

## 12.3 Industrial Business Park (IB1, IB2)

### 12.3.1 Purpose

The **zone** provides for a range of **general industrial uses** and stand-alone **offices**, with a limited range of compatible **uses** (IB1). Another sub-**zone** exists that would be used for rezoning applications in order to implement the City Centre Area Plan (IB2).

### 12.3.2 Permitted Uses

- **animal daycare**
- **animal grooming**
- **animal shelter**
- **auction, minor**
- **broadcasting studio**
- **child care**
- **commercial storage**
- **commercial vehicle parking and storage** [Bylaw 8582, Apr. 19/10]
- **contractor service**
- **education, commercial**
- **emergency service**
- **government service**
- **health service, minor** [Bylaw 8760, May 16/11]
- **industrial, general**
- **industrial, manufacturing** [Bylaw 10181, Feb 16/21]
- **industrial, warehouse** [Bylaw 10181, Feb 16/21]
- **library and exhibit**
- **manufacturing, custom indoor**
- **microbrewery, winery and distillery** [Bylaw 10181, Feb 16/21]
- **office**
- **recreation, indoor**
- **recycling depot**
- **recycling drop-off**
- **restaurant**
- **utility, minor**
- **vehicle body repair or paint shop**
- **vehicle repair** [Bylaw 8684, Jan 17/11]

### 12.3.3 A. Secondary Uses

- **residential security/operator unit**
- **restaurant, drive-through** [Bylaw 9956, Apr 26/21]
- **retail, general** [Bylaw 10181, Feb 16/21]

### 12.3.3 B. Additional Uses [Bylaw 9295, Nov 9/15]

- **indoor shooting range** [Bylaw 9500, Dec 15/15]
- **medical cannabis production facility** in accordance with provisions contained in 12.3.11.7 [Bylaw 9978, Dec 18/19]
- **microbrewery, winery and distillery**
- **vehicle sale/rental** [Bylaw 9977, May 13/19]

### 12.3.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, except in the **City Centre** where the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.

### 12.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 75% for **buildings**, except in the **City Centre** where: *[Bylaw 10181, Feb 16/21]*
  - a) the maximum **lot coverage** is 90% for **buildings**; and *[Bylaw 10181, Feb 16/21]*
  - b) the maximum **building envelope** shall not exceed 650.0 m<sup>2</sup> if the **building** has a maximum **height** of more than 25.0 m. *[Bylaw 10181, Feb 16/21]*

### 12.3.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. There is no minimum **interior side yard** or **rear yard**, except in the **City Centre** where a minimum **setback** of 3.0 m shall be provided **adjacent** to existing residential **uses** or **zones**.
3. A **restaurant** shall not be located closer than 20.0 m to the high water mark.
4. In the **City Centre**, **buildings** taller than the Oak Street Bridge must be set back 30.0 m to the drip line of the bridge.
5. In the **City Centre**, **buildings** taller than 25.0 m must have a minimum **building separation space** of 35.0 m.

### 12.3.7 Permitted Heights

1. The maximum **height** for all **buildings** is 16.0 m, and 12.0 m for all **buildings** that are less than 50.0 m from a residentially zoned **lot**. Additional **building height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0 m. *[Bylaw 10181, Feb 16/21]*
2. Notwithstanding sub-section 12.3.7.1 above, in the **City Centre**, the maximum **height** for **buildings** is 25.0 m, however additional **building height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0m. *[Bylaw 10181, Feb 16/21]*
3. Notwithstanding sub-sections 12.3.7.1 and 12.3.7.2 above, within 50.0 m of Bridgeport Road the maximum **height** for **buildings** is 35.0 m. *[Bylaw 10181, Feb 16/21]*
4. The maximum **height** for **accessory structures** is 20.0 m. *[Bylaw 10181, Feb 16/21]*

### 12.3.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width** requirement. *[Bylaw 10181, Feb 16/21]*
2. There is no minimum **lot depth** requirement.
3. There is no minimum **lot area**, except:
  - a) for an **animal shelter** which must have a minimum **lot area** of 2.0 ha; and

- b) in the **City Centre** where the minimum **lot area** is:
  - i) 8,000.0 m<sup>2</sup> west of Brown Road;
  - ii) 4,000.0 m<sup>2</sup> elsewhere for **buildings** which exceed the maximum **building height** of 25.0 m; and
  - iii) 2,400.0 m<sup>2</sup> elsewhere for all **buildings** with a maximum **building height** of 25.0 m or less.

