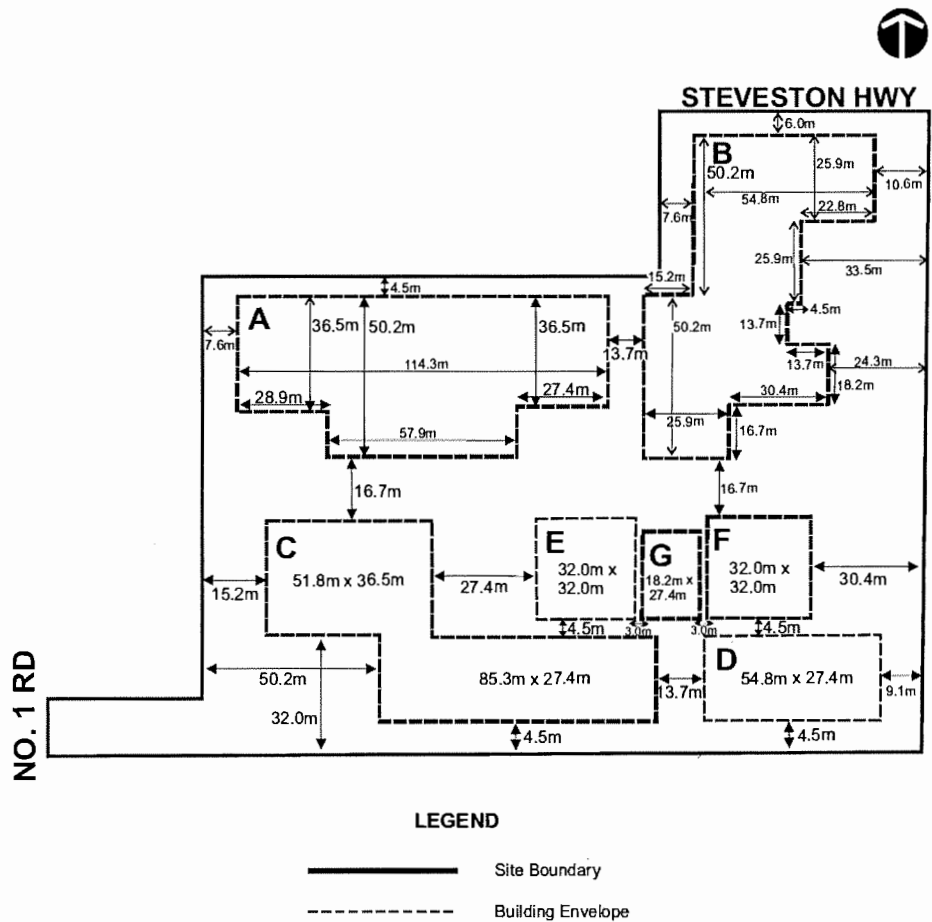
17.98.3 Secondary Uses

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

17.98.4 Permitted Density

- 1. The maximum number of dwelling units for town housing in this zone is 80, each of which shall contain either 2 or 3 bedrooms.
2. The maximum number of dwelling units for apartment housing in this zone is 30.
3. The maximum number of buildings for apartment housing is 2.
4. In the area identified as “A” on Diagram 1 in Section 17.98.4.10, buildings for town housing shall contain a maximum total of 26 dwelling units.
5. In the area identified as “B” on Diagram 1 in Section 17.98.4.10, buildings for town housing shall contain a maximum total of 24 dwelling units.
6. In the area identified as “C” on Diagram 1 in Section 17.98.4.10, buildings for town housing shall contain a maximum total of 22 dwelling units.
7. In the area identified as “D” on Diagram 1 in Section 17.98.4.10, buildings for town housing shall contain a maximum total of 8 dwelling units.

8. A **building** having a minimum **floor area** of 185.8 m<sup>2</sup> shall be provided on the **site** in the area identified as "G" in Diagram 1 in Section 17.98.4.10, and shall be exclusively used to accommodate **amenity space**.
9. The maximum **floor area ratio** (FAR) is 1.11 (inclusive of all parts of **buildings** used for on-site parking purposes).
10. Diagram 1



**17.98.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 53% 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 materials.

**17.98.6 Yards & Setbacks**

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.98.4.10

**17.98.7 Permitted Heights**

1. The maximum **height** for **buildings** for **town housing** is 10.7 m, but containing no more than 2 **storeys**.
2. The maximum **height** for **buildings** for **apartment housing** is 13.8 m, but containing no more than 3 **storeys**.

**17.98.8 Subdivision Provisions/Minimum Lot Size**

2. The minimum **lot area** is 32,500.0 m<sup>2</sup>.

**17.98.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.98.9.1, a 3.0 m wide hardscaped public walkway shall be provided on the **site** along the east **property line**.

**17.98.10 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:
  - a) the minimum basic on-site parking requirement shall be:
    - i. 1.5 **vehicle parking spaces** per **dwelling unit** for **town housing**; and
    - ii. 1.0 **vehicle parking space** per **dwelling unit** for **apartment housing**; and
  - b) the minimum visitor parking requirement shall be 17 **vehicle parking spaces**.

**17.98.11 Other Regulations**

1. **Town housing** shall be limited to the areas identified as "A", "B", "C", and "D" on Diagram 1 in Section 17.98.4.10.
2. **Apartment housing** shall be limited to the areas identified as "E" and "F" on Diagram 1 in Section 17.98.4.10.
3. 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 10317" as "**Town Housing (ZT98) – Regent Street (Steveston)**".
- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10317**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

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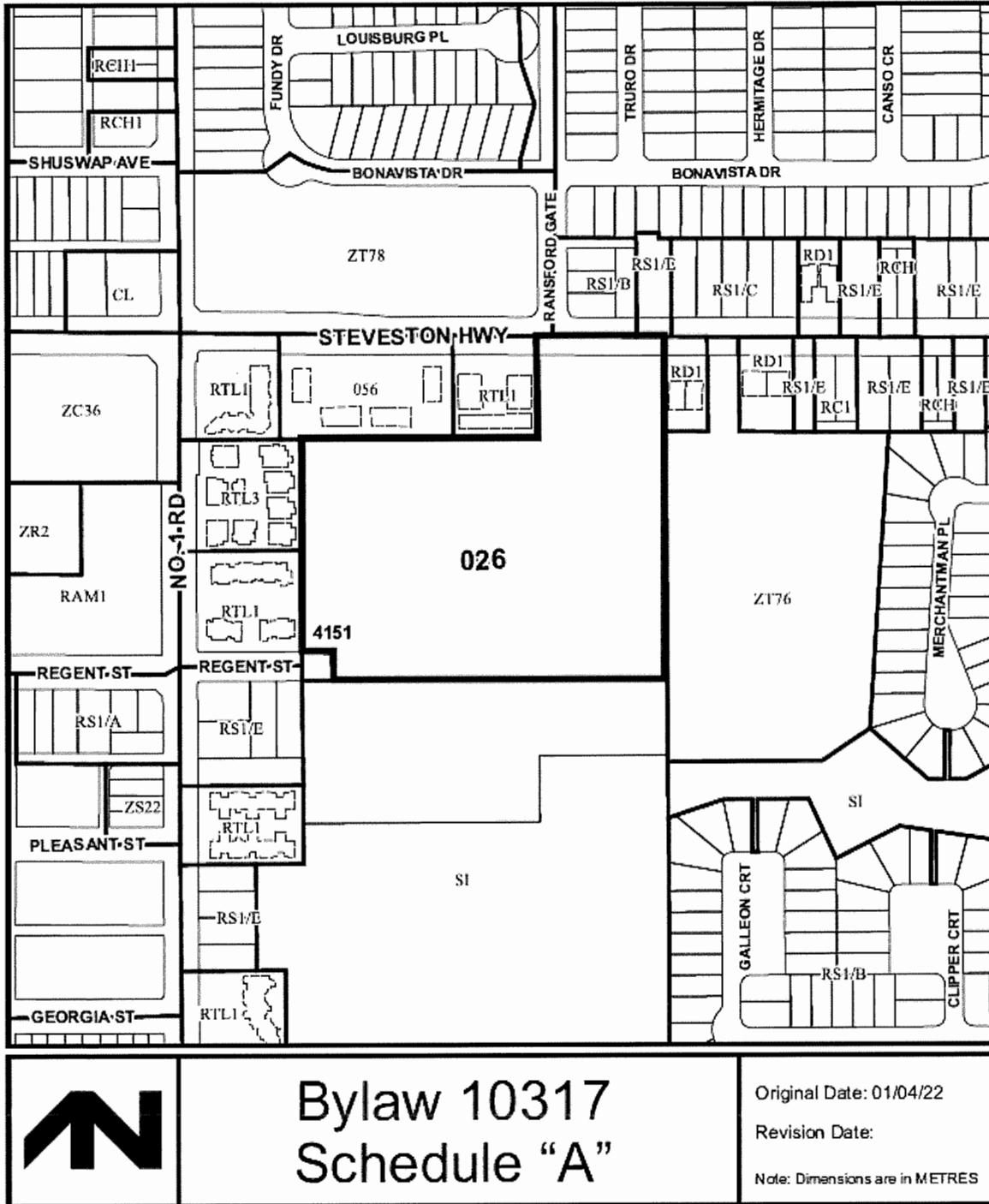
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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10317



# City of Richmond



## Bylaw 10317 Schedule "A"

Original Date: 01/04/22

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10318  
to Establish Zoning for the Property Developed under  
Land Use Contract 028**

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 20 (Site Specific Mixed Use Zones), in numerical order:

**“ 20.48 Steveston Commercial (ZMU48) – First Avenue (Steveston)**

**20.48.1 Purpose**

This **zone** provides for limited **commercial** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 028 on First Avenue.

