



**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** March 7, 2019  
**File:** 08-4430-03-09/2019-Vol 01

**Re: Establishment of Underlying Zoning for Properties Developed Under Land Use Contracts 016, 021, 085, 086, 091, 103, 127, and 139 (East of No. 4 Road)**

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**Staff Recommendation**

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9987, to establish underlying zoning for the property developed under Land Use Contract 016, be introduced and given First Reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9988, to establish underlying zoning for the property developed under Land Use Contract 021, be introduced and given First Reading;
3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9989, to establish underlying zoning for the properties developed under Land Use Contract 085, be introduced and given First Reading;
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9990, to establish underlying zoning for the property developed under Land Use Contract 086, be introduced and given First Reading;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9991, to establish underlying zoning for the property developed under Land Use Contract 091, be introduced and given First Reading;
6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9992, to establish underlying zoning for the properties developed under Land Use Contract 103, be introduced and given First Reading;
7. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9993, to establish underlying zoning for the properties developed under Land Use Contract 127, be introduced and given First Reading; and

- 8. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9994, to establish underlying zoning for the properties developed under Land Use Contract 139, be introduced and given First Reading.

*Wayne Craig*  
 Wayne Craig

Director, Development  
 (604-247-4625)

WC:cl  
 Att. 5

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Law	<input checked="" type="checkbox"/>	<i>By LLC of J. F. R. L. G.</i>
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b>	<b>APPROVED BY CAO</b>
		<i>[Signature]</i>

## Staff Report

### Origin

This report brings forward underlying zoning bylaws for eight of the remaining 29 LUCs (LUCs 016, 021, 085, 086, 091, 103, 127, and 139). The proposed bylaws are applicable to 25 multi-family, commercial, industrial, and agricultural properties east of No. 4 Road (Attachment 1).

The proposed bylaws aim to reflect the specific provisions contained in each LUC, as well as certain standard provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This ensures the underlying zoning bylaws mirror what is contained in the LUCs without granting additional development rights while still acknowledging current zoning norms. After the LUCs expire on June 30, 2024, where there are inconsistencies between the provisions of the proposed bylaws and what actually exists on the subject properties, the provisions for non-conforming uses and buildings under the *Local Government Act* will apply.

This Staff Report and the proposed bylaws are consistent with policies from the 2041 Official Community Plan (OCP), which support exploring alternatives to Land Use Contracts to achieve better land use management over time.

### Background

In 2014, the Provincial Government amended the *Local Government Act* to require municipalities to adopt underlying zoning bylaws for all Land Use Contract (LUC) properties by June 30, 2022, and to provide for the termination of all LUCs on June 30, 2024. The amending legislation also established an optional process to enable municipalities, by bylaw, to undertake early termination of LUCs and provided expanded authority to Boards of Variance to hear appeals and grant time extensions to existing property owners for reasons of hardship.

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). After November 24, 2015, there remained 46 LUCs on 85 properties<sup>1</sup> (including approximately 3,000 units) in the City containing multi-family, commercial, industrial, and agricultural uses, which were not subject to the underlying zoning bylaws and early termination bylaws. These remaining LUCs were to be dealt with separately at a later date because they were not subject to the same redevelopment pressures as that of the LUCs that included single-family properties.

Consistent with the *Local Government Act*, City Council must consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs. This involves the standard bylaw reading and adoption process, and includes holding a Public Hearing for all bylaws.

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<sup>1</sup> Not including road/railway parcels.

Since the fall of 2017, City Council has adopted underlying zoning bylaws for 16 of the remaining LUCs. These new underlying zones are applicable to 29 properties in the City Centre containing commercial, light industrial, and multi-family residential uses. The approach endorsed by City Council for dealing with the remaining LUCs is as follows:

- Underlying zoning bylaws for the remaining LUCs are to be brought forward separately on the basis of their geographic area (Attachment 2).
- Unlike the approach used for the LUCs that included single-family properties, no early termination bylaws are proposed to be brought forward for the remaining LUCs. Essentially, the existing remaining LUCs will remain effective and continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the underlying zoning will take precedence.

There are now 29 underlying zoning bylaws that must be established, applicable to a total of 48 properties in the City (including approximately 1,295 units).<sup>2</sup>

### **Findings of Fact**

A Land Use Contract is a contract between a property owner (typically a developer) and a municipality addressing the use and development rights of a property. The LUC regulations are similar to zoning, with the exception that the LUC is registered on the Title of the property and, until recently, agreement from both the property owner and municipality was required to amend or discharge the contract.

The provincial legislation enabling LUCs was in effect for a short period of time between 1973 and 1979 and allowed the ability to create tailor-made development contracts for specific sites. LUCs were also used to control the form and character of buildings and landscaping of sites and, in some cases, included detailed servicing requirements. Typically, the same LUC was registered by a developer against all the properties in a particular subdivision, thereby creating consistent use and development rights for those properties. Unless discharged, LUCs registered during such period remain in place today governing the use and development rights of the affected properties.

LUCs typically include limited development restrictions compared to today's standards. Any reference to a zoning bylaw within a LUC is specific to the zoning bylaw in place at the date of contract execution. Since LUCs are registered on Title and can only be amended or discharged with the property owner's consent, the result is that LUCs have not evolved over time as land use considerations have changed. Properties under the current Richmond Zoning Bylaw 8500 have had multiple amendments over time to address various land issues such as building interface, landscaping, sustainability and overall building form.

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<sup>2</sup> These figures account for a reduction to the number of originally remaining LUCs and affected properties as a result of two properties being rezoned, and a pending rezoning application on six properties.

## **Related Policies & Studies**

### Official Community Plan

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

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

### Sub-Area Plans

13 of the subject properties also fall under the East Richmond McLennan Sub-Area Plan, Bridgeport Area Plan, and West Cambie Area Plan, with the following land use designations:

- *Agriculture* (as defined in Attachment 3) and *Buffer* (which provides for a landscaped urban-rural buffer adjacent to Highway 99).
- *Industrial* (as defined in Attachment 3).
- *Commercial/Industrial* (undefined).

The proposed underlying zoning bylaws do not affect the subject properties' potential to redevelop in the future consistent with the land use designations in the Area Plans.

### OCP Aircraft Noise Sensitive Development Policy

The OCP's Aircraft Noise Sensitive Development Policy identifies that 12 of the subject properties are located in the *Restricted Area (Area 1A)* in which no Aircraft Noise Sensitive Land Uses are permitted (i.e., no residential, school, child care, or hospital uses are permitted), and that two of the subject properties are located in the *Aircraft Noise Notification Area (Area 4)*, in which all Aircraft Noise Sensitive Land Uses may be considered.

The proposed underlying zoning bylaws do not affect the subject properties' designations under the OCP Aircraft Noise Sensitive Development Policy. Any future proposed development on the subject properties would have to comply with the applicable Aircraft Noise Sensitive Development Policy requirements as identified in the OCP as part of any Rezoning, Development Permit or Building Permit applications.

Consistent with the Policy, however, the proposed underlying zoning bylaws for the 12 properties in the *Restricted Area (Area 1A)* have been designed to specifically exclude child care and residential security/operator unit from the list of permitted uses as they are not currently permitted in the LUCs (i.e., properties in LUC 091, 103, and 139).

Ministry of Transportation and Infrastructure (MOTI) Approval

As four of the subject properties under LUCs 085 and 139 are located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, two of the proposed underlying zoning bylaws (Bylaws 9989 and 9994) have been referred to MOTI for preliminary approval. Final approval from MOTI is required prior to final adoption of the underlying zoning bylaws.

**Analysis**

Staff propose a set of bylaws that introduce underlying zoning for the 25 properties developed under LUCs 016, 021, 085, 086, 091, 103, 127, and 139, located east of No. 4 Road, which are identified and summarized in Table 1.

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

**Table 1. The 25 Properties Subject to the Proposed Underlying Zoning Bylaws.**

LUC #	No. of Properties	Address(es)	No. of Units (Strata & Non-Strata)
016	1	11160 Kingsgrove Avenue	52 strata units
021	1	9151 No. 5 Road	65 strata units
085	2	6440 No. 5 Road 6511 Sidaway Road	N/A
086	1	9071 No. 5 Road	42 non-strata units
091	1	11491 River Road	N/A
103	9	11300 Bridgeport Road 11320 Bridgeport Road 11420 Voyageur Way 11460 Voyageur Way 11520 Voyageur Way 11560 Voyageur Way 11720 Voyageur Way 11751 Voyageur Way 11800 Voyageur Way	18 strata units 24 non-strata units
127	8	6511 Graybar Road 6631 Graybar Road 6660 Graybar Road 6720/6740 Graybar Road 6751/6753/6755 Graybar Road 6760 Graybar Road 6831 Graybar Road 6911 Graybar Road	56 strata units 15 non-strata units
139	2	4511 Shell Road 4631/4651 Shell Road	20 strata units 1 non-strata unit
<b>Totals:</b>	<b>8</b>	<b>25</b>	<b>293</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. With the exception of one of the LUCs (LUC 085), staff is not able to use existing commercial or multi-family residential zones in Richmond Zoning Bylaw 8500 as the underlying zones for the seven remaining LUCs due to the very specific provisions contained in each LUC.

For LUC 085 at 6440 No. 5 Road and 6511 Sidaway Road, staff proposes to use the Agriculture (AG1) zone as the underlying zoning (Bylaw 9989) because the LUC served only to deal with one specific aspect of the development of the land that was contrary to the then current agricultural zoning, which additional right was to allow the land on both the west and east side of Highway 99 to each be used as the site of a dwelling. Such dwellings were not otherwise permitted under the agricultural zoning at the time the lot was subdivided and the LUC entered into. Since all other aspects of the zoning bylaw as it evolved are applicable to the properties and since each of the lots can support a dwelling under the current AG1 zoning, there is no need to develop a site-specific zone for this LUC. The proposed AG1 zoning does not provide any additional residential development potential beyond what the LUC provided for.

For the seven remaining LUCs east of No. 4 Road, staff proposes new site-specific zones (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 in character with what is permitted on similarly-zoned properties.

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. Seven New Site-Specific Zones Proposed**

LUC	Proposed Bylaw #	Proposed Zone	Site Address(es)	Current Site Condition
016	9987	Town Housing (ZT85) – Kingsgrove Avenue (Shellmont)	11160 Kingsgrove Avenue	Low-density townhouses
021	9988	Low Rise Apartment (ZLR39) – No.5 Road (Shellmont)	9151 No. 5 Road	Low-rise apartments
086	9990	Low Rise Apartment (ZLR40) – No. 5 Road (Shellmont)	9071 No. 5 Road	Low-rise apartments
091	9991	Light Industrial (ZI15) – River Road (Bridgeport)	11491 River Road	Light industrial buildings and structures
103	9992	Light Industrial (ZI16) – Bridgeport Road & Voyageur Way (Bridgeport)	11300, 11320 Bridgeport Road 11420, 11460, 11520, 11560, 11720, 11751, 11800 Voyageur Way	Light industrial buildings and structures
127	9993	Industrial and Marina (ZI17) – Graybar Road (East Richmond)	6511, 6631, 6660, 6720, 6740, 6751, 6753, 6755, 6760, 6831, 6911 Graybar Road	Industrial buildings and structures, pub/liquor store, and marina
139	9994	Light Industrial (ZI18) – Shell Road (West Cambie)	4511, 4631, 4651 Shell Road	Light industrial buildings and structures

**Public Consultation and Public Hearing**

Since the existing remaining LUCs will remain effective and will continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the proposed underlying zoning will be in place, it is anticipated that the proposed approach will not generate a significant amount of public interest. However, in recognition that affected property owners/tenants may be unaware that their property is governed by a LUC and will likely be unfamiliar with the Provincial requirement for the City to establish underlying zoning for their property, City staff pro-actively mailed an information package to the affected owners and tenants in February with an invitation to contact City staff with any questions they may have about the process. The information package included a cover letter, a map of the affected properties, a brochure containing Frequently Asked Questions (FAQ), and the LUC information phone line and email address to direct inquiries. A sample of the letter, map, and the FAQ brochure is attached (Attachment 5).

Since the information package was mailed out, staff have met with a few of the property owners to further clarify the process involved with establishing the underlying zoning for their property, and no concerns were expressed.

Aside from the mailed information package, the standard bylaw adoption and associated public consultation processes are proposed to be followed. This is consistent with the approach used to establish the first two sets of underlying bylaws for LUC sites containing multi-family, commercial, industrial, and agriculture land uses brought forward for City Centre (North) and



City Centre (South) in 2017 and 2018, and this same approach will be proposed for the remaining underlying zoning bylaws that are subsequently to be brought forward on the basis of their geographic area.

The standard bylaw adoption and public consultation process involves the underlying zoning bylaws being considered at a Planning Committee meeting, bylaw readings by City Council, the publication of the statutory Public Hearing Notice and newspaper ads, and includes the holding of a regular Public Hearing in the Council Chambers. This approach does not require additional financial or human resources beyond that of the standard Rezoning and Public Hearing processes.

Should the Planning Committee endorse this application and 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 comment. 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 to the general LUC inquiry email address and phone number.

Following the Public Hearing, Council may consider adoption of those underlying zoning bylaws that do not require any additional approvals (e.g., by the Ministry of Transportation and Infrastructure (MOTI)). For those bylaws that do require additional approvals (i.e., Bylaws 9989, 9994), Council may consider bylaw adoption at a subsequent Council meeting after the required approvals have been granted.

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.

### **Financial Impact**

None.

### **Conclusion**

Consistent with the *Local Government Act*, City Council will have to consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs in the city prior to June 30, 2022.

Staff proposes to bring forward the underlying zoning bylaws for the remaining LUCs as separate items on the basis of their geographic area for consideration by Planning Committee, City Council, and at regular Public Hearings in the Council Chambers.

This Staff Report brings forward eight underlying zoning bylaws for 25 multi-family and commercial properties developed under Land Use Contracts 016, 021, 085, 086, 091, 103, 127, and 139 located east of No. 4 Road.