### 12.3.9 Landscaping & Screening

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

### 12.3.10 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.

### 12.3.11 Other Regulations

- 1. In the case of 8899 Odlin Crescent, **commercial education** shall be limited to a maximum **gross floor area** of 138.0 m<sup>2</sup> located on the second **storey** only.
- 2. In the **City Centre**, **restaurants** shall only be permitted on **sites** being rezoned IB2 within 50.0 m of a **property line abutting**:
  - a) Bridgeport Road;
  - b) Great Canadian Way;
  - c) Hazelbridge Way;
  - d) Alexandra Road;
  - e) McKim Way; and
  - f) Odlin Crescent north of Odlin Road.
- 3. The following **permitted uses** are subject to the restrictions in Section 12.3.11.4:
  - a) **animal daycare**;
  - b) **animal grooming**;
  - c) **animal shelter**;
  - d) **auction, minor**;
  - e) **broadcast studio**;
  - f) **child care**;
  - g) **education, commercial**;
  - h) **government service**;
  - i) **library and exhibit**;
  - j) **office**;
  - k) **recreation, indoor**; and

- l) **restaurant.**
4. **Permitted uses** listed in Section 12.3.11.3 that are located in the **City Centre** on **sites** zoned IB2 shall:
- excluding **animal grooming** and **recreation, indoor**, not be located on the ground floor of a **building** (excluding **building** entrance lobbies);<sup>[Bylaw 9145, Jun 16/14]</sup>
  - not exceed in total **floor area** the total **floor area** of all the other permitted **uses**; and
  - not share a common **building** entrance with any of the other **permitted uses**.
5. **Microbrewery, Winery and Distillery** shall be only permitted on the following **sites**:<sup>[Bylaw 9614, Feb 14/17]</sup>
- 11220 Horseshoe Way<sup>[Bylaw 9614, Feb 14/17]</sup>  
 PID 000-564-095<sup>[Bylaw 9614, Feb 14/17]</sup>  
 Lot 45 Section 1 Block 3 North Range 6 West New Westminster District Plan 56980<sup>[Bylaw 9614, Feb 14/17]</sup>
- #110 – 12500 Horseshoe Way<sup>[Bylaw 9614, Feb 14/17]</sup>  
 PID 026-556-791<sup>[Bylaw 9614, Feb 14/17]</sup>  
 Strata Lot 11 Section 12 Block 3 North Range 6 West New Westminster District Strata Plan BCS1607<sup>[Bylaw 9614, Feb 14/17]</sup>
6.
  - An **indoor shooting range** is only permitted on the following **site**:<sup>[Bylaw 9500, Dec 15/15]</sup>  
 7400 River Road  
 PID 003-752-534  
 Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727
  - An **indoor shooting range** located at 7400 River Road<sup>[Bylaw 9500, Dec 15/15]</sup>  
 PID 003-752-534  
 Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727  
 is limited to the use of firearms which use propellant, compressed air or gas only.
  - The operator of an **indoor shooting range** is required to be in possession of a permit from the City of Richmond in accordance with *Regulating the Discharge of Firearms Bylaw No. 4183* as amended.<sup>[Bylaw 9500, Dec 15/15]</sup>
  - The operator of an **indoor shooting range** is required to be in possession of a permit in accordance with the *Provincial Firearm Act*.<sup>[Bylaw 9500, Dec 15/15]</sup>
  - All **uses** associated with the operation of an **indoor shooting range** are to be for recreational and training purposes, conducted under the supervision of a certified Canadian Firearm Safety Course Instructor.<sup>[Bylaw 9500, Dec 15/15]</sup>
7. **Restaurant, drive-through** shall only be permitted on the following **sites(s)**, limited to one establishment and a maximum **floor area** of 300 m<sup>2</sup>:<sup>[Bylaw 9956, Apr 26/21]</sup>
- 13020 Delf Place<sup>[Bylaw 9956, Apr 26/21]</sup>  
 P.I.D. 003-515-966<sup>[Bylaw 9956, Apr 26/21]</sup>  
 Lot 6 Section 32 Block 5 North Range 5 West New Westminster District  
 Plan 64525<sup>[Bylaw 9956, Apr 26/21]</sup>
8. A **medical cannabis production facility** shall only be permitted at the following **sites** and subject to a maximum of 1,800 m<sup>2</sup> **floor area** for a **medical cannabis production facility**:<sup>[Bylaw 9978, Dec 18/19]</sup>