**20.48.2**

**Permitted Uses**

- auction, minor
- child care
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- housing, apartment
- industrial, general
- manufacturing, custom indoor
- office
- private club
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- transportation depot

**20.48.3**

**A. Secondary Uses**

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

**20.48.4 Permitted Density**

1. The maximum **floor area ratio** (FAR) is 1.0.
2. For the purposes of this **zone** only, **floor area ratio** shall not include those parts of the **building** used for public pedestrian passage **right-of-way**.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

**20.48.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 100% for **buildings**.

**20.48.6 Yards & Setbacks**

1. There is no minimum **front yard, side yard** or **rear yard**.

**20.48.7 Permitted Heights**

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

**20.48.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 610.0 m<sup>2</sup>.

**20.48.9 Landscaping & Screening**

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

**20.48.10 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.

**20.48.11 Other Regulations**

1. For **apartment housing**, no portion of the **first storey** of a **building** shall be used for residential purposes.
2. Notwithstanding Section 20.48.11.1, for **apartment housing**, an entrance to the residential **use** is permitted on the **first storey** of a **building** provided it does not exceed 2.0 m in width.
3. 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 10318" as "**Steveston Commercial (ZMU48) – First Avenue (Steveston)**".
- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10318**".

FIRST READING

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CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

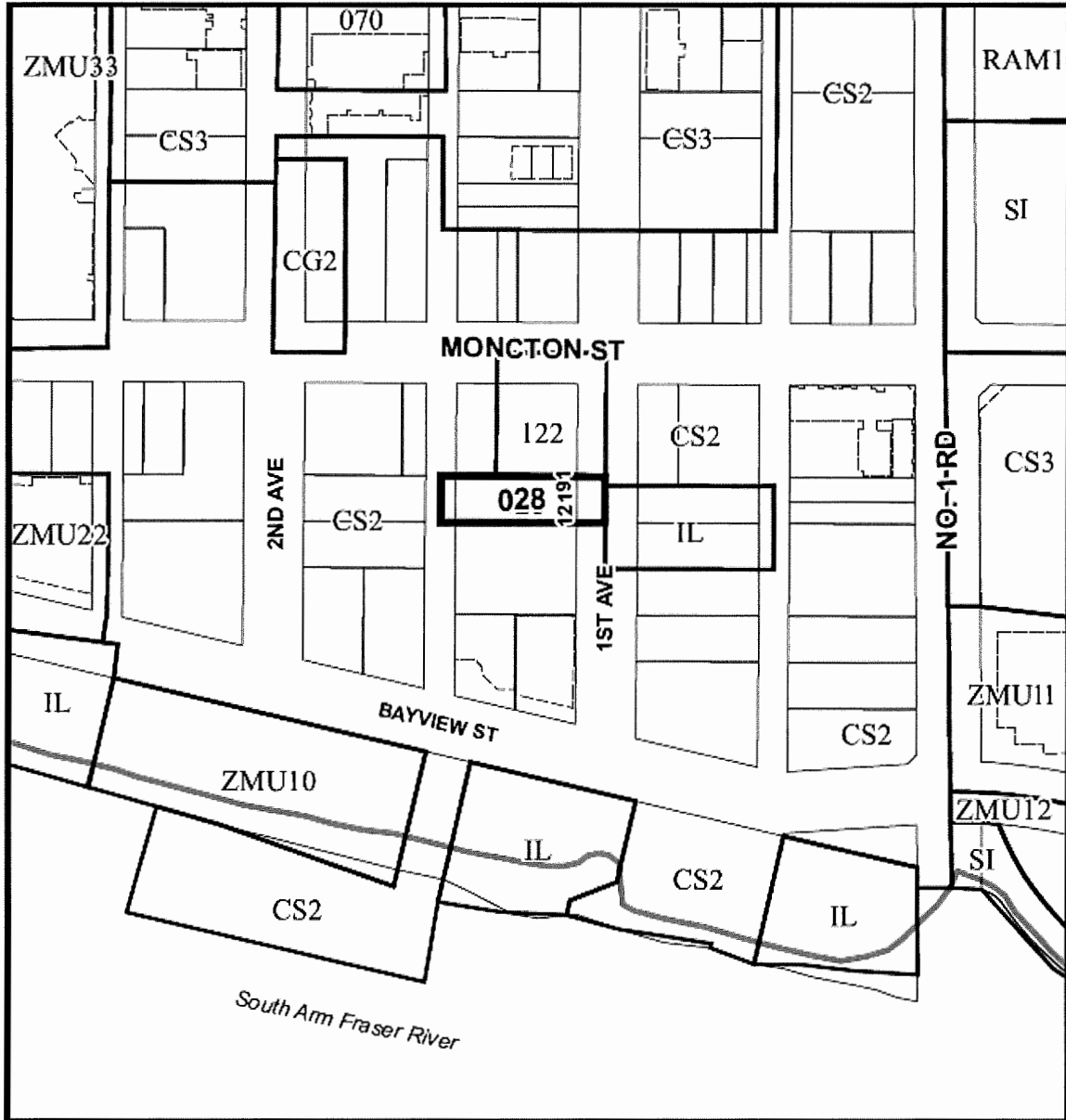
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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10318



# City of Richmond



	<h2>Bylaw 10318 Schedule "A"</h2>	<p>Original Date: 01/04/22 Revision Date: 01/12/22 Note: Dimensions are in METRES</p>
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Richmond Zoning Bylaw 8500, Amendment Bylaw 10319 to Establish Zoning for the Property Developed under Land Use Contract 029

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:

“ 17.99 Town Housing (ZT99) – Lucas Road (Blundell)

17.99.1 Purpose

The zone provides for town housing, and compatible uses. This zone is for the property developed under Land Use Contract 029 on Lucas Road in the Blundell area.

- 17.99.2 Permitted Uses
• child care
• housing, town

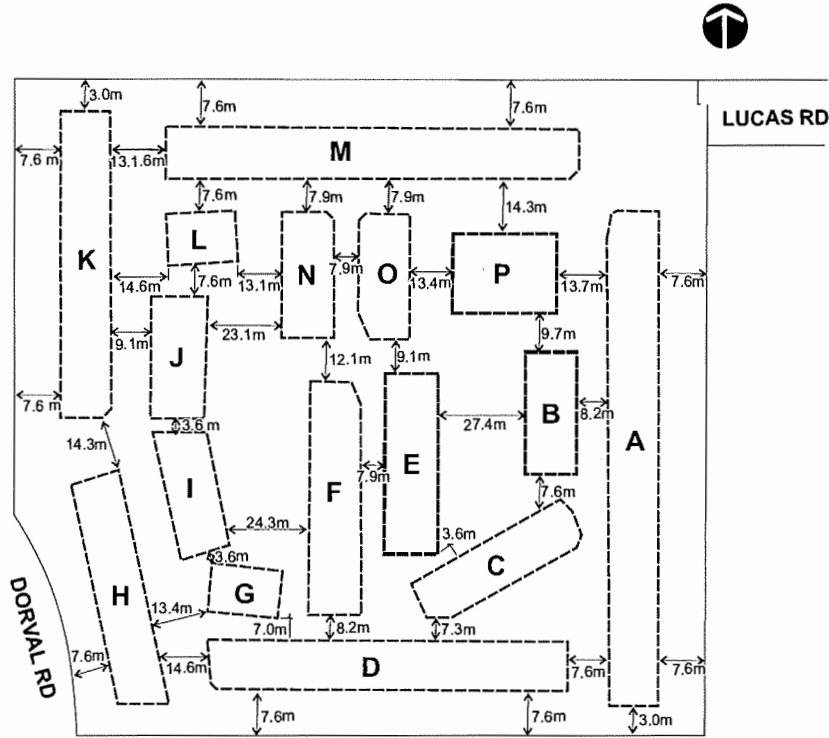
- 17.99.3 Secondary Uses
• boarding and lodging
• community care facility, minor
• home business

17.99.4 Permitted Density

- 1. The maximum number of dwelling units for town housing in this zone is 98, each of which shall contain 2 or more bedrooms.
2. In the area identified as “A” on Diagram 1 in Section 17.99.4.9, the maximum number of dwelling units is 16.
3. In each of the areas identified as “B”, “I”, “J”, “N”, and “O” on Diagram 1 in Section 17.99.4.9, the maximum number of dwelling units is 4.
4. In each of the areas identified as “C”, “E”, “F”, and “H” on Diagram 1 in Section 17.99.4.9, the maximum number of dwelling units is 6.
5. In each of the areas identified as “D”, “K”, and “M” on Diagram 1 in Section 17.99.4.9, the maximum number of dwelling units is 12.
6. In each of the areas identified as “G” and “L” on Diagram 1 in Section 17.99.4.9, the maximum number of dwelling units is 2.
7. A building having a minimum floor area of 464.5 m² shall be provided on the site in the area identified as “P” on Diagram 1 in Section 17.99.4.9, and shall be used entirely to accommodate amenity space.

8. The maximum **floor area ratio (FAR)** is 0.47, together with an additional 0.02 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

9. Diagram 1



**17.99.5 Permitted Lot Coverage**

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

**17.99.6 Yards & Setbacks**

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.99.4.9.

**17.99.7 Permitted Heights**

1. The maximum **height** for **buildings** is 10.7 m but containing no more than 2 **storeys**.



**17.99.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 37,300.0 m<sup>2</sup>.

**17.99.9 Landscaping & Screening**

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

**17.99.10 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 98 enclosed **vehicle parking spaces** and 98 unenclosed surface **vehicle parking spaces**.

**17.99.11 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 10319” as “**Town Housing (ZT99) – Lucas Road (Blundell)**”.

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10319**”.