March 7, 2019

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Staff recommends that Richmond Zoning Bylaw 8500, Amendment Bylaws 9987, 9988, 9989, 9990, 9991, 9992, 9993, and 9994, be introduced and given First Reading.



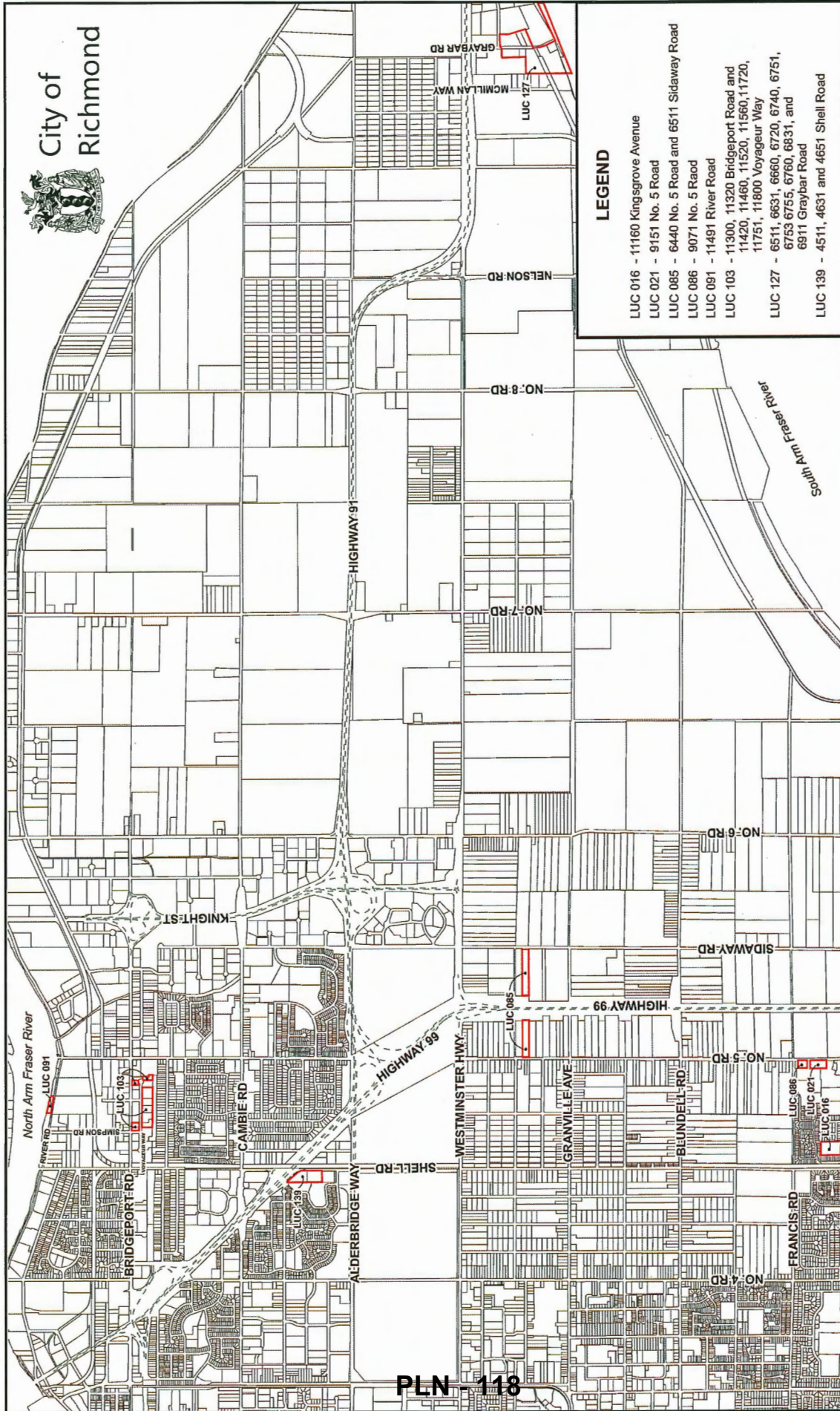
Cynthia Lussier  
Planner 1  
(604-276-4108)

CL:blg

Attachments:

- Attachment 1: Land Use Contracts East of No. 4 Road
- Attachment 2: Land Use Contracts by Geographic Area
- Attachment 3: 2041 Official Community Plan Land Use Map Definitions
- Attachment 4: Land Use Contract Summary and Comparison Tables
- Attachment 5: Sample of Information Package Sent to Affected Owners/Tenants

City of  
Richmond



**LEGEND**

- LUC 016 - 11160 Kingsgrove Avenue
- LUC 021 - 9151 No. 5 Road
- LUC 085 - 6440 No. 5 Road and 6511 Sidaway Road
- LUC 086 - 9071 No. 5 Road
- LUC 091 - 11491 River Road
- LUC 103 - 11300, 11320 Bridgeport Road and 11420, 11460, 11520, 11560, 11720, 11751, 11800 Voyageur Way
- LUC 127 - 6511, 6631, 6660, 6720, 6740, 6751, 6753, 6755, 6760, 6831, and 6911 Graybar Road
- LUC 139 - 4511, 4631 and 4651 Shell Road

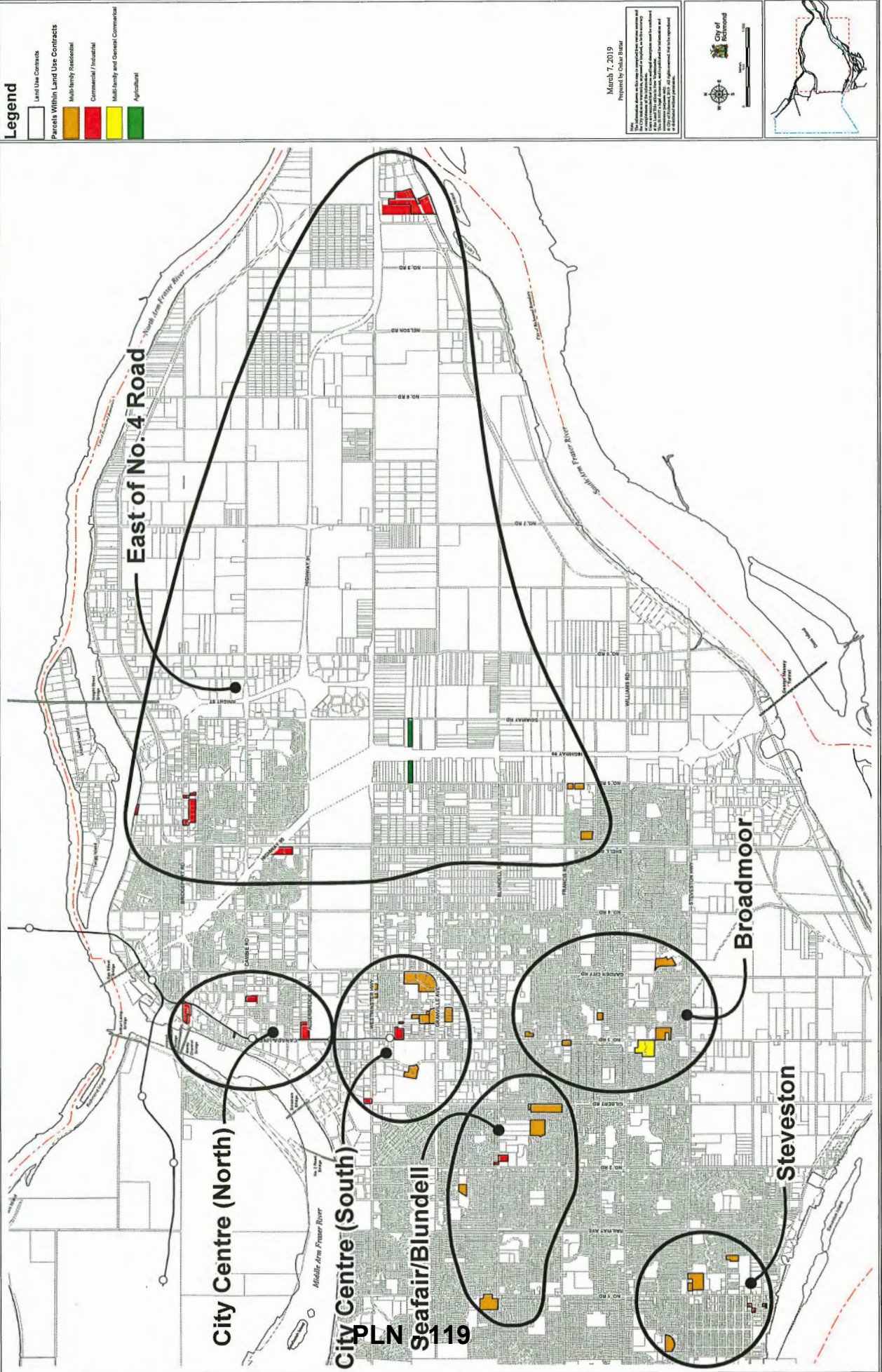
Original Date: 03/11/19  
Revision Date: 03/21/19  
Note: Dimensions are in METRES

**Land Use Contracts East of No. 4 Road**





Approach For Dealing With The Remaining LUCs by Geographic Area



# Land Use Map Definitions

## **Agricultural Land Reserve Boundary**

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

## **Agriculture**

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

## **Airport**

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

## **Apartment Residential**

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

## **Commercial**

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

## **Community Institutional**

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

## **Conservation Area**

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

## **Downtown Mixed Use**

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

## **Industrial**

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

## Definitions

### **Limited Mixed Use**

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

### **Mixed Employment**

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

### **Mixed Use**

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

### **Neighbourhood Residential**

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

### **Neighbourhood Service Centre**

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

### **Park**

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

### **School**

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

# Attachment 4

## Land Use Contract Summary & Comparison Tables

LUC 016

LUC 021

LUC 085

LUC 086

LUC 091

LUC 103

LUC 127

LUC 139

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 016 (11160 Kingsgrove Avenue)

**Number of Properties:** 1

**Number of Units:** 52 strata-titled units

**Proposed Zone:** Town Housing (ZT85) – Kingsgrove Avenue (Shellmont)

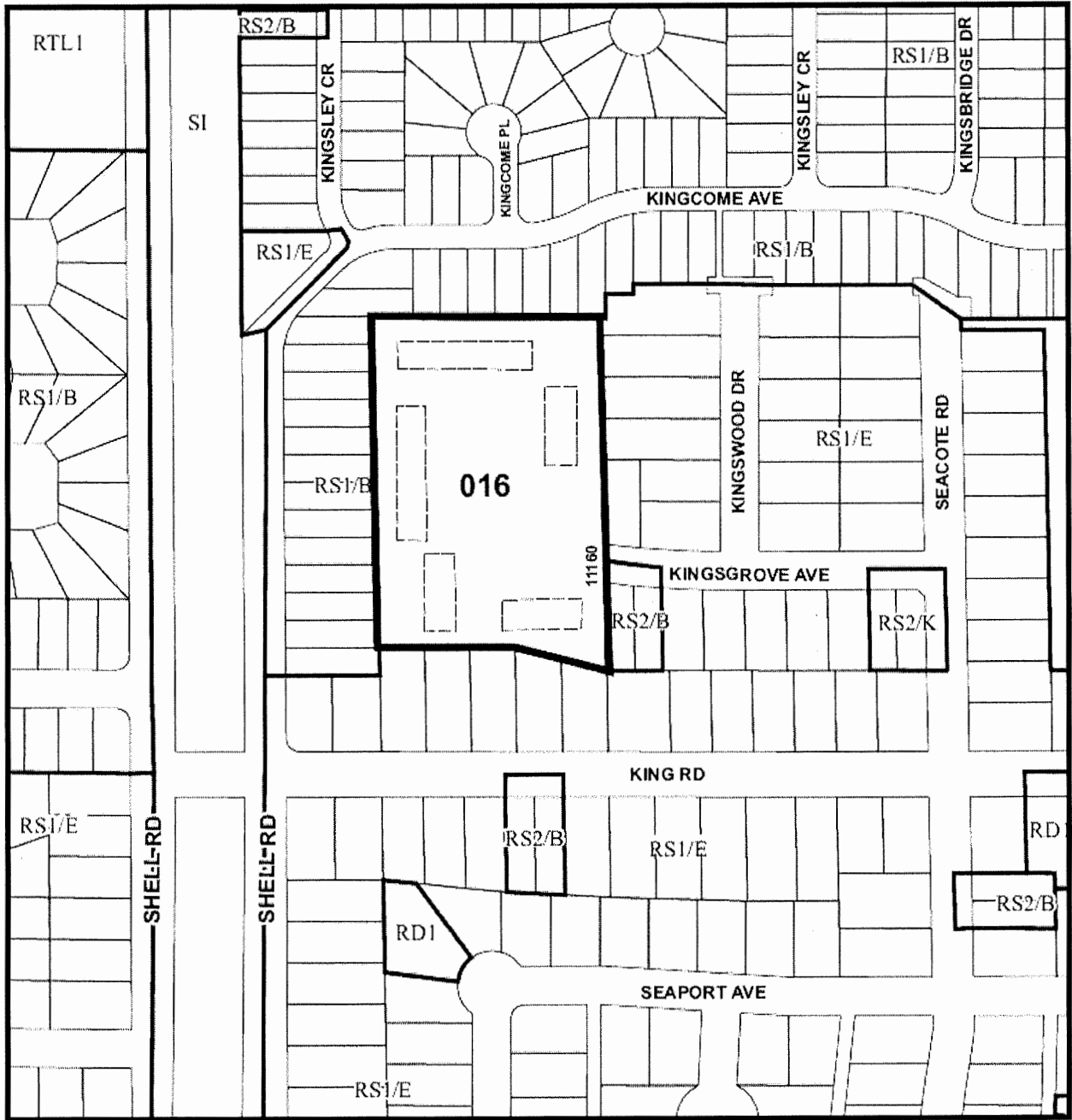
The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	<b>LUC 016</b>	<b>ZT85</b>
Permitted Uses	Residential horizontal multiple one-family dwelling units	<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)	0.29
Lot Coverage (max)	N/A (As per drawings)	<ul style="list-style-type: none"> <li>• 15.25% for buildings</li> <li>• 80% for buildings, structures, and non-porous surfaces</li> <li>• A minimum of 20% landscaping with live plant material</li> </ul>
Setbacks (min)	N/A (As per drawings)	Diagram 1 (varies per building; 7.6 m to 29.0m)
Building Height (max)	2 storeys (As per drawings)	9.0 m, but containing no more than 2 storeys