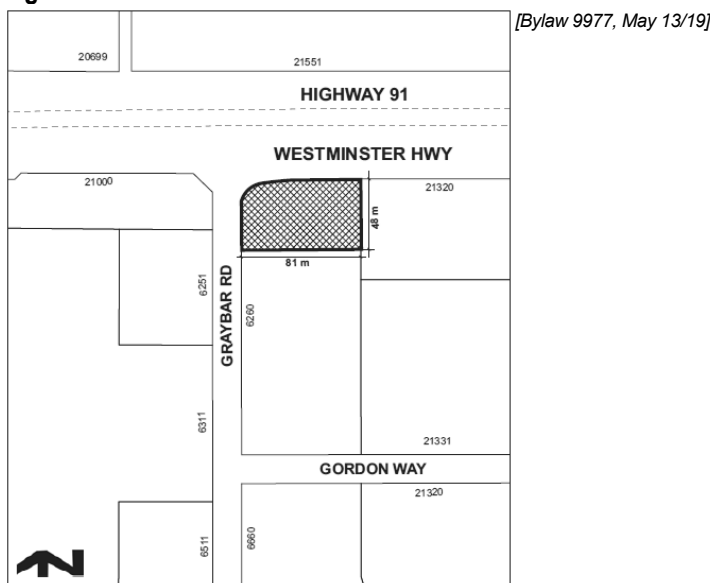
- a) 23000 Fraserwood Way (Strata lots 1, 2 and 3 of BCS2986) [Bylaw 9978, Dec 18/19]  
 P.I.D. 027-570-428 [Bylaw 9978, Dec 18/19]  
 P.I.D. 027-570-436 [Bylaw 9978, Dec 18/19]  
 P.I.D. 027-570-444 [Bylaw 9978, Dec 18/19]  
 Strata Lot 1, 2 and 3 Section 1 Block 4 North Range 4 West New Westminster District  
 Strata Plan BCS2986 Together with an Interest in the Common Property in Proportion to  
 the Unit Entitlement of the Strata Lot as shown on Form V. [Bylaw 9978, Dec 18/19]

9. **Vehicle sale/rental** shall only be permitted on the following listed **site**: [Bylaw 9977, May 13/19]

- a) 6260 Graybar Road [Bylaw 9977, May 13/19]  
 P.I.D. 008-338-906 [Bylaw 9977, May 13/19]  
 Lot A Except Part in Plan BCP 25768 Section 10 Block 4 North Range 4 West  
 New Westminster District Plan 75510 [Bylaw 9977, May 13/19]

10. In the case of the **site** listed in Section 12.3.11.7(a), 6260 Graybar Road, **vehicle sale/rental** shall be limited to a maximum **gross floor area** of 926.5 m<sup>2</sup> and located on the **site** in the area shown on Figure 1 below. [Bylaw 9977, May 13/19]

**Figure 1** [Bylaw 9977, May 13/19]



11. The sale of products or manufactured items to the general public is a permitted **secondary use** for **industrial, manufacturing uses** only, and is limited to 15% of the total **gross floor area**, up to a maximum **floor area** of 500 m<sup>2</sup>, of the **business**. [Bylaw 10181, Feb 16/21]
12. Notwithstanding that, pursuant to Section 3.4, **residential security/operator units** are not permitted in aircraft noise sensitive areas that prohibit residential **uses**, one **residential security/operator unit** with a maximum **floor area** of 80 m<sup>2</sup> is permitted on the following **site**:  
 [Bylaw 10304, Jul 25/22]
- a) 2351 Simpson Road [Bylaw 10304, Jul 25/22]  
 Strata Plan LMS720 [Bylaw 10304, Jul 25/22]
13. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