FIRST READING

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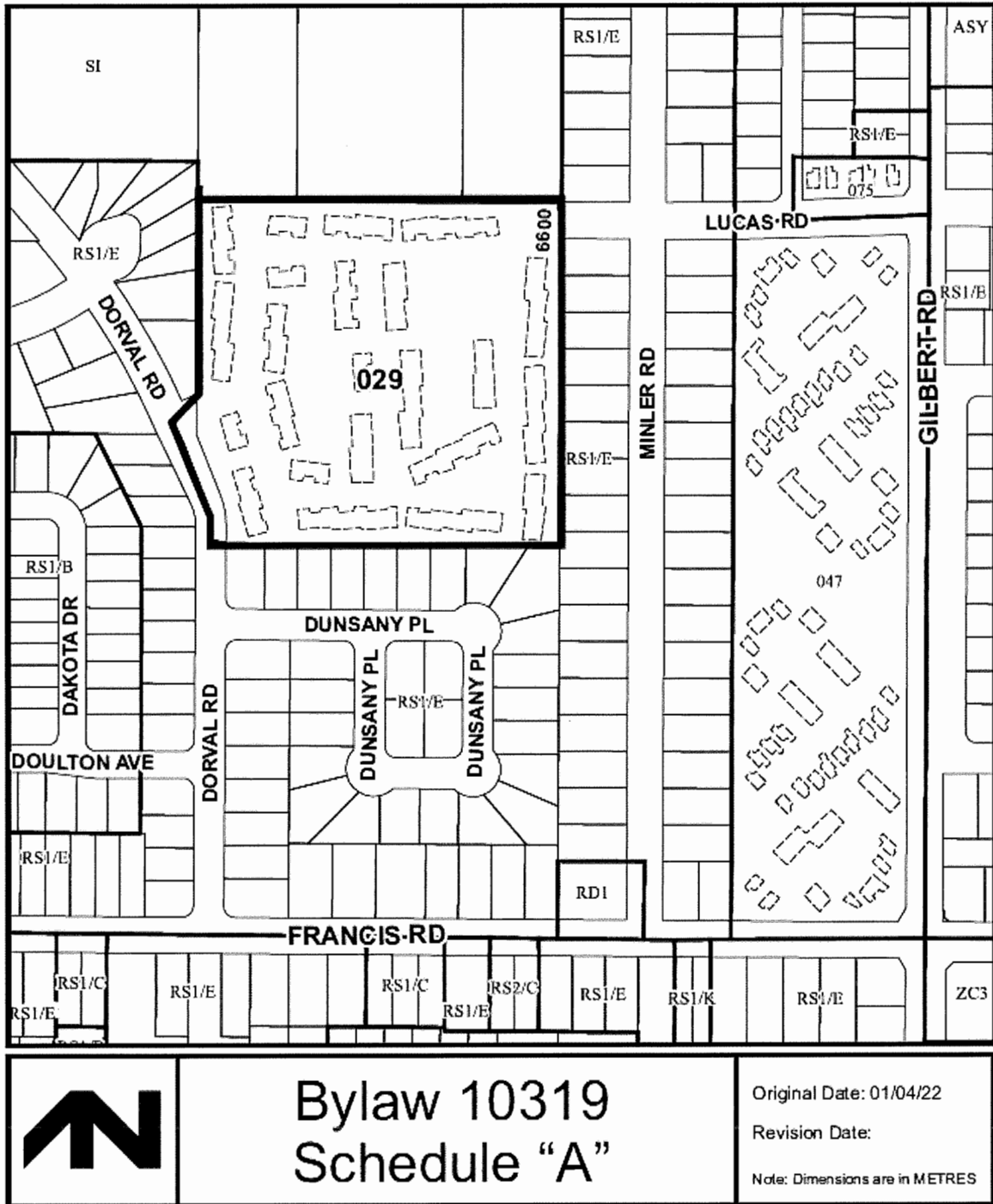
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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10319



# City of Richmond



## Bylaw 10319 Schedule "A"

Original Date: 01/04/22

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10320  
to Establish Zoning for the Property Developed under  
Land Use Contract 045**

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:

**“ 17.100 Town Housing (ZT100) – Ledway Road (Blundell)**

**17.100.1 Purpose**

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 045 on Ledway Road in the Blundell area.

**17.100.2 Permitted Uses**

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

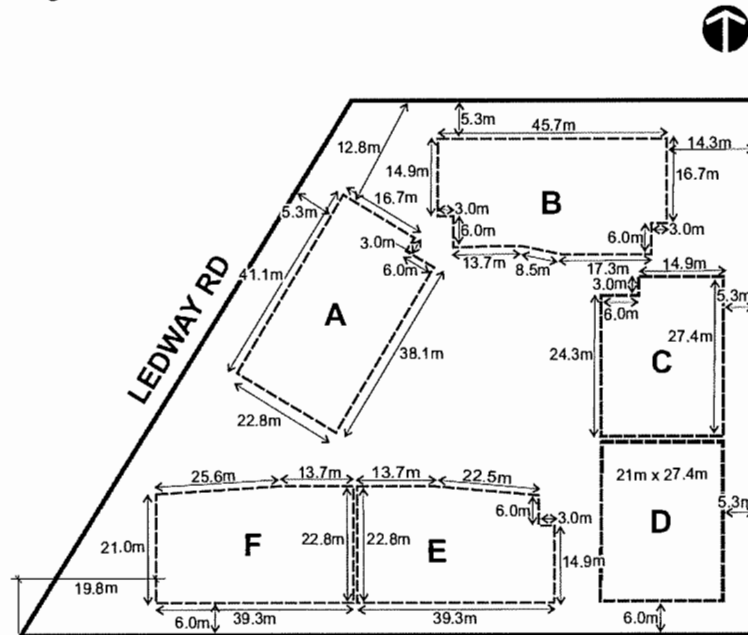
**17.100.3 Secondary Uses**

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

**17.100.4 Permitted Density**

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 33.
2. In each of the areas identified as “A”, “E”, and “F” on Diagram 1 in Section 17.100.4.7, the maximum number of **dwelling units** is 6.
3. In the area identified as “B” on Diagram 1 in Section 17.100.4.7, the maximum number of **dwelling units** is 7.
4. In each of the areas identified as “C” and “D” on Diagram 1 in Section 17.100.4.7, the maximum number of **dwelling units** is 4.
5. The maximum **floor area ratio** (FAR) is 0.43.
6. Notwithstanding Section 4.4.1.b), the following is not included in the calculation of maximum **floor area ratio**:
  - a) on-site parking and accessory storage within a **carport**, subject to a maximum of 25 m<sup>2</sup> per **dwelling unit**.

7. Diagram 1



LEGEND

- Site Boundary
- - - Building Envelope

17.100.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 43% 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.

17.100.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.100.4.7.

17.100.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.7 m but containing no more than 2 **storeys**.

17.100.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 10,780.0 m<sup>2</sup>.

**17.100.9 Landscaping & Screening**

- 1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
- 2. In addition to Section 17.100.9.1, an outdoor **amenity space** including children’s play structure(s) shall be provided in the middle of the **site**.

**17.100.10 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 33 of the required **vehicle parking spaces** shall be unenclosed surface **parking spaces**.

**17.100.11 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 10320” as “**Town Housing (ZT100) – Ledway Road (Blundell)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10320**”.

FIRST READING

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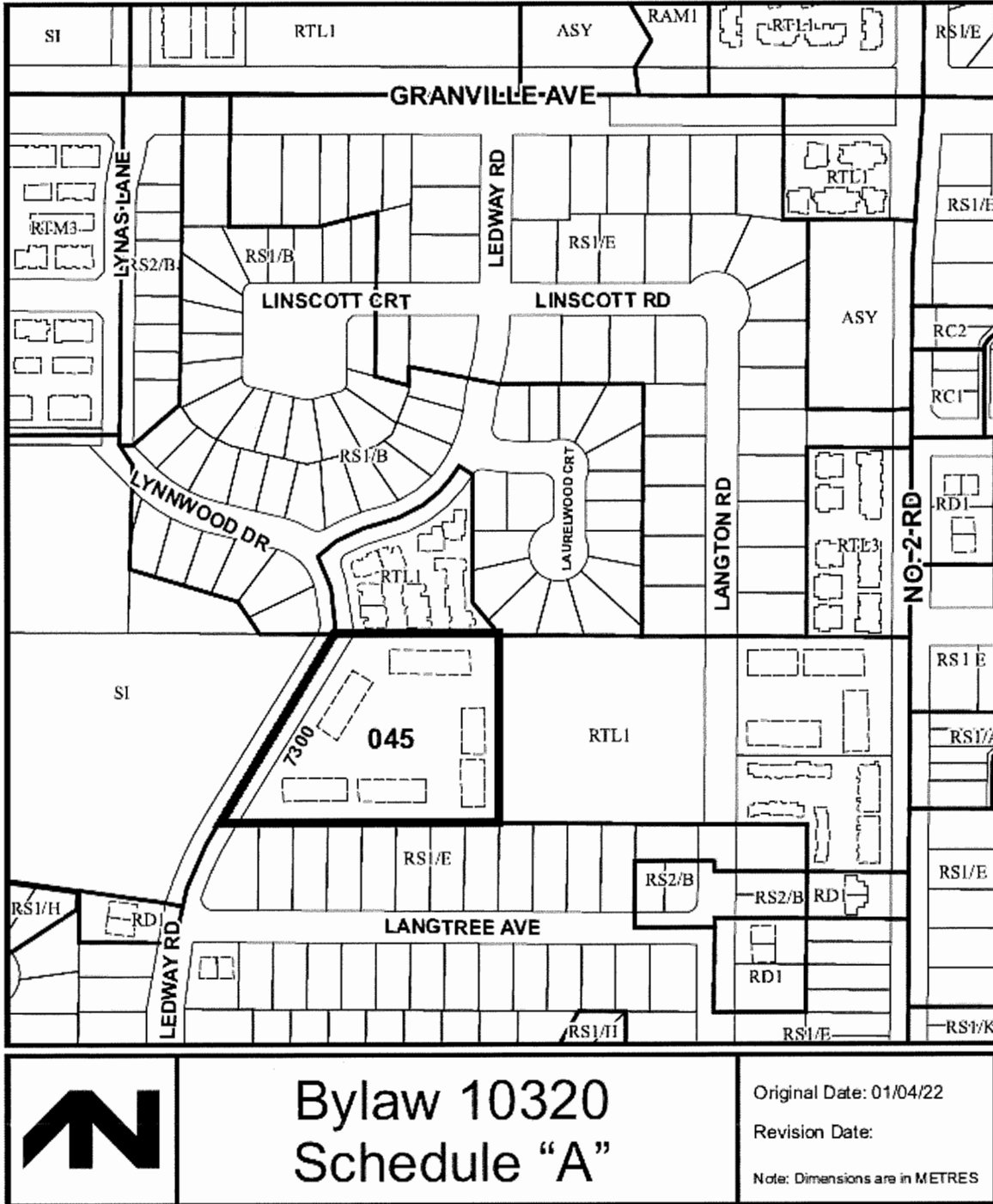
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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10320



# City of Richmond



## Bylaw 10320 Schedule "A"

Original Date: 01/04/22

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10321  
to Establish Zoning for the Property Developed under  
Land Use Contracts 047 and 075**

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:

**“ 17.101 Town Housing (ZT101) – Francis Road & Lucas Road (Blundell)**

**17.101.1 Purpose**

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contracts 047 and 075 on Francis Road and Lucas Road in the Blundell area.