**Disclaimer:** This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.



# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



**Land Use Contract 016**

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 021 (9151 No. 5 Road)

**Number of Properties:** 1, plus strata-titled units

**Number of Units:** 65

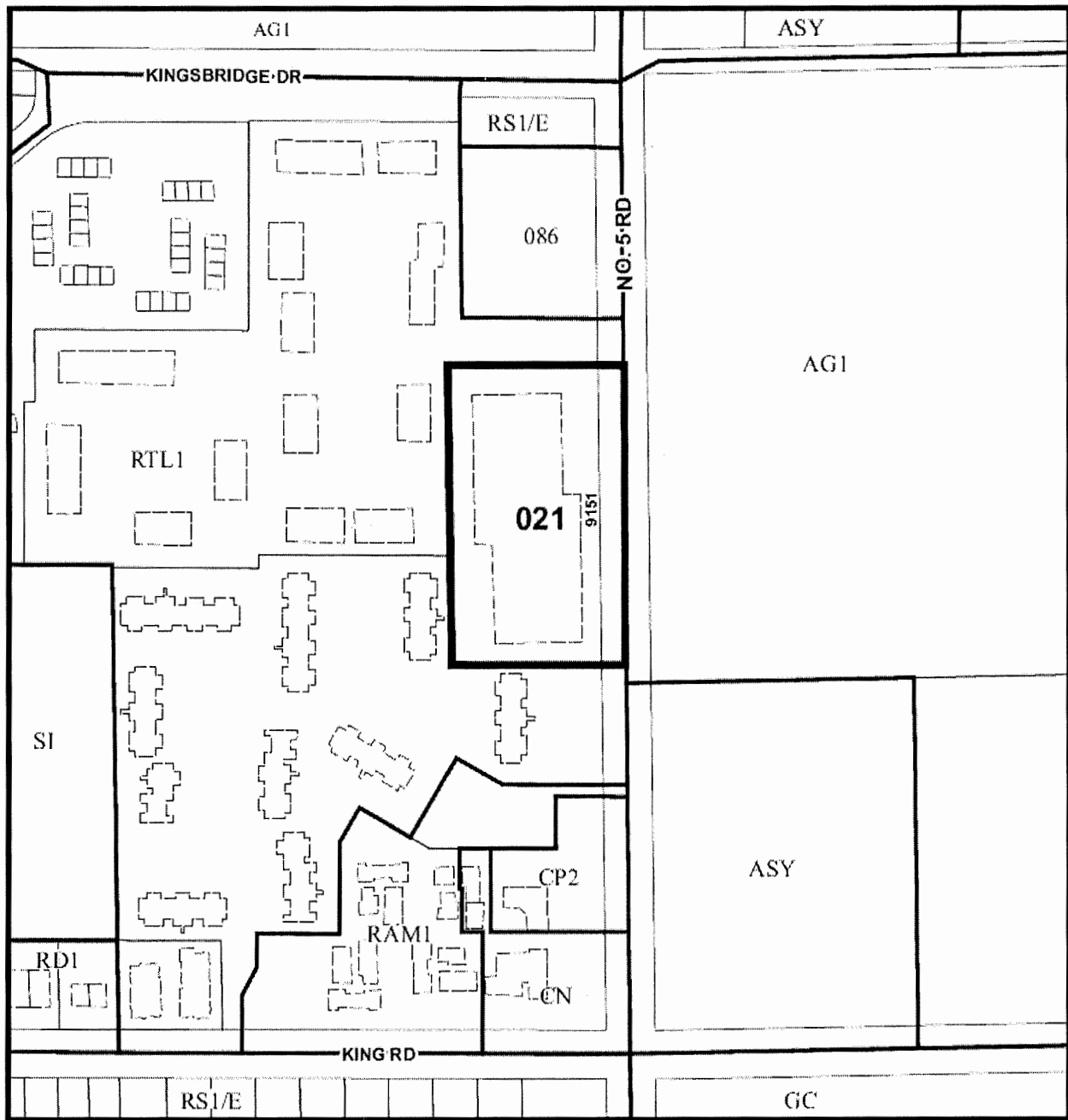
**Proposed Zones:**      **Low Rise Apartment (ZLR39) – No. 5 Road (Shellmont)**

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.

	<b>LUC 021</b>	<b>ZLR39</b>
Permitted Uses	Residential apartments	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>• child care</li> <li>• housing, apartment</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)	1.68
Lot Coverage (max)	N/A (As per drawings)	<ul style="list-style-type: none"> <li>• 56% for buildings</li> <li>• 80% for buildings, structures, and non-porous surfaces</li> <li>• A minimum of 20% landscaping with live plant material</li> </ul>
Setbacks (min)	N/A (As per drawings)	Varies per storey (8.5 m to 15.8 m)
Height (max)	4 storeys, plus a ground floor parking level	<ul style="list-style-type: none"> <li>• Buildings: 18.75 m, but containing no more than 4 storeys plus a ground floor parking level</li> <li>• Accessory buildings 5.0 m</li> <li>• Accessory structures 12.0 m</li> </ul>

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



**Land Use Contract 021**

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 085 (6440 No. 5 Road and 6511 Sidaway Road)

**Number of Properties:** 2

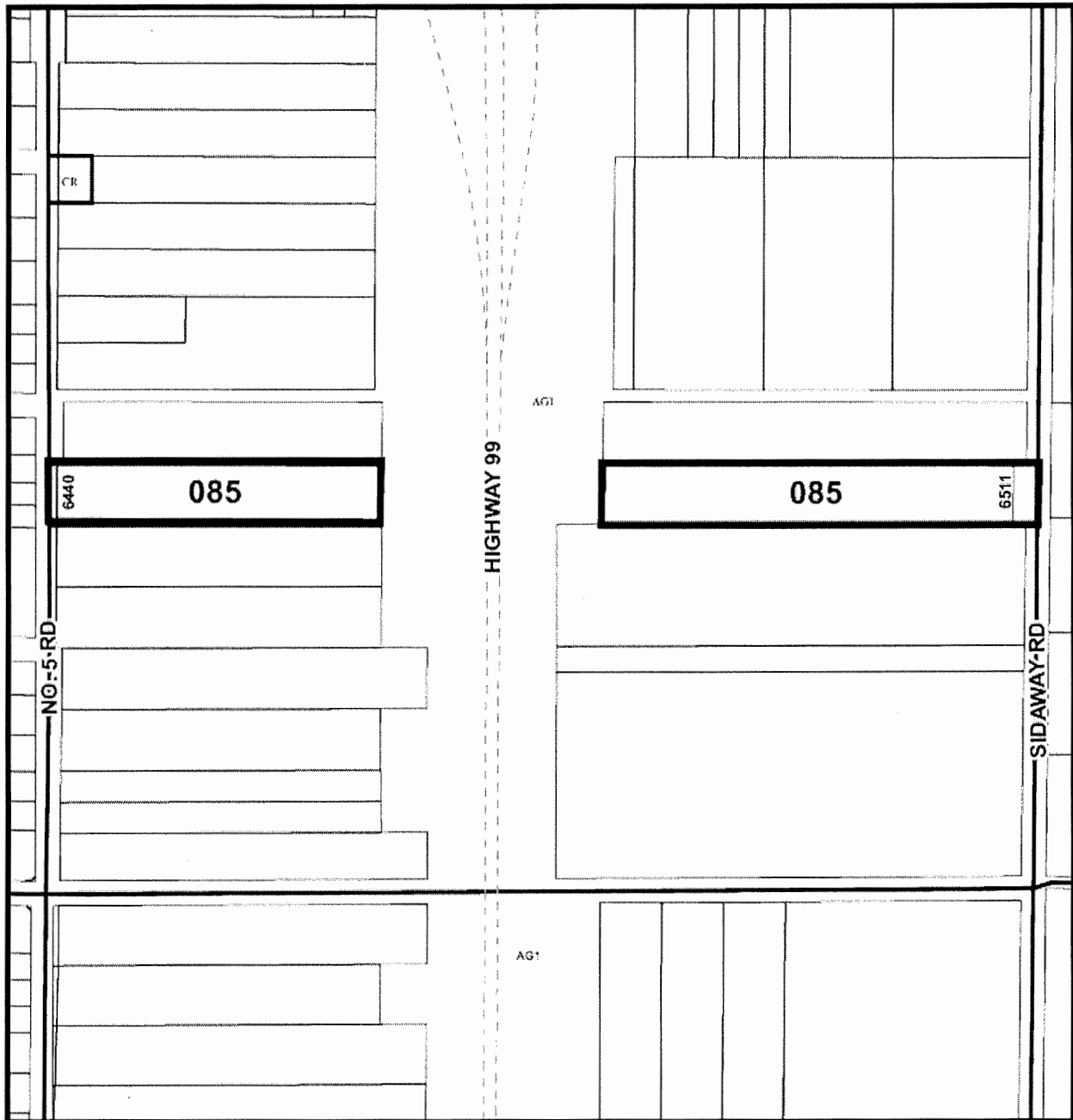
**Number of Units:** N/A

**Proposed Zone:** Agriculture (AG1)

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.

	<b>LUC 085</b>	<b>AG1</b>
Permitted Uses	As per Agriculture zone	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• animal breeding and boarding</li> <li>• animal day care</li> <li>• animal grooming</li> <li>• animal shelter</li> <li>• equestrian centre</li> <li>• farm business</li> <li>• housing, single detached</li> <li>• kennel, hobby dog kennel</li> </ul> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• agri-tourist operation</li> <li>• boarding and lodging</li> <li>• community care facility, minor</li> <li>• home business</li> <li>• roadside stand</li> <li>• secondary suite</li> <li>• winery, farm based</li> <li>• bed and breakfast</li> </ul> <p><b>Uses that require Provincial Agricultural Land Commission approval</b></p> <ul style="list-style-type: none"> <li>• utility, major</li> <li>• veterinary clinic</li> </ul>
FAR (max)	As per Agriculture zone, except that the two parcels of land, being those lying east and west of Highway 99 may be each used as the site of a dwelling	As per Agriculture zone
Lot Coverage (max)	As per Agriculture zone	As per Agriculture zone
Front Yard Setback (min)	As per Agriculture zone	As per Agriculture zone
Side Yard Setback (min)		
Rear Yard Setback (min)		
Building Height (max)	As per Agriculture zone	As per Agriculture zone

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



## Land Use Contract 085

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 086 (9071 No. 5 Road)

**Number of Properties:** 1

**Number of Units:** 42

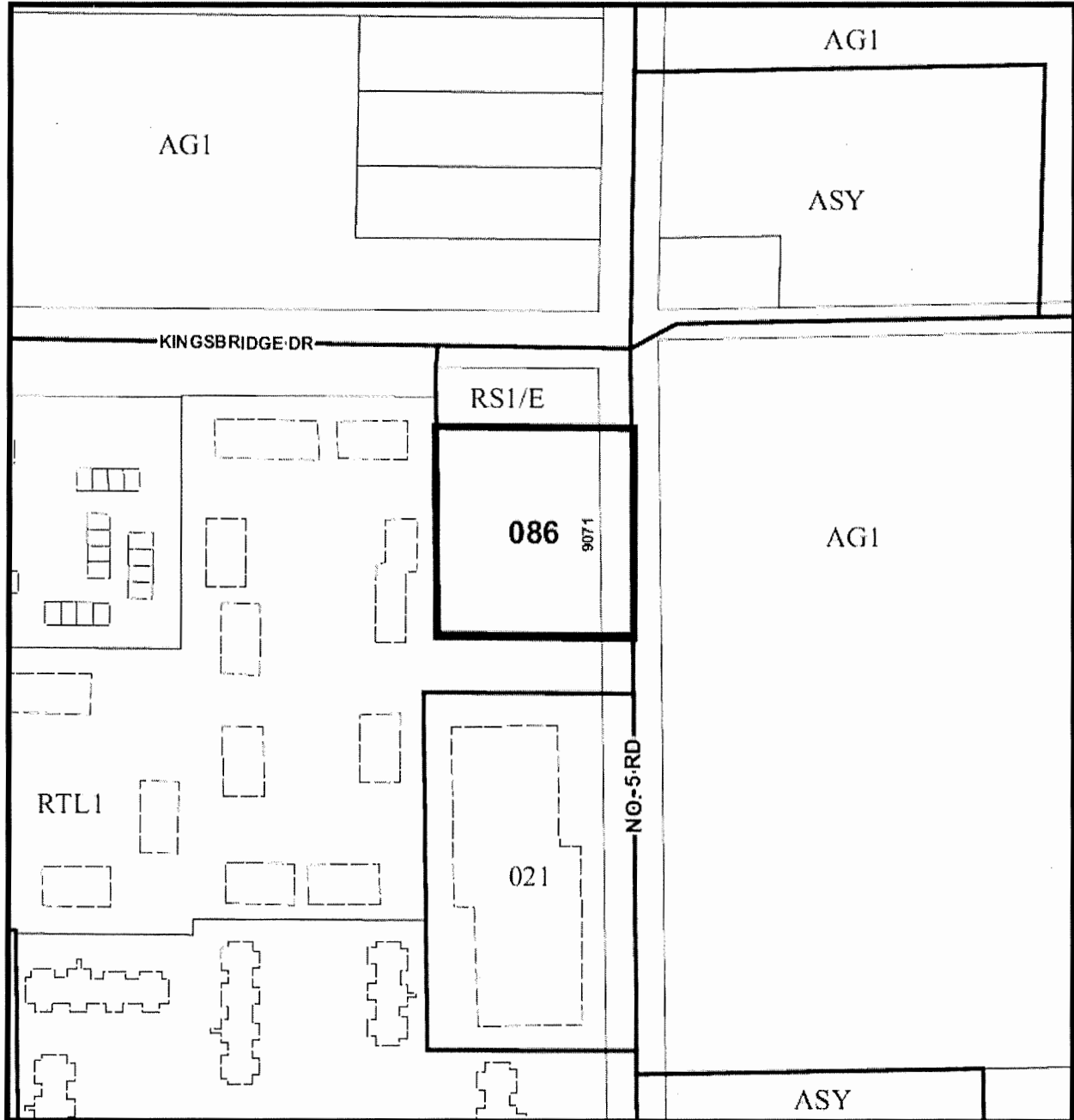
**Proposed Zone:**        **Low Rise Apartment (ZLR40) – No. 5 Road (Shellmont)**

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.

	<b>LUC 086</b>	<b>ZLR40</b>
Permitted Uses	Residential apartments	<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>• child care</li> <li>• housing, apartment</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)	0.70 (As per drawings)	0.70
Lot Coverage (max)	30% (As per drawings)	<ul style="list-style-type: none"> <li>• 30% for buildings</li> <li>• 80% for buildings, structures and non-porous surfaces</li> <li>• A minimum of 20% landscaping with live plant material</li> </ul>
Front Yard Setback (min)	N/A (As per drawings)	<ul style="list-style-type: none"> <li>• Min. 7.6 m to ground level covered parking</li> <li>• Min. 12.1 m to apartment housing</li> </ul>
Side Yard Setback (min)		<ul style="list-style-type: none"> <li>• Min. 6.0 m to ground level covered parking</li> <li>• Min. 7.6 m to apartment housing</li> </ul>
Rear Yard Setback (min)		<ul style="list-style-type: none"> <li>• Min. 7.6 m to ground level covered parking</li> <li>• Min. 10.6 m to apartment housing</li> </ul>
Height (max)	4 storeys, including ground level covered parking	<ul style="list-style-type: none"> <li>• Buildings: 15.0 m, but containing no more than 4 storeys including ground level covered parking</li> <li>• Accessory buildings 5.0 m</li> <li>• Accessory structures 12.0 m</li> </ul>

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



**Land Use Contract 086**

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 091 (11491 River Road)

**Number of Properties:** 1

**Number of Units:** N/A

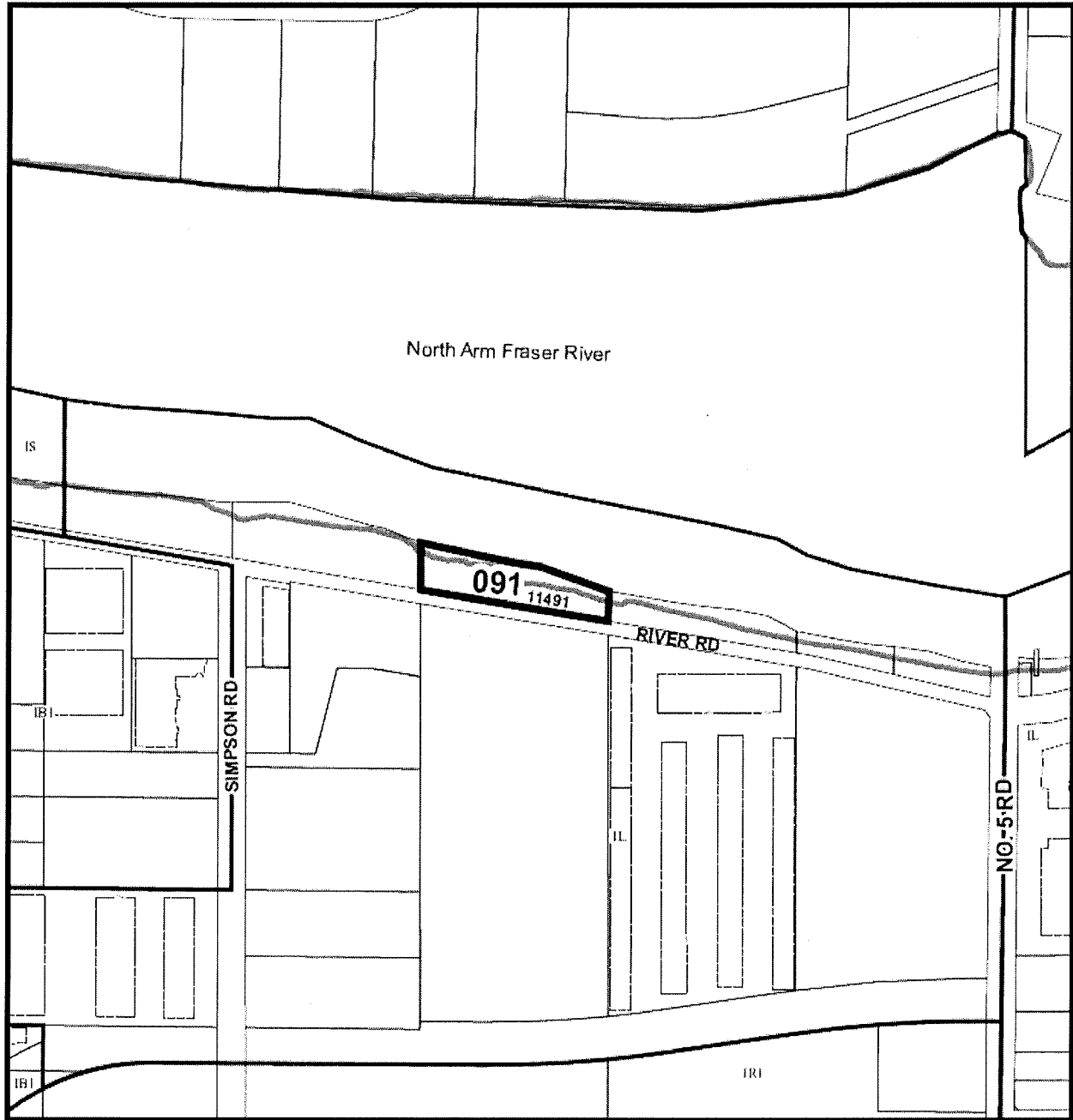
**Proposed Zones:** Light Industrial (ZI15) – River Road (Bridgeport)

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 091	ZI15
Permitted Uses	<ul style="list-style-type: none"> <li>• Light industry</li> <li>• Heavy industry</li> <li>• Auto towing and storage</li> <li>• Coffee shops</li> <li>• Recreational clubs, gymnasiums, athletic clubs, indoor squash and racquet facilities *</li> <li>• Custom workshops, custom trades and custom services</li> <li>• Municipal works</li> <li>• Public utilities</li> <li>• Health and safety measures</li> <li>• Public administration, when established or maintained by municipal, provincial or federal government</li> <li>• Restaurant *</li> </ul>	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• car or truck wash</li> <li>• commercial storage</li> <li>• commercial vehicle parking and storage</li> <li>• contractor service</li> <li>• emergency service</li> <li>• fleet service</li> <li>• government service</li> <li>• industrial, general</li> <li>• industrial, heavy</li> <li>• manufacturing, custom indoor</li> <li>• recreation, indoor *</li> <li>• recycling depot</li> <li>• recycling drop-off</li> <li>• utility, major</li> <li>• utility, minor</li> <li>• vehicle repair</li> <li>• vehicle body repair or paint shop</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 *</li> </ul>
	* subject to certain restrictions	
FAR (max)	N/A	1.0 ◇
Lot Coverage (max)	N/A	60% ◇
Road setback (min)	7.5 m	7.5 m
Front Yard, Side Yard, Rear Yard Setback (min)	N/A	There is no minimum front yard, side yard or rear yard
Height (max)	N/A	12.0 m ◇
◇ Added consistent with all industrial zones in Richmond Zoning Bylaw 8500		



# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



## Land Use Contract 091

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 103 (11300, 11320 Bridgeport Road and 11420, 11460, 11520, 11560, 11720, 11751, 11800 Voyageur Way)

**Number of Properties:** 9, plus strata-titled units

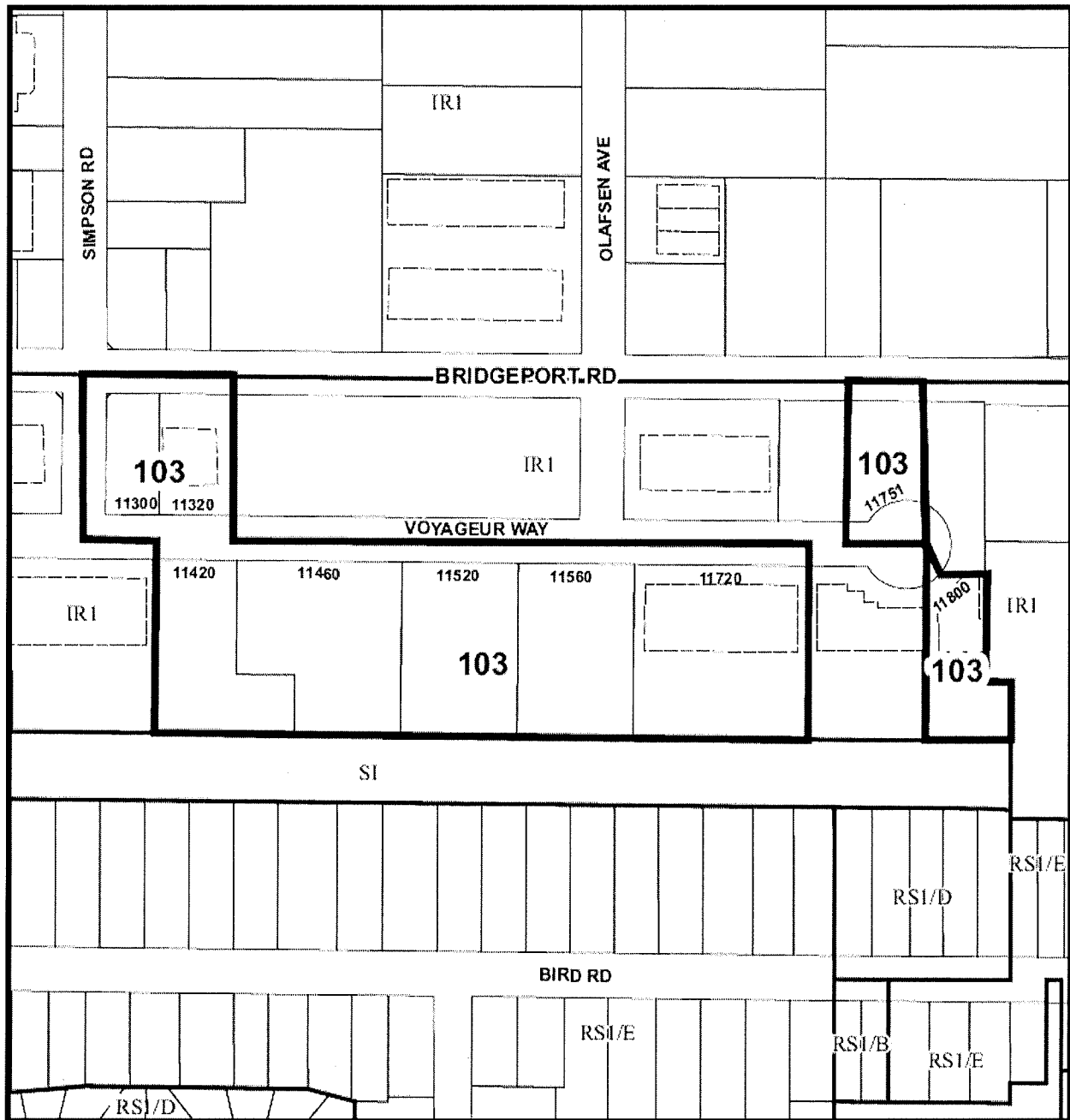
**Number of Units:** 42

**Proposed Zones:** Light Industrial (ZI16) – Bridgeport Road & Voyageur Way (Bridgeport)

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 103	ZI16
Permitted Uses	<ul style="list-style-type: none"> <li>• Warehousing</li> <li>• Light industry *</li> <li>• Coffee shops</li> <li>• Outdoor storage as a secondary use</li> </ul>	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• car or truck wash</li> <li>• commercial storage</li> <li>• commercial vehicle parking and storage</li> <li>• contractor service</li> <li>• equipment, major</li> <li>• equipment, minor</li> <li>• fleet service</li> <li>• industrial, general *</li> <li>• manufacturing, custom indoor</li> <li>• recycling depot</li> <li>• recycling drop-off</li> <li>• restaurant</li> <li>• utility, minor</li> <li>• vehicle repair</li> <li>• vehicle body repair or paint shop</li> </ul> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• outdoor storage *</li> </ul>
	* subject to certain restrictions	
FAR (max)	N/A	1.0 ✧
Lot Coverage (max)	N/A	60% ✧
Road Setback (min)	7.6 m	7.6 m
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)		
Height (max)	10.0 m, but containing no more than 2 storeys	10.0 m, but containing no more than 2 storeys
✧ Added consistent with all industrial zones in Richmond Zoning Bylaw 8500		

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



## Land Use Contract 103

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 127

**(6511, 6631, 6660, 6720/6740, 6760, 6751/6753/6755, 6831, 6911 Graybar Road)**

**Number of Properties:** 8, plus strata titled units

**Number of Units:** 67

**Proposed Zones:** Industrial and Marina (ZI17) – Graybar Road (East Richmond)

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.