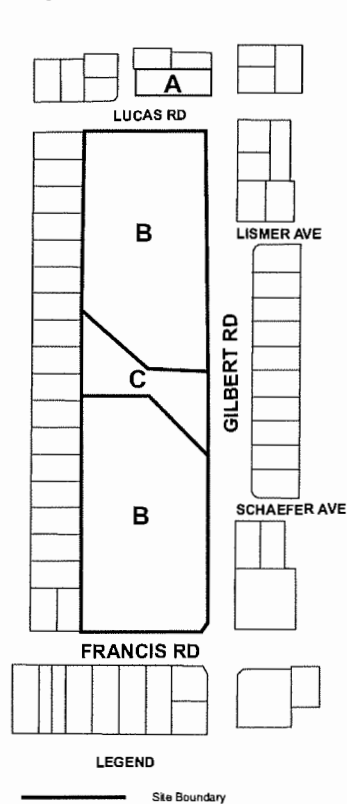
- 17.101.2 Permitted Uses**
- **child care**
  - **housing, town**

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

**17.101.4 Permitted Density**

1. In the area identified as “A” on Diagram 1 in Section 17.101.4.5:
  - a) the maximum number of **dwelling units** for **town housing** is 5; and
  - b) the maximum number of **buildings** for **town housing** is 3.
2. In the combined area identified as “B” on Diagram 1 in Section 17.101.4.5:
  - a) the maximum number of **dwelling units** for **town housing** is 96; and
  - b) the maximum number of **buildings** for **town housing** is 50.
3. A **building** having a minimum **floor area** of 185.8 m<sup>2</sup> shall be provided on the **site** in the area identified as “C” on Diagram 1 in Section 17.101.4.5, and shall be used exclusively to accommodate **amenity space**.
4. The maximum **floor area ratio** (FAR) in this **zone** is 0.45 (inclusive of all parts of **buildings** used for on-site parking purposes).

## 5. Diagram 1

**17.101.5 Permitted Lot Coverage**

1. The maximum **lot coverage** for **buildings** is:
  - a) 29% in the area identified as "A" on Diagram 1 in Section 17.101.4.5;
  - b) a total of 26% for the combined areas identified as "B" and "C" on Diagram 1 in Section 17.101.4.5.
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.

**17.101.6 Yards & Setbacks**

1. In the area identified as "A" on Diagram 1 in Section 17.101.4.5:
  - a) the minimum **setback** to Lucas Road is 4.0 m;
  - b) the minimum **setback** to the west **lot line** is 4.3 m; and
  - c) the minimum **setback** to the north **lot line** and to Gilbert Road is 4.6 m.



2. In the areas identified as “B” and “C” on Diagram 1 in Section 17.101.4.5:
  - a) the minimum **setback** to the west **lot line**, to Francis Road, and to Lucas Road is 4.0 m; and
  - b) the minimum **setback** to Gilbert Road is 4.6 m.

#### 17.101.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.7 m but containing no more than 2 **storeys**.

#### 17.101.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** for the area identified as “A” on Diagram 1 in Section 17.101.4.5 is 1,300.0 m<sup>2</sup>.
2. The minimum **lot area** for the combined areas identified as “B” and “C” on Diagram 1 in Section 17.101.4.5 is 36,170.0 m<sup>2</sup>.

#### 17.101.9 Landscaping & Screening

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

#### 17.101.10 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:
  - a) In the area identified as “A” on Diagram 1 in Section 17.101.4.5, a total of 4 of the required **vehicle parking spaces** shall be unenclosed surface **parking spaces**; and
  - b) In the combined areas identified as “B” and “C” on Diagram 1 in Section 17.101.4.5, a total of 48 of the required **vehicle parking spaces** shall be unenclosed surface **parking spaces**.

#### 17.101.11.1 Other Regulations

1. In the area identified as “A” on Diagram 1 in Section 17.101.4.5, 1 **dwelling unit** for **town housing** must be detached.
2. In the combined area identified as “B” on Diagram 1 in Section 17.101.4.5, a minimum of 30 **dwelling units** for **town housing** must be detached.
3. 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.”

- 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 on "Schedule A attached to and forming part of Bylaw 10321" as "**Town Housing (ZT101) – Francis Road & Lucas Road (Blundell)**".
- 4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10321**".

FIRST READING

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A PUBLIC HEARING WAS HELD ON

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SECOND READING

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CITY OF RICHMOND
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APPROVED by Director or Solicitor 

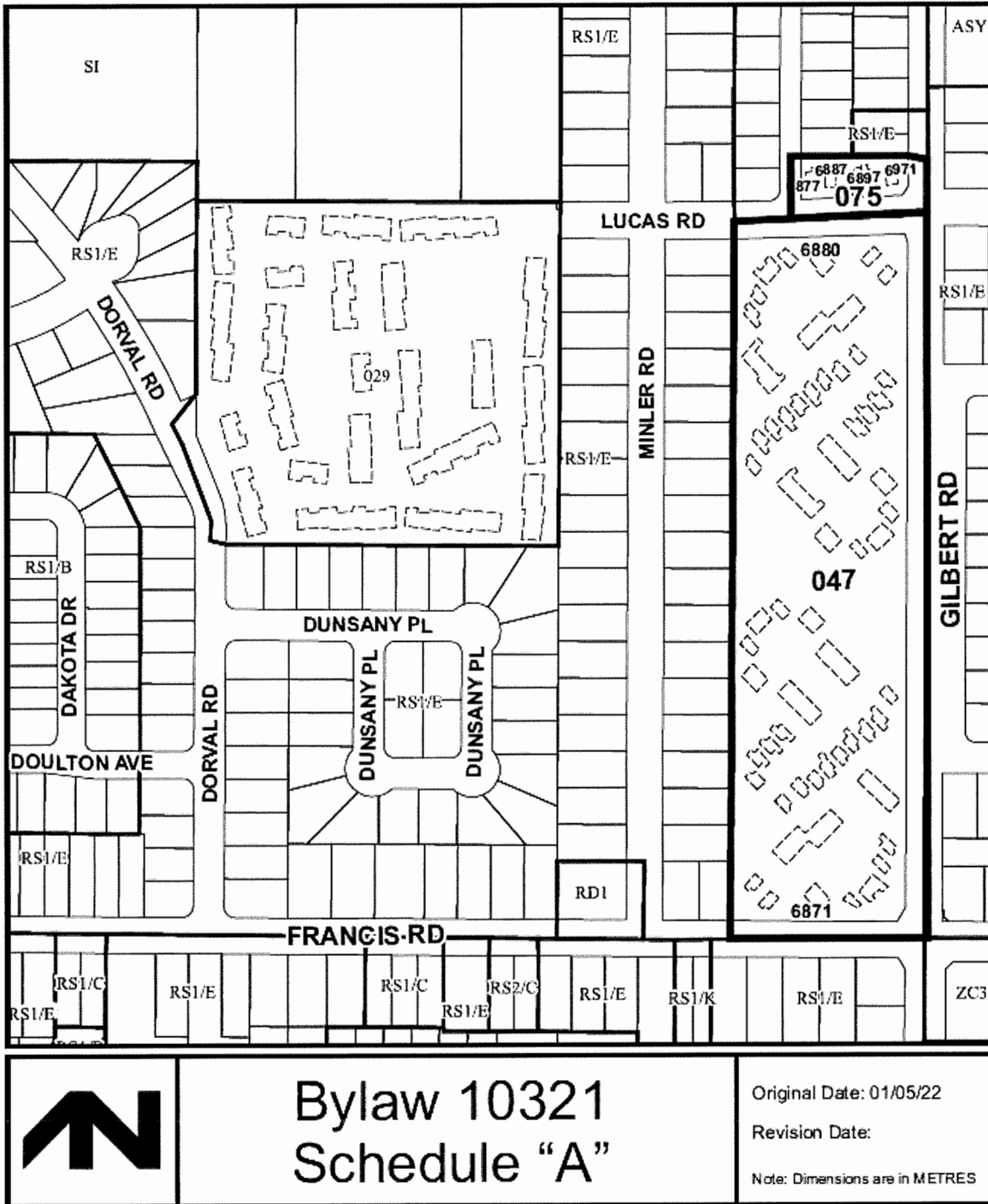
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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10321



# City of Richmond



## Bylaw 10321 Schedule "A"

Original Date: 01/05/22  
 Revision Date:  
 Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10322  
to Establish Zoning for the Property Developed under  
Land Use Contract 056**

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:

**“17.102 Town Housing (ZT102) – Steveston Highway (Steveston)**

**17.102.1 Purpose**

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 056 on Steveston Highway in the Steveston area.

- 17.102.2 Permitted Uses**
- child care
  - housing, town

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

**17.102.4 Permitted Density**

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 12, six of which shall contain three **bedrooms** and six of which shall contain four **bedrooms**.
2. The minimum **floor area** permitted per **dwelling unit** is 102.19 m<sup>2</sup>.
3. The maximum **floor area ratio** (FAR) is 0.27.
4. Notwithstanding Section 4.4.1.b), the following items are not included in the calculation of maximum **floor area ratio**:
  - a) on-site parking within a **carport**, subject to a maximum of 21.4 m<sup>2</sup> per **dwelling unit**.

**17.102.5 Permitted Lot Coverage**

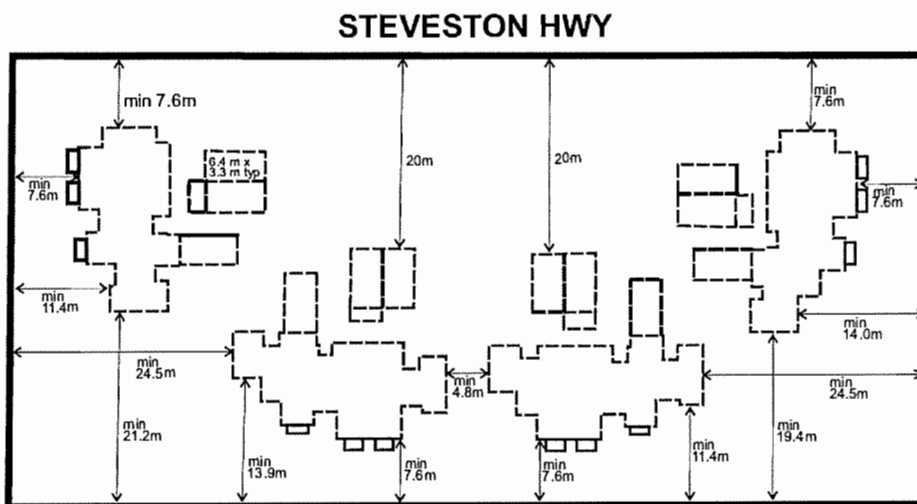
1. The maximum **lot coverage** is 20% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.

3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant materials.

**17.102.6 Yards & Setbacks**

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.102.6.1.a).

a) Diagram 1



**LEGEND**

- Site Boundary
- Building Envelope

**17.102.7 Permitted Heights**

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

**17.102.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot width** is 100.0 m.
2. The minimum **lot depth** is 48.0 m.
3. The minimum **lot area** is 4900.0 m<sup>2</sup>.

**17.120.9 Landscaping & Screening**

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

- 2. In addition to Section 17.102.9.1, two outdoor **amenity spaces** including children’s play structures shall be provided on the **site**.

**17.102.10 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 12 **vehicle parking spaces** within carports and 8 unenclosed surface **vehicle parking spaces**.

**17.102.11 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 10322” as “**Town Housing (ZT102) – Steveston Highway (Steveston)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10322**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

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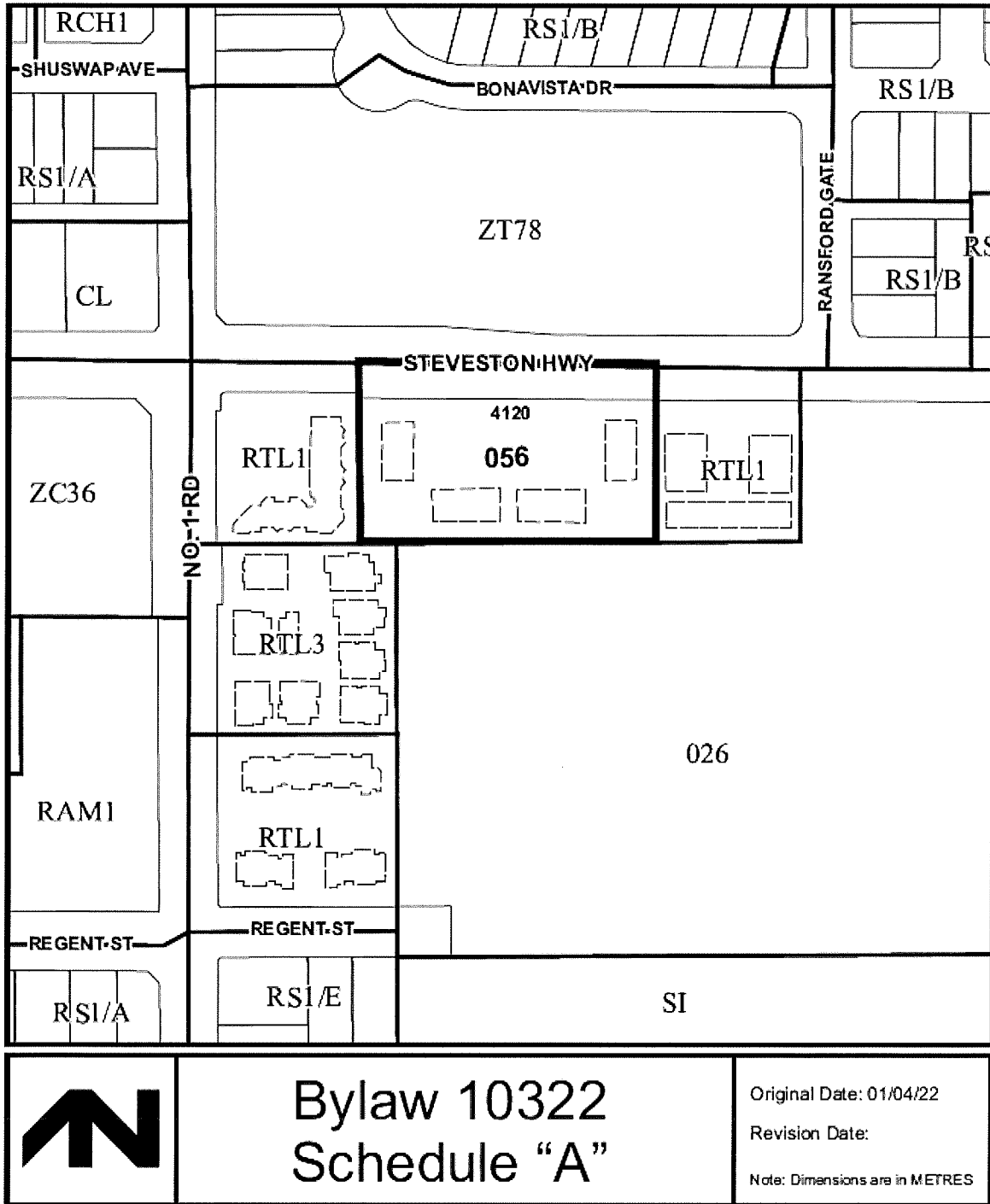
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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10322



# City of Richmond



## Bylaw 10322 Schedule "A"

Original Date: 01/04/22  
 Revision Date:  
 Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 10323 to Establish Zoning for the Property Developed under Land Use Contract 070

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:

“ 22.49 Steveston Office Commercial (ZMU49) – Chatham Street (Steveston)

22.49.1 Purpose

This zone provides for limited commercial and compatible uses. This zone is for the property developed under Land Use Contract 070 on Chatham Street.

22.49.2 Permitted Uses

- child care
• education, commercial
• entertainment, spectator
• government service
• greenhouse & plant nursery
• health service, minor
• hotel
• housing, apartment
• manufacturing, custom indoor
• office
• private club
• recreation, indoor
• restaurant
• retail, convenience
• retail, general
• service, business support
• service, financial
• service, household repair
• service, personal
• transportation depot

22.49.3 Secondary Uses

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



**22.49.4 Permitted Density**

1. The maximum number of **principal buildings** is one.
2. The maximum **floor area** permitted on the **lot** is 1,245.6 m<sup>2</sup>
3. The maximum **floor area ratio** (FAR) is 0.82.
4. The **first storey** of the **building** shall be limited to a maximum **gross leasable floor area** of 506.3 m<sup>2</sup>:
5. The second **storey** of the **building** shall be limited to a maximum **gross leasable floor area** of 487.1 m<sup>2</sup>:

**22.49.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 42% for **buildings**.

**22.49.6 Yards & Setbacks**

1. The minimum **front yard** is 18.5 m.
2. There is no minimum **side yard** or **rear yard**.

**22.49.7 Permitted Heights**

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

**22.49.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 1,500.0 m<sup>2</sup>.

**22.49.9 Landscaping & Screening**

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

**22.49.10 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 33 **vehicle parking spaces**.

**22.49.11 Other Regulations**

1. Retail **uses** shall be limited to the **first storey** of a **building**.
2. For **apartment housing**, no portion of the **first storey** of a **building** shall be used for residential purposes.

- 3. Notwithstanding Section 22.49.11.2, for **apartment housing**, an entrance to the residential use is permitted on the **first storey** of a **building** provided it does not exceed 2.0 m in width.
- 4. 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 10323” as “**Steveston Office Commercial (ZC49) – Chatham Street (Steveston)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10323**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

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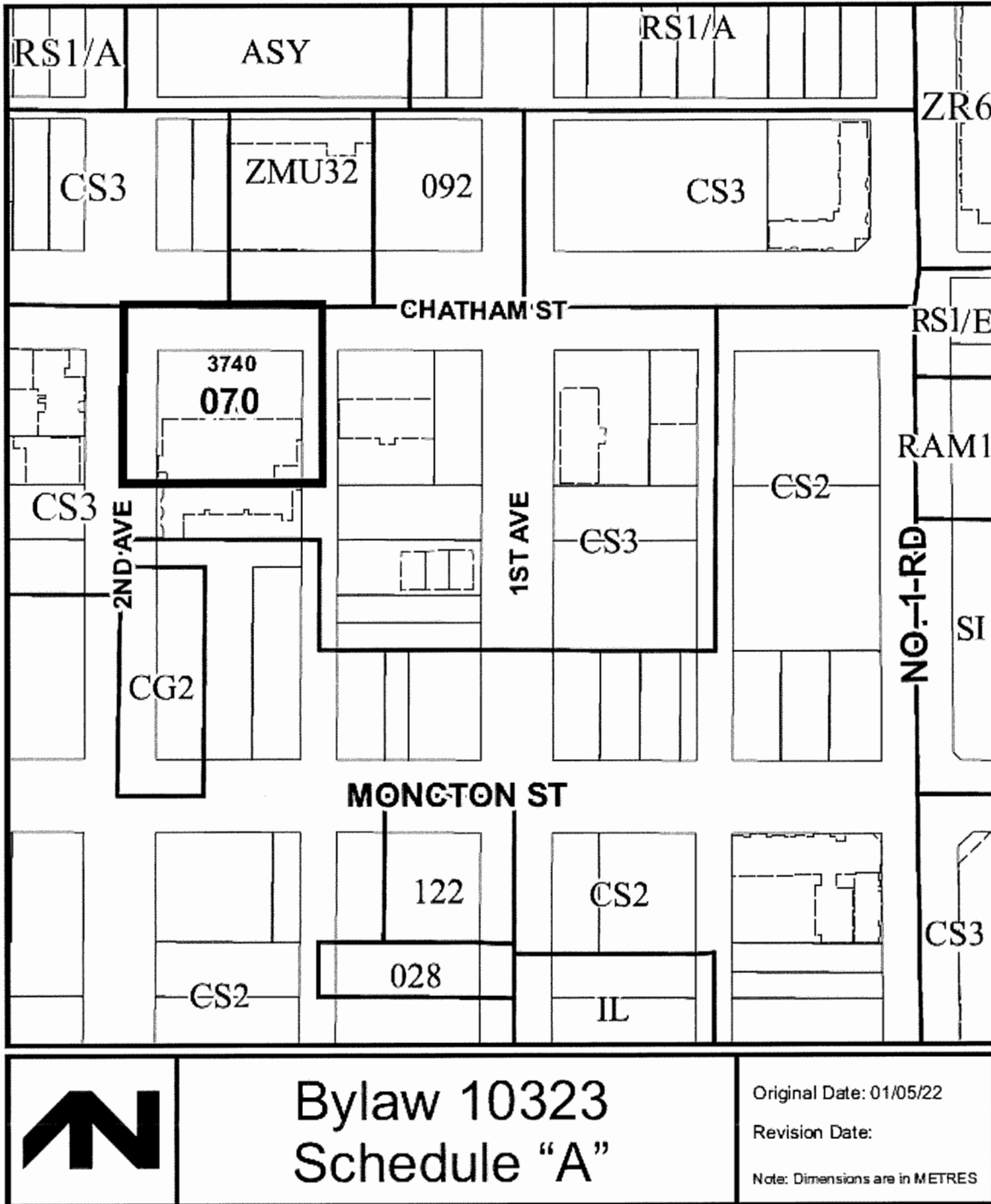
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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10323