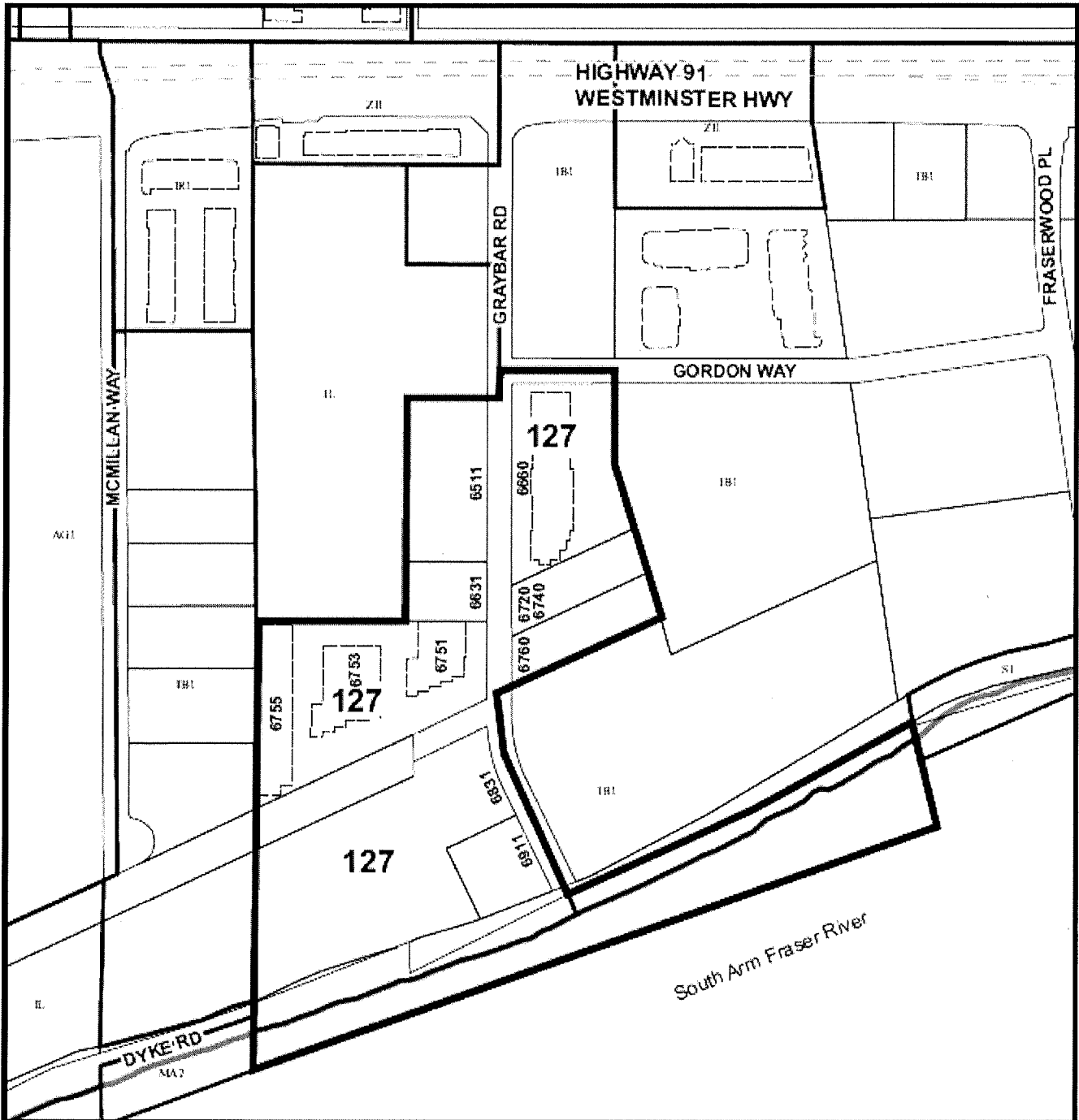
	LUC 127	ZI17
Permitted Uses	<p><u>Area "A":</u> Warehousing Light and heavy industry Outdoor storage as a secondary use</p> <p><u>Area "B":</u> Ship chandlery Sales and service of boats and marine equipment Grocery store * Laundry and dry cleaning Boating club Restaurant Marina pub Recreation facilities Outdoor storage as a secondary use</p> <p><u>Area "C":</u> Floating boat shelter Marina (moorage or storage of watercraft which are not used for living quarters, sale of marine fuel from barges or floats, boat launching, marina manager's office) Minor repairs to watercraft and marine engines Caretaker's residence</p>	<p><b>Permitted Uses</b> <u>Area "A":</u></p> <ul style="list-style-type: none"> <li>• car or truck wash</li> <li>• child care</li> <li>• commercial storage</li> <li>• commercial vehicle parking and storage</li> <li>• contractor service</li> <li>• equipment, major</li> <li>• equipment, minor</li> <li>• fleet service</li> <li>• industrial, general</li> <li>• industrial, heavy</li> <li>• manufacturing, custom indoor</li> <li>• recycling depot</li> <li>• recycling drop-off</li> <li>• utility, major</li> <li>• utility, minor</li> <li>• vehicle &amp; equipment services, industrial</li> <li>• vehicle repair</li> <li>• vehicle body repair or paint shop</li> </ul> <p><u>Area "B":</u></p> <ul style="list-style-type: none"> <li>• grocery store *</li> <li>• marine sales &amp; rentals</li> <li>• marine sales and repair</li> <li>• neighbourhood public house</li> <li>• recreation indoor</li> <li>• recreation outdoor *</li> <li>• restaurant</li> <li>• service, personal *</li> </ul>
	* subject to certain restrictions	

## LAND USE CONTRACT SUMMARY & COMPARISON TABLES

	LUC 127	ZI17
Permitted Uses con't		<b>Permitted Uses con't</b> <u>Area "C":</u> <ul style="list-style-type: none"> <li>• boat shelter *</li> <li>• marina</li> <li>• marine sales and repair</li> </ul> <b>Secondary Uses</b> <ul style="list-style-type: none"> <li>• outdoor storage *</li> <li>• residential security/operator unit (in area "C")</li> </ul>
	* subject to certain restrictions	
FAR (max)	N/A, except that in area "B" a lot with an area of less than 2,000 m <sup>2</sup> shall not be used as the site of a building	<u>Areas "A" and "B":</u> 1.0 ◇, except that in area "B" a lot with an area of less than 2,000 m <sup>2</sup> shall not be used as the site of a building  <u>Area "C":</u> There is no maximum floor area ratio
Lot Coverage (max)	<ul style="list-style-type: none"> <li>• N/A in areas "A" and "B"</li> <li>• 30% in area "C"</li> <li>• Min 10% landscaping with live plant material in areas "A" and "B"</li> </ul>	<ul style="list-style-type: none"> <li>• 60% ◇ in areas "A" and "B"</li> <li>• 30% in area "C"</li> <li>• A minimum of 10% landscaping with live plant material in areas "A" and "B"</li> </ul>
Road Setback (min)	<ul style="list-style-type: none"> <li>• 7.6 m in area "A"</li> <li>• 7.5 m in area "B"</li> <li>• 6.0 m in area "C"</li> </ul>	<ul style="list-style-type: none"> <li>• 7.6 m in area "A"</li> <li>• 7.5 m in area "B"</li> <li>• 6.0 m in area "C"</li> </ul>
Front Yard Setback (min)	<ul style="list-style-type: none"> <li>• N/A in areas "A" and "B"</li> <li>• 3.0 m to one side lot line in area "C"</li> <li>• 1.8 m for all floating structures to all water lot lines in area "C"</li> </ul>	<ul style="list-style-type: none"> <li>• There is no minimum front yard, side yard or rear yard in areas "A" and "B"</li> <li>• 3.0 m to one side lot line in area "C"</li> <li>• 1.8 m for all floating structures to all water lot lines in area "C"</li> </ul>
Side Yard Setback (min)		
Rear Yard Setback (min)		
Height (max)	<ul style="list-style-type: none"> <li>• 12.0 m, but containing no more than 3 storeys in area "A"</li> <li>• 12.0 m, but containing no more than 4 storeys in area "B"</li> <li>• 9.0 m, but containing no more than 2 storeys in area "C"</li> </ul>	<ul style="list-style-type: none"> <li>• 12.0 m, but containing no more than 3 storeys in area "A"</li> <li>• 12.0 m, but containing no more than 4 storeys in area "B"</li> <li>• 9.0 m, but containing no more than 2 storeys in area "C"</li> </ul>
◇ Added consistent with all industrial zones in Richmond Zoning Bylaw 8500		

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# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 127

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES

## Land Use Contract 139 (4511 and 4631/4651 Shell Road)

**Number of Properties:** 2, plus strata-titled units

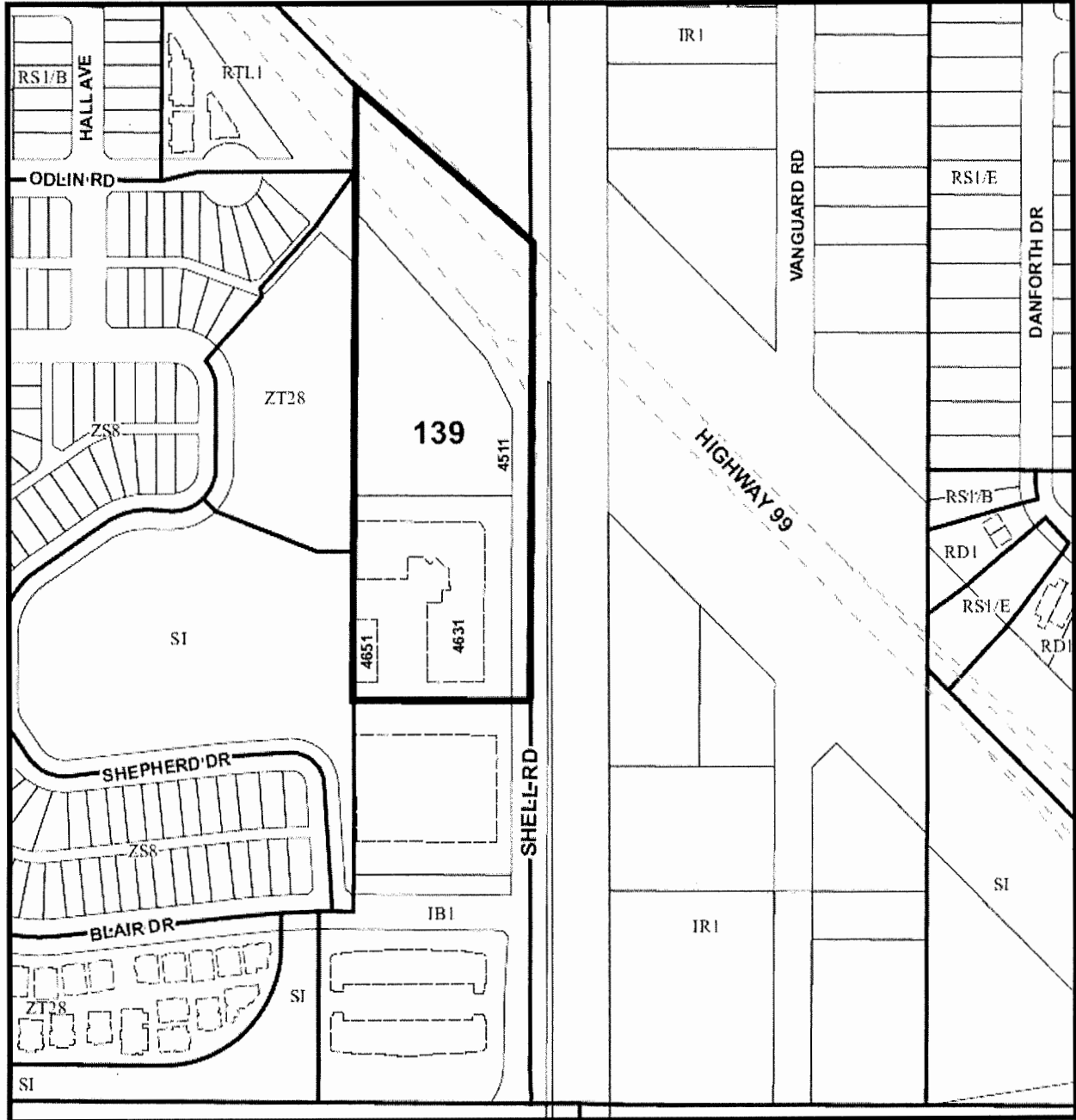
**Number of Units:** 21

**Proposed Zones:**      **Light Industrial (ZI18) – Shell Road (West Cambie)**

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.

	<b>LUC 139</b>	<b>ZI18</b>
Permitted Uses	Warehousing Light industry Coffee shops Outdoor storage as a secondary use	<p><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• car or truck wash</li> <li>• commercial storage</li> <li>• commercial vehicle parking and storage</li> <li>• contractor service</li> <li>• fleet service</li> <li>• industrial, general</li> <li>• manufacturing, custom indoor</li> <li>• recycling depot</li> <li>• recycling drop-off</li> <li>• restaurant</li> <li>• utility, minor</li> <li>• vehicle repair</li> <li>• vehicle body repair or paint shop</li> </ul> <p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• outdoor storage *</li> </ul>
FAR (max)	N/A	1.0 ◇
Lot Coverage (max)	<ul style="list-style-type: none"> <li>• N/A for buildings</li> <li>• Min 5% landscaping with live plant material</li> </ul>	<ul style="list-style-type: none"> <li>• 60% ◇ for buildings</li> <li>• A minimum of 10% landscaping with live plant material</li> </ul>
Road Setback (min)	7.6 m	7.6 m
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)		
Height (max)	11.0 m, but containing no more than 2 storeys	11.0 m, but containing no more than 2 storeys
◇ Added consistent with all industrial zones in Richmond Zoning Bylaw 8500		

# LAND USE CONTRACT SUMMARY & COMPARISON TABLES



## Land Use Contract 139

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.