# City of Richmond



## Bylaw 10323 Schedule "A"

Original Date: 01/05/22

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10324 to Establish Zoning for the Property Developed under Land Use Contract 087**

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

1. 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 10324" as **"NEIGHBOURHOOD COMMERCIAL (CN)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10324"**.

FIRST READING

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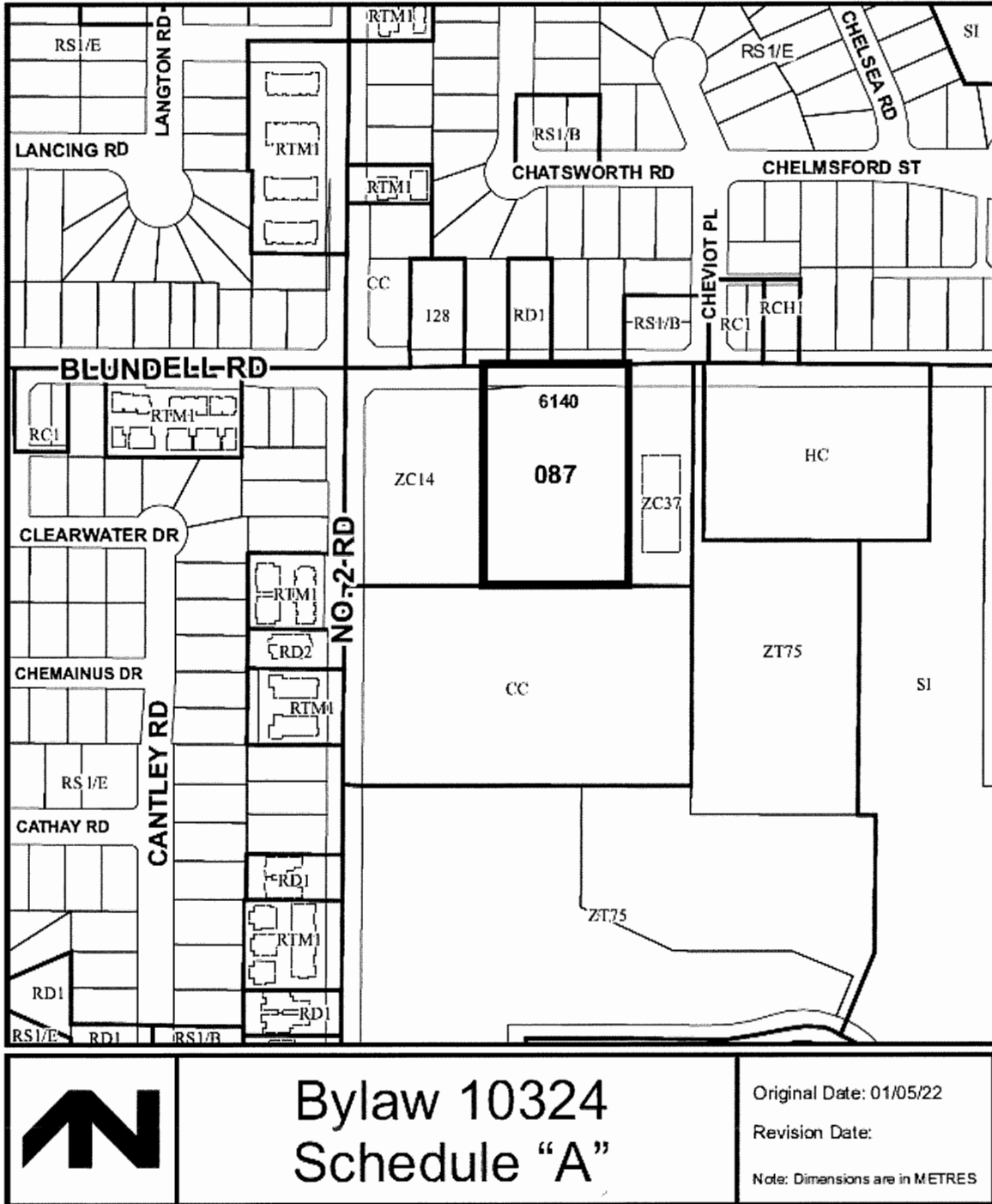

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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10324



# City of Richmond



## Bylaw 10324 Schedule "A"

Original Date: 01/05/22

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10325  
to Establish Zoning for the Property Developed under  
Land Use Contract 092**

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:

“ **22.53 Steveston Office Commercial (ZC53) – Chatham Street (Steveston)**

**22.53.1 Purpose**

This **zone** provides for limited **commercial** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 092 on Chatham Street.

**22.53.2**

**Permitted Uses**

- **health service, minor**
- **office**
- **retail, convenience**
- **retail, general**

**22.53.3**

**Secondary Uses**

- **n/a**

**22.53.4**

**Permitted Density**

1. The maximum number of **principal buildings** is one.
2. The maximum **floor area** permitted on the **lot** is 930.2 m<sup>2</sup>.
3. The maximum **floor area ratio** (FAR) is 0.84.
4. The maximum size of **gross leasable floor area** for **convenience retail**, and **general retail** is 288.0 m<sup>2</sup>.

**22.53.5**

**Permitted Lot Coverage**

1. The maximum **lot coverage** is 47% for **buildings**.

**22.53.6**

**Yards & Setbacks**

1. The minimum **front yard** is 8.5 m.
2. There is no minimum **interior side yard**.

3. The minimum **exterior side yard** is 6.6 m.

3. The minimum **rear yard** is 6.0 m.

#### 22.53.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.8 m, but containing no more than 2 **storeys**.

#### 22.53.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,100.0 m<sup>2</sup>.

#### 22.53.9 Landscaping & Screening

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

#### 22.53.10 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 24 **vehicle parking spaces** and 1 on-site loading space.

#### 22.53.11 Other Regulations

1. **convenience retail**, and **general retail** uses shall be limited to the **first storey** of a **building**.

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 10325” as “**Steveston Office Commercial (ZC53) – Chatham Street (Steveston)**”.

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10325”**.

FIRST READING

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A PUBLIC HEARING WAS HELD ON

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CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

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MAYOR

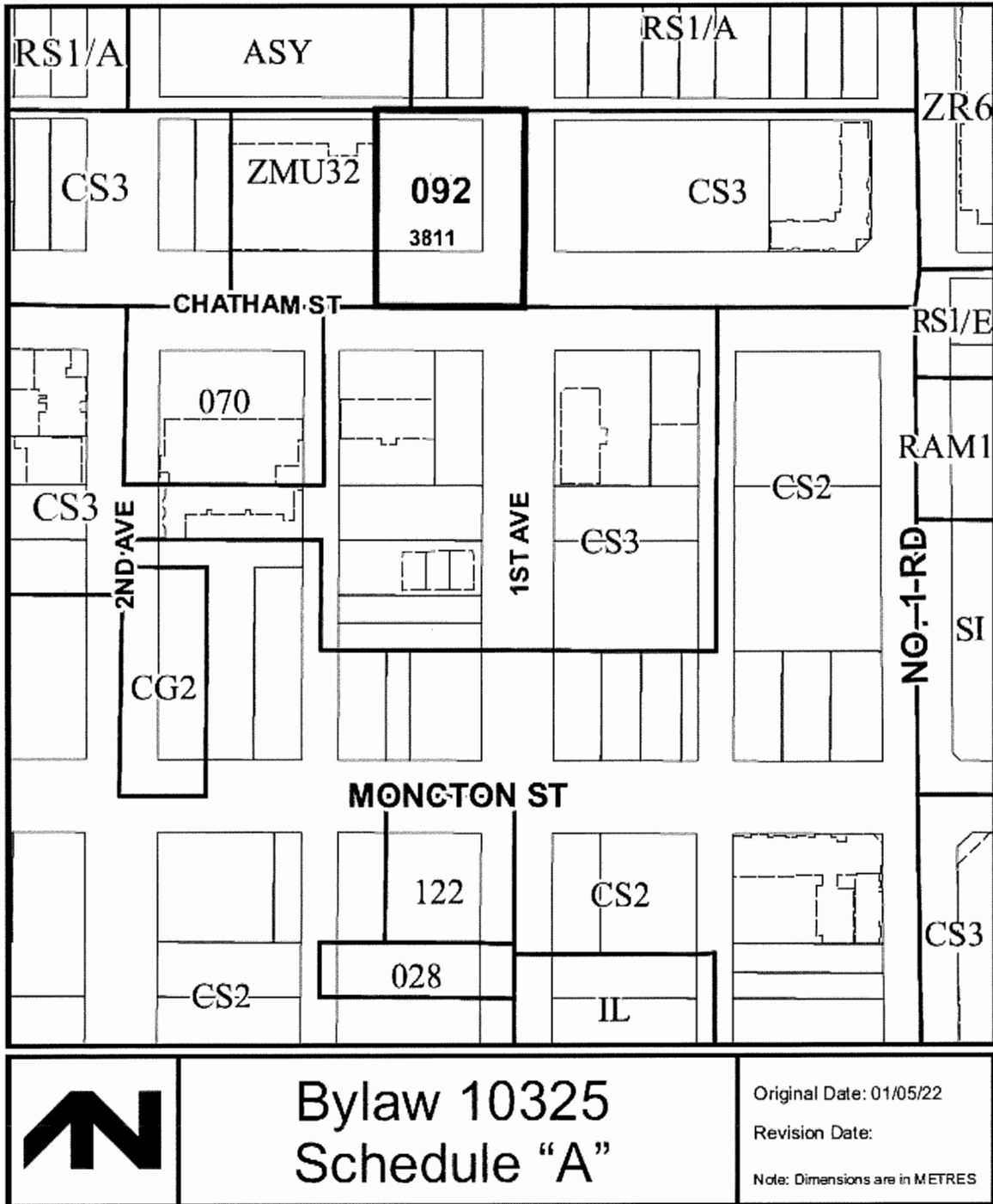
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CORPORATE OFFICER



Schedule A attached to and forming part of Bylaw 10325



# City of Richmond



## Bylaw 10325 Schedule "A"

Original Date: 01/05/22  
 Revision Date:  
 Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10326  
to Establish Zoning for the Property Developed under  
Land Use Contract 122**

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 20 (Site Specific Mixed Use Zones), in numerical order:

**“ 20.50 Steveston Commercial (ZMU50) – Moncton Street (Steveston)**

**20.50.1 Purpose**

This **zone** provides for limited **commercial** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 122 on Moncton Street.

**20.50.2 Permitted Uses**

- child care
- education, commercial
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- hotel
- housing, apartment
- manufacturing, custom indoor
- office
- private club
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- transportation depot

**20.50.3 Secondary Uses**

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

**20.50.4 Permitted Density**

1. The maximum **floor area** permitted is 418 m<sup>2</sup>.

2. The maximum floor area ratio is (FAR) is 0.51.

#### 20.50.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

#### 20.50.6 Yards & Setbacks

1. There is no minimum **front yard, side yard** or **rear yard**.

#### 20.50.7 Permitted Heights

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

#### 20.50.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 815.0 m<sup>2</sup>.

#### 20.50.9 Landscaping & Screening

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

#### 20.50.10 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 on-site parking requirement shall be 8 **vehicle parking spaces**.

#### 20.50.11 Other Regulations

1. For **apartment housing**, no portion of the **first storey** of a **building** shall be used for residential purposes.
  2. Notwithstanding Section 20.50.11.1, for **apartment housing**, an entrance to the residential **use** is permitted on the **first storey** of a **building** provided it does not exceed 2.0 m in width.
  3. 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 10326” as “**Steveston Commercial (ZMU50) – Moncton Street (Steveston)**”.

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10326”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED


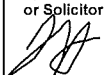
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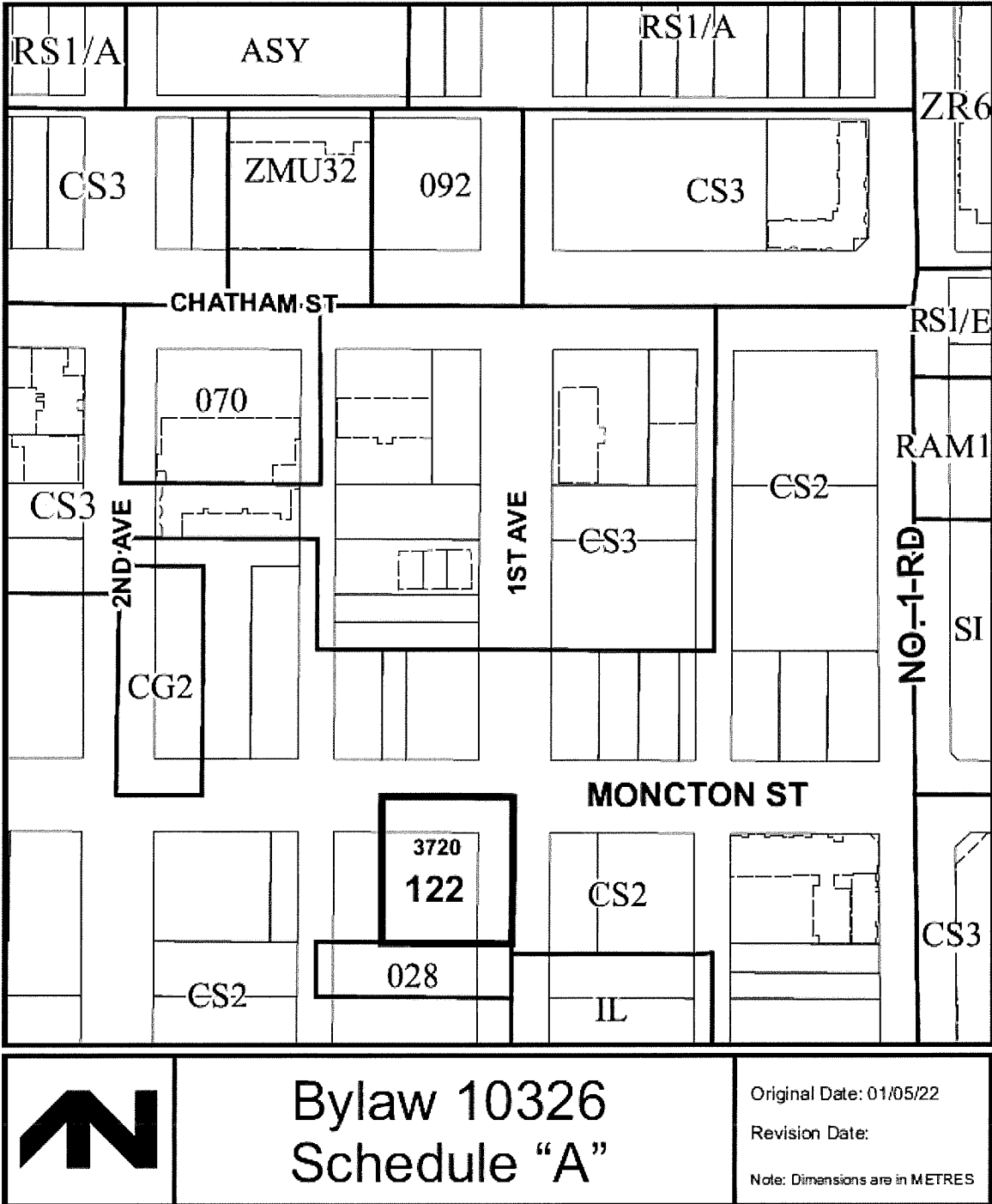
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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10326



# City of Richmond



## Bylaw 10326 Schedule "A"

Original Date: 01/05/22

Revision Date:

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 10351 to Establish Zoning for the Properties at 8320, 8340, 8360, 8440 Bridgeport Road and 8311, 8351 Sea Island Way, which were Developed under Land Use Contract 126

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:

“ 22.51 Commercial (ZC51) – Bridgeport Road and Sea Island Way (City Centre)

22.51.1 Purpose

The zone provides for commercial uses. This zone is for properties developed under Land Use Contract 126 on Bridgeport Road and Sea Island Way in the north portion of City Centre.

22.51.2 Permitted Uses

- contractor service
• entertainment, spectator
• equipment, minor
• manufacturing, custom indoor
• office
• recreation, indoor
• restaurant
• retail, general
• service, business support
• service, household repair

22.51.3 A. Secondary Uses

- n/a

22.51.3 B. Additional Uses

- restaurant, drive-through

22.51.4 Permitted Density

- 1. The maximum floor area ratio (FAR) is 0.65, except that a lot with a lot area of less than 450 m² shall not be used as the site of a building.

22.51.5 Permitted Lot Coverage

- 1. The maximum lot coverage is 46% for buildings.

**22.51.6 Yards & Setbacks**

1. The minimum **setback** to Bridgeport Road, No. 3 Road and Sea Island Way is 7.5 m.
2. There is no minimum **interior side yard**.
3. The minimum **rear yard** is 3.0 m.

**22.51.7 Permitted Heights**

1. The maximum **height** for **buildings** is 11.0 m but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory structures** is 9.0 m.

**22.51.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** is 1,270.0 m<sup>2</sup>.
2. The minimum **lot width** is 15.0 m.
3. There is no minimum **lot depth** requirement.

**22.51.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that on the following listed sites, the portion of the **lot** which is within 7.5 m of a **property line** abutting a **road** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn:
  - a) 8440 Bridgeport Road  
P.I.D. 000-541-362  
Lot 90 Section 28 Block 5 North Range 6 West New Westminster District  
Plan 57164
  - b) 8311 Sea Island Way  
P.I.D. 003-727-246  
Lot 85 Except Part Subdivided by Plan 57164 Section 28 Block 5 North  
Range 6 West New Westminster District Plan 56425
  - c) 8351 Sea Island Way  
P.I.D. 024-947-989  
Lot 4 Section 28 Block 5 North Range 6 West New Westminster District  
Plan LMP48700

**22.51.10 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.

**22.51.11 Other Regulations**

- 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.
- 3. **Restaurant, drive-through** is only permitted on the following listed sites:
  - a) 8440 Bridgeport Road  
P.I.D. 000-541-362  
Lot 90 Section 28 Block 5 North Range 6 West New Westminster District Plan 57164
  - b) 8311 Sea Island Way  
P.I.D. 003-727-246  
Lot 85 Except Part Subdivided by Plan 57164 Section 28 Block 5 North Range 6 West New Westminster District Plan 56425”

- 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 10351” as “**Commercial (ZC51) –Bridgeport Road and Sea Island Way (City Centre)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10351**”.