# City of Richmond

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

February 6, 2019  
File: 08-4430-03-09/2019-Vol 01

**SAMPLE**

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

Property Owner/Occupant  
11160 Kingsgrove Avenue  
Richmond BC V7A 3A9

Dear Sir/Madam:

**Re: Land Use Contract 016 at 11160 Kingsgrove Avenue, Richmond** *(see map on reverse)*

**Why am I receiving this letter?**

You are receiving this letter because the City of Richmond's records indicate that you own or occupy property that is governed by a Land Use Contract (LUC). All municipalities in BC are required to adopt underlying zoning bylaws for properties governed by LUCs by June 30, 2022 so that 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 this spring, you are invited to contact City staff to arrange an informal meeting so that we can answer any questions you may have about this process. City staff can meet with you individually or with a group of owners/occupants from your property. If you are not interested in attending a meeting but would like to obtain more information, you are welcome to contact us by phone or 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, or to arrange a time to meet, please call 604-204-8626 or email [luc@richmond.ca](mailto:luc@richmond.ca).

If you do not have any questions or concerns, and if you do not want to meet with City staff, then no action is required.

Sincerely,

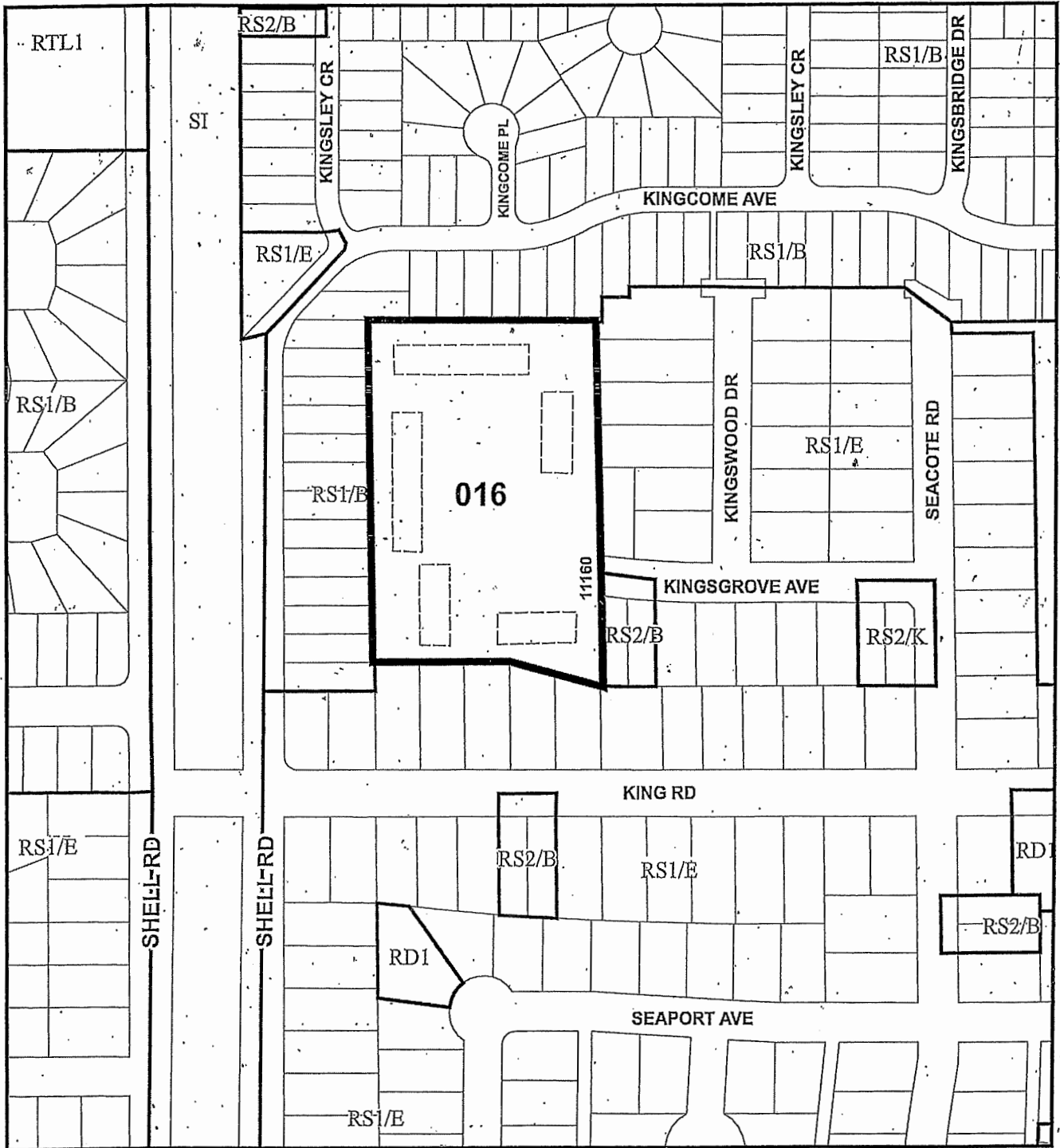
Cynthia Lussier  
Planner 1

CL:cl  
Att, 2



City of  
Richmond

SAMPLE



Land Use Contract 016  
11160 Kingsgrove Avenue

Original Date: 01/10/19

Revision Date: 01/17/19

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

SAMPLE

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 46 separate LUCs remaining in the City of Richmond affecting over 90 properties which include multi-family residential, commercial, industrial, and agricultural properties.

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

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

## 2. Underlying Zoning

SAMPLE

### 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 majority of the affected properties. Specifically:

- For LUCs 016, 021, 085, 086, 091, 103, 127, and 139 - 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 generally 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 085 – the Agriculture (AG1) zone is proposed for the affected properties.

### 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.

### 2.4 How Can I make a Submission to the Public Hearing?

Interested parties may make a presentation to Council in person at the Public Hearing. Written submissions are also accepted and can be sent by regular mail to 6911 No. 3 Road, Richmond, BC, V6Y 2C1 Attn: City Clerk, by Fax to 604-278-5139, or by using the online form found at: [www.richmond.ca/cityhall/council/hearings/about](http://www.richmond.ca/cityhall/council/hearings/about). Written submissions may also be delivered in person, in advance of or during the Public Hearing. All submissions become part of the public record.

SAMPLE

### 3. Potential Implications of Underlying Zoning

#### 3.1 What effect does the underlying zoning have on my property when a 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. For industrial properties, the proposed underlying zoning will allow a residential security/operator unit as a secondary use. For agricultural properties, the proposed underlying zoning will allow a range of secondary uses, including roadside stand, and farm-based winery.
- 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.*

SAMPLE

**City of Richmond**

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone: 604-276-4000

**PLN 145**  
[www.richmond.ca](http://www.richmond.ca)



**Richmond Zoning Bylaw 8500, Amendment Bylaw 9987  
to Establish Zoning for the Property Developed under  
Land Use Contract 016**

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:

**“17.85 Town Housing (ZT85) – Kingsgrove Avenue (Shellmont)”**

**17.85.1 Purpose**

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the multiple family residential **property** developed under Land Use Contract 016 on Kingsgrove Avenue.

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

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

**17.85.4 Permitted Density**

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 52.
2. The maximum **floor area** permitted for a **dwelling unit** is 83.6 m<sup>2</sup>, exclusive of storage space up to a maximum of 1.8 m<sup>2</sup>. A **dwelling unit** shall contain no more than two **bedrooms**.
3. The maximum **floor area ratio** (FAR) is 0.29.

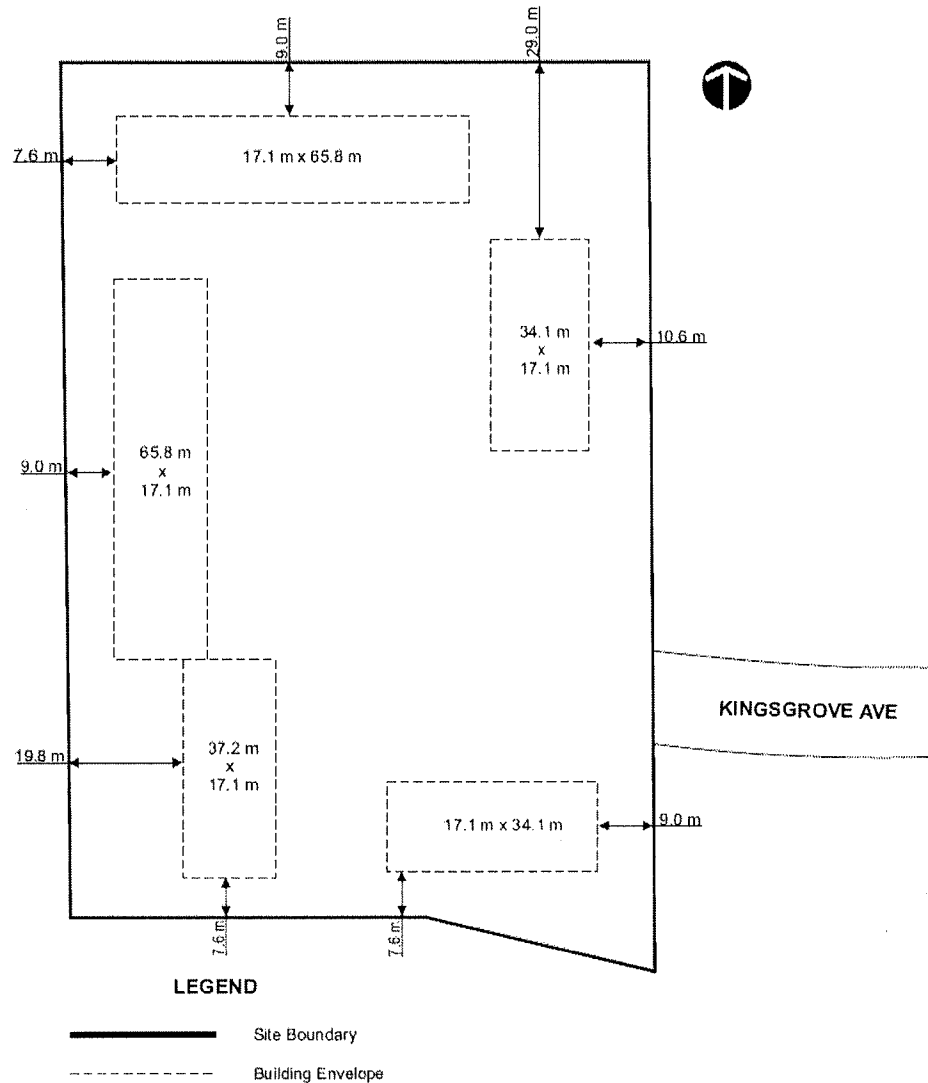
**17.85.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 15.25% for **buildings**.
2. No more than 80% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

**17.85.6 Yards & Setbacks**

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.85.6.1.a).

a) Diagram 1



**17.85.7 Permitted Heights**

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

**17.85.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot width** is 150.0 m.
2. The minimum **lot depth** is 102.0 m.
3. The minimum **lot area** is 14,830 m<sup>2</sup>.



**17.85.9 Landscaping & Screening**

- 1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
- 2. In addition to Section 17.85.9.1, an outdoor **amenity space** including children's play structures shall be provided on the **site** within 27.7 m of the east **lot line**.
- 3. Notwithstanding Section 17.85.9.1, a privacy **fence** of not more than 1.8 m in **height** shall be constructed along the north, west and south **property lines**.

**17.85.10 On-Site Parking and Loading**

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be a minimum of 1.5 **vehicle parking spaces** per **dwelling unit**.

**17.85.11 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 9987” as “**Town Housing (ZT85) – Kingsgrove Avenue (Shellmont)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9987**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

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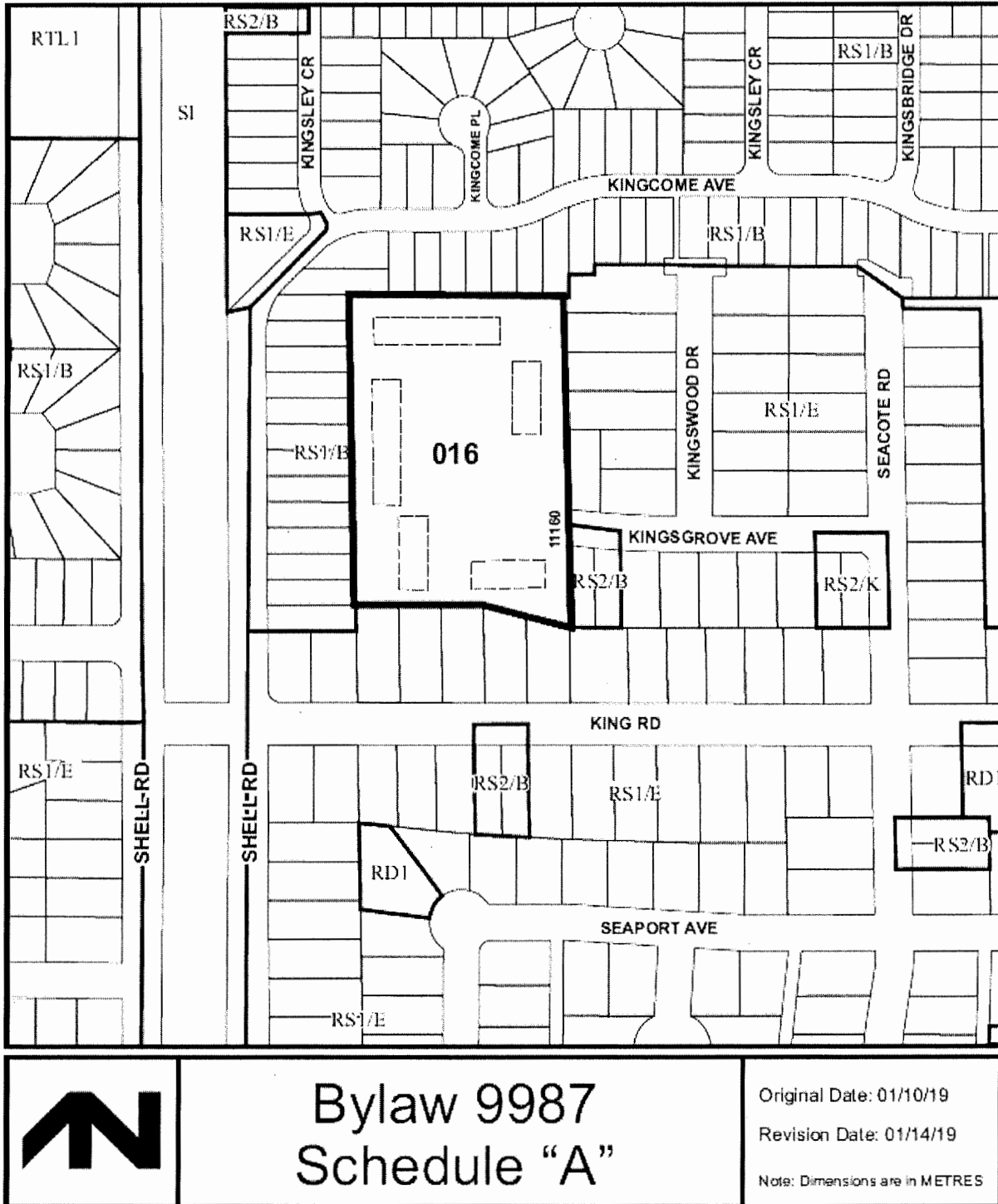
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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9987



# City of Richmond



## Bylaw 9987 Schedule "A"

Original Date: 01/10/19

Revision Date: 01/14/19

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 9988 to Establish Zoning for the Property Developed under Land Use Contract 021

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 18 [Site Specific Residential (Low Rise Apartment) Zones], in numerical order:

18.39 Low Rise Apartment (ZLR39) – No. 5 Road (Shellmont)

18.39.1 Purpose

The zone provides for low rise apartment housing, and compatible uses. This zone is for the property developed under Land Use Contract 021 on No. 5 Road in the Shellmont area.

- 18.39.2 Permitted Uses
• child care
• housing, apartment

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

18.39.4 Permitted Density

- 1. The maximum number of dwelling units for apartment housing in this zone is 74.
2. The maximum number of buildings for apartment housing is 1.
3. The maximum floor area ratio (FAR) is 1.68.

18.39.5 Permitted Lot Coverage

- 1. The maximum lot coverage for buildings is 56%.
2. No more than 80% of the lot area may be occupied by buildings, structures, and non-porous surfaces.
3. A minimum of 20% of the lot area is restricted to landscaping with live plant material.

**18.39.6 Yards & Setbacks**

1. For the ground floor parking level:
  - a) the minimum **front yard** and **rear yard** is 8.5 m; and
  - b) the minimum **side yard** is 9.4 m.
2. For **apartment housing**:
  - a) the minimum **front yard** and **rear yard** is:
    - i. 9.7 m to the first floor;
    - ii. 12.0 m to the second floor;
    - iii. 13.4 m to the third floor; and
    - iv. 15.8 m to the fourth floor.
  - b) the minimum **side yard** is:
    - i. 10.6 m to the first floor;
    - ii. 11.8 m to the second floor;
    - iii. 13.1 m to the third floor; and
    - iv. 14.3 m to the fourth floor.

**18.39.7 Permitted Heights**

1. The maximum **height** for **buildings** is 18.75 m but containing no more than 4 **storeys** plus a ground floor parking level.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

**18.39.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot width** is 121.48 m.
2. The minimum **lot depth** is 60.96 m.
3. The minimum **lot area** is 7,413 m<sup>2</sup>.

**18.39.9 Landscaping & Screening**

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

- 2. In addition to Section 18.39.9.1, a privacy **fence** of not more than 1.8 m in height shall be constructed along the north, west, and south **property lines**.

**18.39.10 On-Site Parking and Loading**

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be a minimum of 1.72 **vehicle parking spaces** per unit.

**18.39.11 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 9988” as “**Low Rise Apartment (ZLR39) – No. 5 Road (Shellmont)**”.
- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9988**”.

FIRST READING

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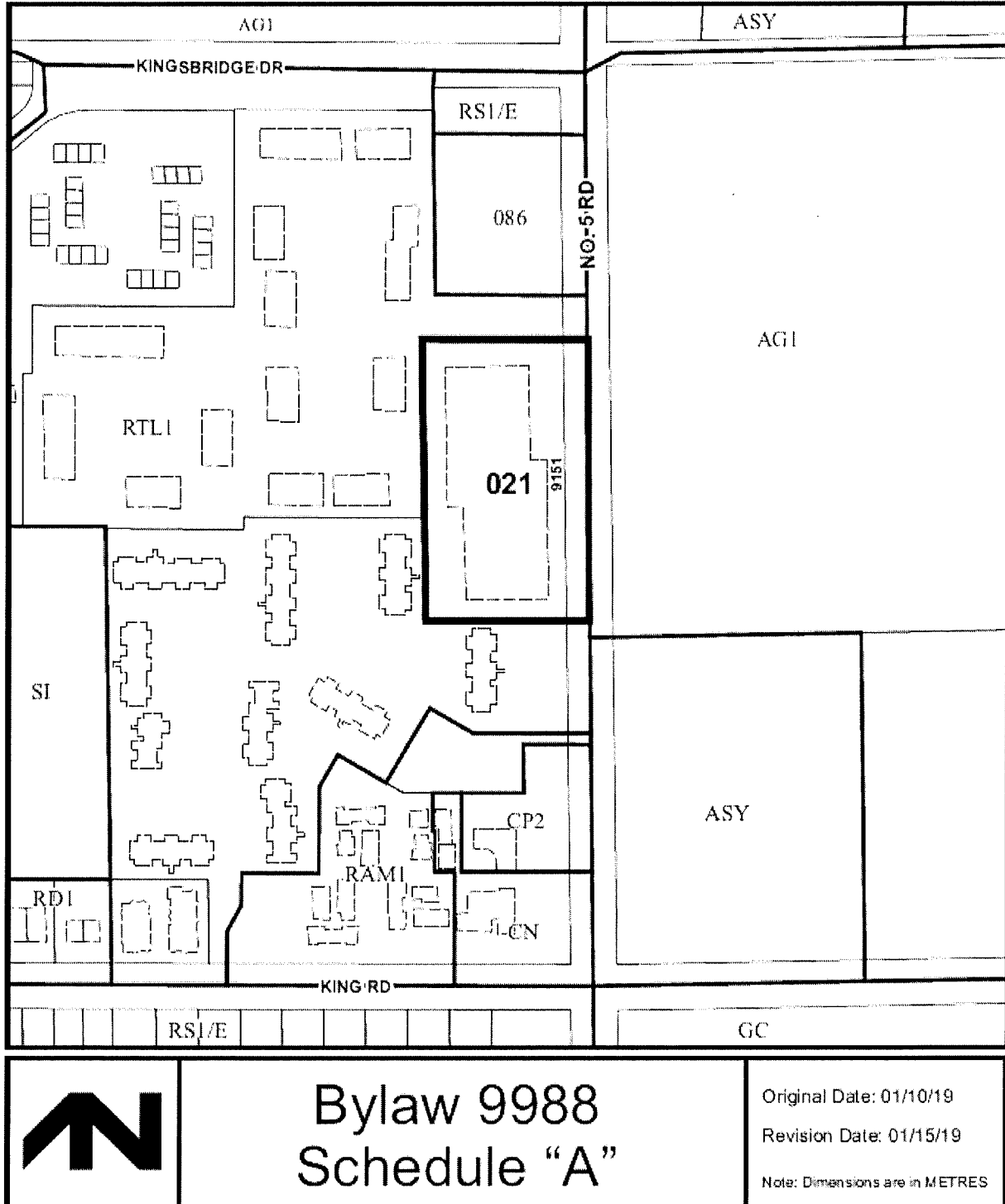
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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9988



# City of Richmond



## Bylaw 9988 Schedule "A"

Original Date: 01/10/19

Revision Date: 01/15/19

Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 9989 to Establish Zoning for the Properties Developed under Land Use Contract 085

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 9989" as "AGRICULTURE (AG1)".
2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9989".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED

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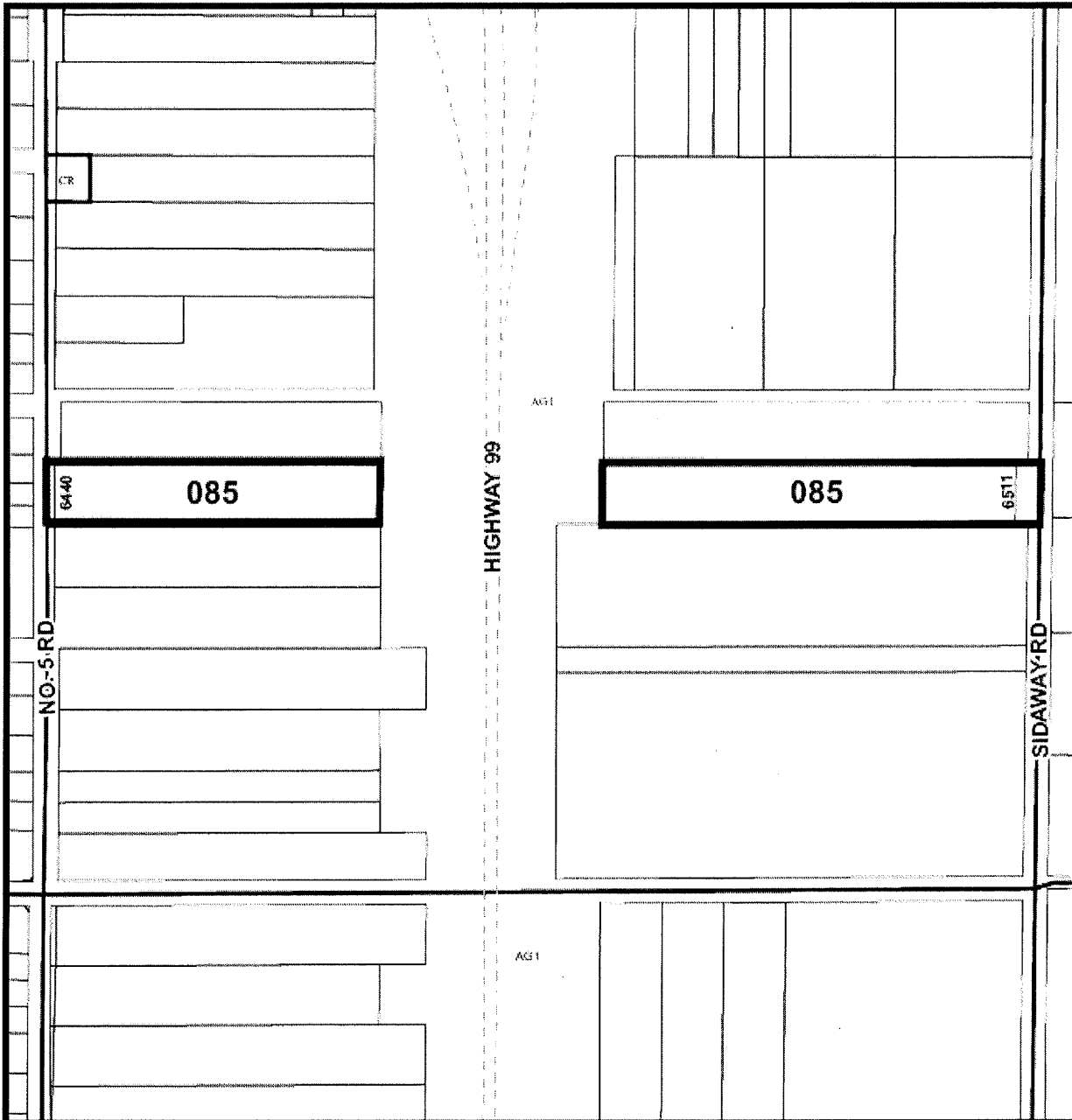
MAYOR


CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9989



City of  
Richmond



	<p>Bylaw 9989 Schedule "A"</p>	<p>Original Date: 01/10/19 Revision Date 01/14/19: Note: Dimensions are in METRES</p>
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Richmond Zoning Bylaw 8500, Amendment Bylaw 9990 to Establish Zoning for the Property Developed under Land Use Contract 086

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 18 [Site Specific Residential (Low Rise Apartment) Zones], in numerical order:

18.40 Low Rise Apartment (ZLR40) – No. 5 Road (Shellmont)

18.40.1 Purpose

The zone provides for low rise apartment housing, and compatible uses. This zone is for the property developed under Land Use Contract 086 on No. 5 Road in the Shellmont area.

18.40.2 Permitted Uses

- child care
• housing, apartment

18.40.3 Secondary Uses

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

18.40.4 Permitted Density

- 1. The maximum number of dwelling units for apartment housing is 42.
2. The maximum number of buildings for apartment housing is 1.
3. The maximum floor area permitted for a dwelling unit containing one bedroom is 56 m².
4. The maximum floor area permitted for a dwelling unit containing two bedrooms is 71 m².
5. The maximum floor area ratio (FAR) is 0.70, of which 0.006 must be used exclusively to accommodate amenity space.

18.40.5 Permitted Lot Coverage

- 1. The maximum lot coverage for apartment housing is 30%.
2. No more than 80% of the lot area may be occupied by buildings, structures, and non-porous surfaces.

3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

#### 18.40.6 Yards & Setbacks

1. For ground level covered parking:
  - a) the minimum **front yard** and **rear yard** is 7.6 m; and
  - b) the minimum **side yard** is 6.0 m.
2. For **apartment housing**:
  - a) the minimum **front yard** is 12.1 m;
  - b) the minimum **side yard** is 7.6 m; and
  - c) the minimum **rear yard** is 10.6 m.

#### 18.40.7 Permitted Heights

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

#### 18.40.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 70.41 m.
2. The minimum **lot depth** is 55.61 m.
3. The minimum **lot area** is 3,914 m<sup>2</sup>.

#### 18.40.9 Landscaping & Screening

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

#### 18.40.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be a minimum of 63 covered **vehicle parking spaces**, of which there shall include a minimum of 10 visitor **parking spaces**.