FIRST READING

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MAYOR

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CORPORATE OFFICER

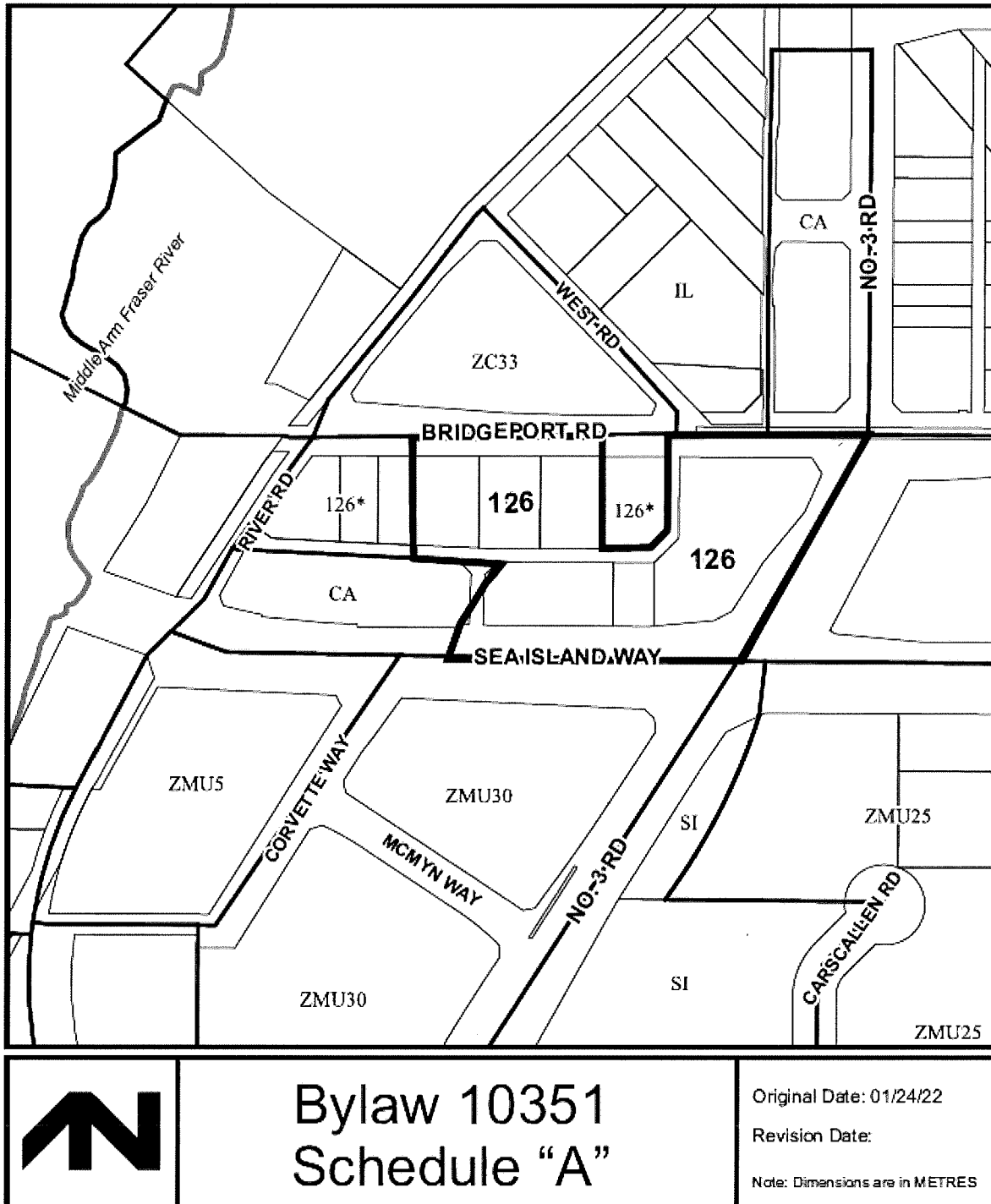




Schedule A attached to and forming part of Bylaw 10351



City of  
Richmond



Bylaw 10351  
Schedule "A"

Original Date: 01/24/22

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10351 to Establish Zoning for the Property at 6031 Blundell Road, which was Developed under Land Use Contract 128**

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:

**“ 22.52 Neighbourhood Pub (ZC52) – Blundell Road (Blundell)**

**22.52.1 Purpose**

The **zone** provides for a **neighbourhood public house**. This **zone** is for the property developed under Land Use Contract 128 on Blundell Road.

**22.52.2**

**Permitted Uses**

- **neighbourhood public house**

**22.52.3**

**Secondary Uses**

- **n/a**

**22.52.4**

**Permitted Density**

1. The maximum **floor area** permitted is 276.6 m<sup>2</sup>.
2. The maximum **floor area ratio** (FAR) is 0.18.

**22.52.5**

**Permitted Lot Coverage**

1. The maximum **lot coverage** is 18% for **buildings**.

**22.52.6**

**Yards & Setbacks**

1. The minimum **front yard** is 7.6 m.
2. There is no minimum **setback** to the west **property line**.
3. The minimum setback to the east **property line** is 19.8 m.
3. The minimum **rear yard** is 15.2 m.

**22.52.7**

**Permitted Heights**

1. The maximum **height** for **buildings** is 4.0 m.

**22.52.8 Subdivision Provisions/Minimum Lot Size**

- 1. The minimum **lot area** is 1,530.0 m<sup>2</sup>.

**22.52.9 Landscaping & Screening**

- 1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that portions of the **lot** which are within 6.0 m of the **front** or **rear lot lines** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.

**22.52.10 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 on-site parking requirement shall be 17 **vehicle parking spaces** and one on-site loading space.

**22.52.11 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 10351” as “**Neighbourhood Pub (ZC52) – Blundell Road (Blundell)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10352**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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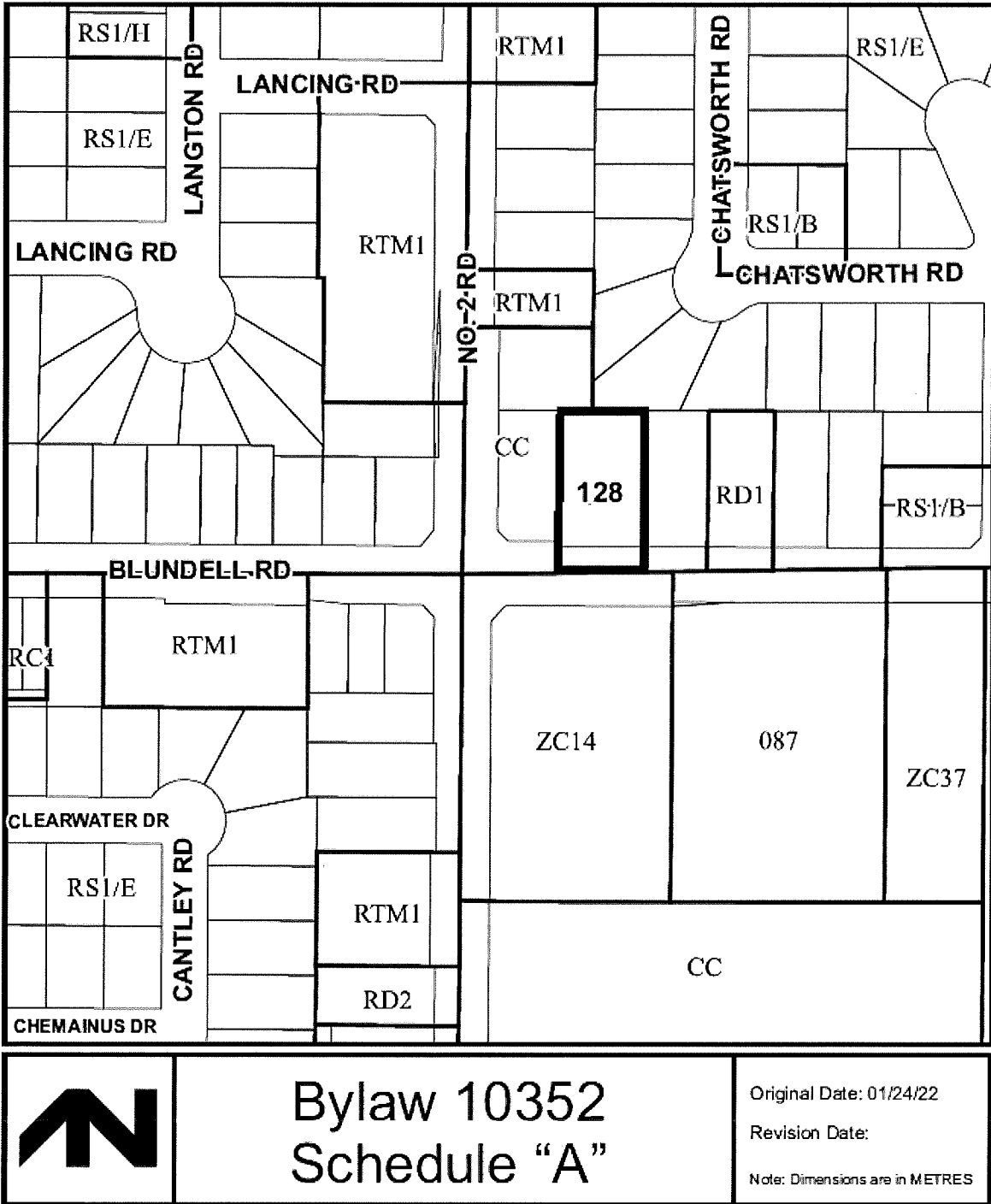
\_\_\_\_\_  
MAYOR

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

Schedule A attached to and forming part of Bylaw 10352



# City of Richmond



## Bylaw 10352 Schedule "A"

Original Date: 01/24/22

Revision Date:

Note: Dimensions are in METRES