#### 18.40.11 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 9990" as "**Low Rise Apartment (ZLR40) – No. 5 Road (Shellmont)**".
- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9990**".

FIRST READING

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APPROVED by

APPROVED by Director or Solicitor

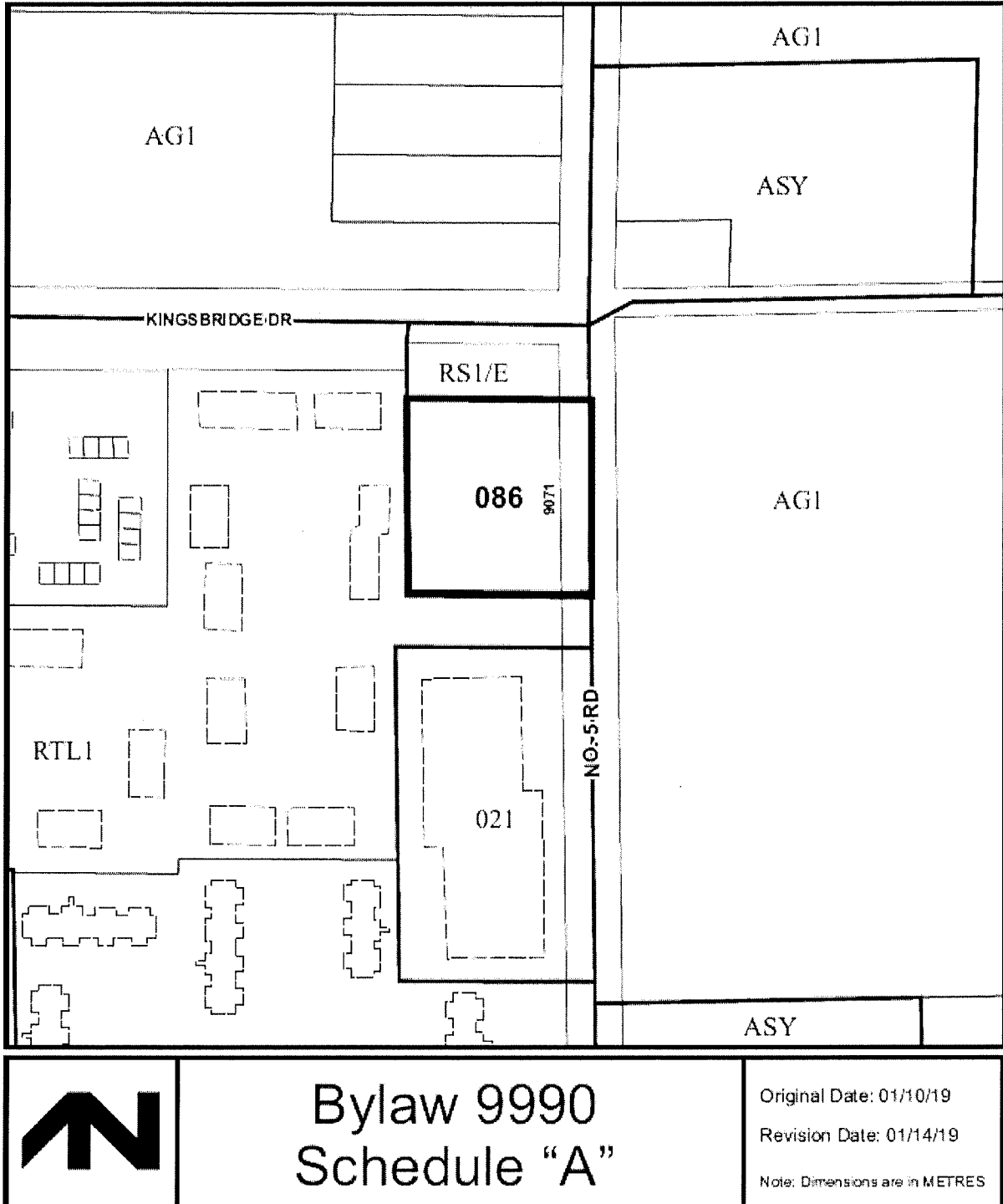

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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9990



City of  
Richmond



Bylaw 9990  
Schedule "A"

Original Date: 01/10/19  
Revision Date: 01/14/19  
Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 9991 to Establish Zoning for the Property Developed under Land Use Contract 091

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

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

“23.15 Light Industrial (ZI15) – River Road (Bridgeport)”

23.15.1 Purpose

The zone provides for general industrial, and compatible uses. This zone is for the property developed under Land Use Contract 091 on River Road in the Bridgeport area.

23.15.2 Permitted Uses

- car or truck wash
• commercial storage
• commercial vehicle parking and storage
• contractor service
• emergency service
• fleet service
• government service
• industrial, general
• industrial, heavy
• manufacturing, custom indoor
• recreation, indoor
• recycling depot
• recycling drop-off
• utility, major
• utility, minor
• vehicle repair
• vehicle body repair or paint shop

23.15.3 A. Secondary Uses

- n/a

23.15.3 B. Additional Uses

- restaurant

23.15.4 Permitted Density

- 1. The maximum floor area ratio (FAR) is 1.0.

**23.15.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 60% for **buildings**.

**23.15.6 Yards & Setbacks**

1. The minimum **setback** to a public **road** is 7.5 m.
2. There is no minimum **front yard, side yard** or **rear yard**.

**23.15.7 Permitted Heights**

1. The maximum **height** for **buildings** is 12.0 m.

**23.15.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot width** is 135.94 m.
2. The minimum **lot depth** is 27.4 m.
3. The minimum **lot area** is 3,642 m<sup>2</sup>.

**23.15.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. Notwithstanding Section 23.15.9.1, a **fence** shall be installed along the west **property line**, and such **fence** shall be designed to ensure full and complete **access** to the dyke **right-of-way** as shown outlined on New Westminster District Plan 47179.

**23.15.10 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 for **restaurant** shall be a minimum of 60 **vehicle parking spaces**.

**23.15.11 Other Regulations**

1. For the purpose of this **zone** (Z115) only, **indoor recreation** means recreational clubs, gymnasiums, athletic clubs, indoor squash and racquet facilities.
2. **Restaurant** shall be limited to having a maximum of 148 seats and located on the second **storey** only.
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 9991" as "**Light Industrial (ZI15) – River Road (Bridgeport)**".
- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9991**".

FIRST READING

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MAYOR

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CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 9991



City of  
Richmond



	<h1>Bylaw 9991 Schedule "A"</h1>	Original Date: 01/10/19 Revision Date: Note: Dimensions are in METRES
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Richmond Zoning Bylaw 8500, Amendment Bylaw 9992 to Establish Zoning for the Properties Developed under Land Use Contract 103

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

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

23.16 Light Industrial (ZI16) – Bridgeport Road & Voyageur Way (Bridgeport)

23.16.1 Purpose

The zone provides for general industrial, and compatible uses. This zone is for the properties developed under Land Use Contract 103 on Bridgeport Road and Voyageur Way in the Bridgeport planning area.

23.16.2 Permitted Uses

- car or truck wash
• commercial storage
• commercial vehicle parking and storage
• contractor service
• equipment, major
• equipment, minor
• fleet service
• industrial, general
• manufacturing, custom indoor
• recycling depot
• recycling drop-off
• restaurant
• utility, minor
• vehicle repair
• vehicle body repair or paint shop

23.16.3 Secondary Uses

- outdoor storage

23.16.4 Permitted Density

- 1. The maximum floor area ratio is 1.0.

23.16.5 Permitted Lot Coverage

- 1. The maximum lot coverage is 60% for buildings.

**23.16.6 Yards & Setbacks**

1. The minimum **setback** to a public **road** is 7.6 m.
2. There is no minimum **front yard**, **side yard** and **rear yard**.

**23.16.7 Permitted Heights**

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

**23.16.8 Subdivision Provisions/Minimum Lot Size**

1. There are no minimum **lot width**, **lot depth**, or **lot area** requirements.

**23.16.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 23.16.9.1, **outdoor storage** areas shall be screened from view by a solid **fence** 2.0 m in height from finished **grade**, and no material of any kind shall be piled to a height exceeding 3.0 m from finished **grade**.

**23.16.10 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 basic on-site parking requirement shall be 1 **vehicle parking space** for every 2 employees, plus 1 **vehicle parking space** for every **vehicle** customarily used in the operation of the **principal use**; and
  - b) the basic on-site loading requirement shall be:
    - i. 1 **loading space** per 1,858 m<sup>2</sup> or fraction thereof, of **buildings** and **structures**"; and
    - ii. 1 **loading space** per 1,858 m<sup>2</sup> or fraction thereof, of outdoor **principal** and **secondary uses**.
2. Notwithstanding Section 23.16.10.1, a **loading space** shall be no smaller in area than 27.8 m<sup>2</sup>.

**23.16.11 Other Regulations**

1. The following are prohibited from occurring on **sites** where **outdoor storage** is a **secondary use**:
  - a) **Outdoor storage** of wrecked or salvaged goods and materials;

- b) **Outdoor storage** of food products;
- c) **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
- d) **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;
- e) Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or
- f) Outdoor servicing of **vehicles** or equipment.

- 2. For the purpose of this **zone** (ZI16) only, **industrial general** excludes the fabricating of metal and metal products.
- 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 9992” as “**LIGHT INDUSTRIAL (ZI16) – BRIDGEPORT ROAD & VOYAGEUR WAY (BRIDGEPORT)**”.

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9992**”.

FIRST READING

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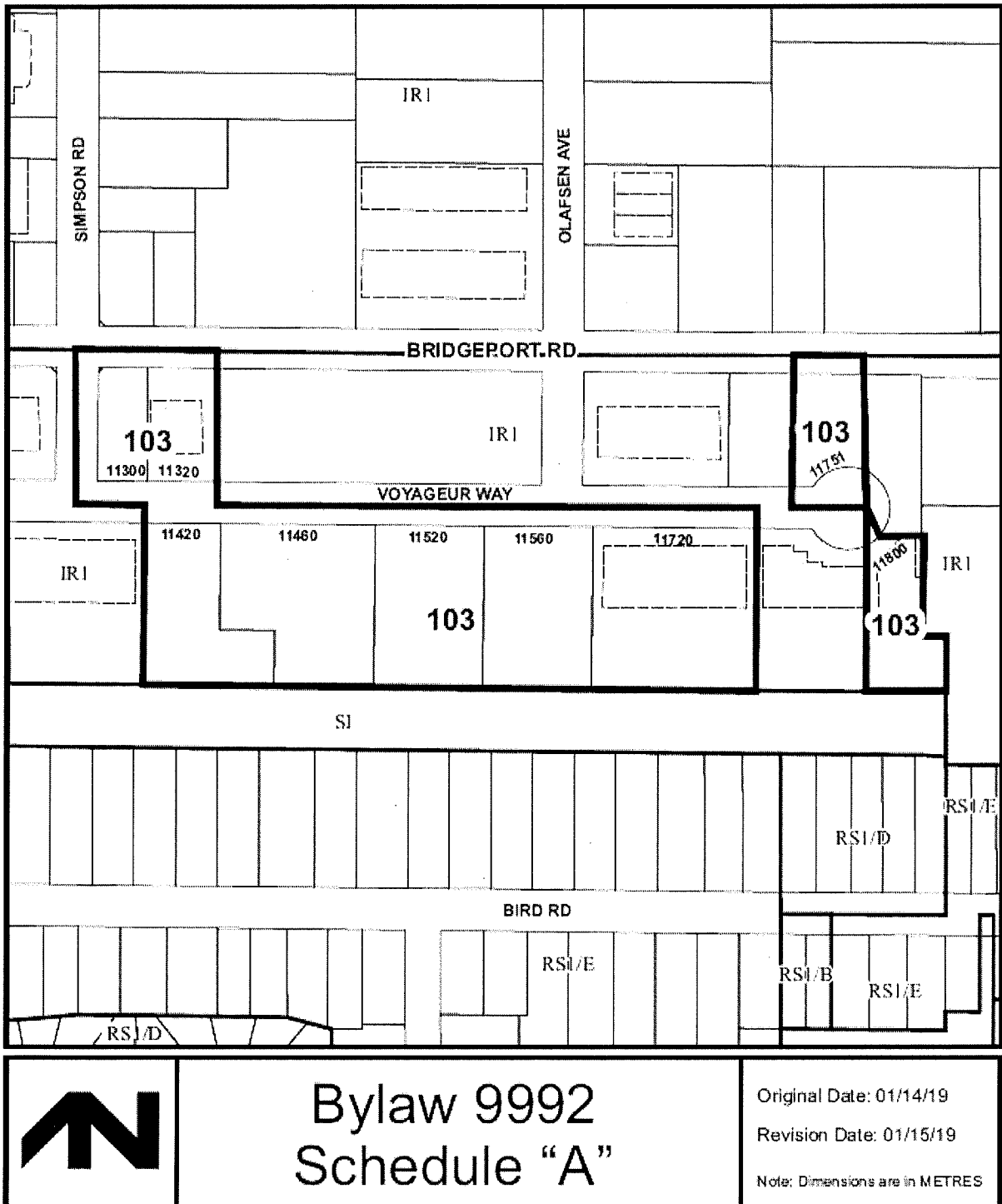
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MAYOR

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

Schedule A attached to and forming part of Bylaw 9992



# City of Richmond





Richmond Zoning Bylaw 8500, Amendment Bylaw 9993 to Establish Zoning for the Property Developed under Land Use Contract 127

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

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

23.17 Industrial and Marina (ZI17) – Graybar Road (East Richmond)

23.17.1 Purpose

The zone provides for general and heavy industrial uses, and marina, and compatible uses. This zone is for the properties developed under Land Use Contract 127 on Graybar Road.

23.17.2 Permitted Uses

- boat shelter
• car or truck wash
• child care
• commercial storage
• commercial vehicle parking and storage
• contractor service
• equipment, major
• equipment, minor
• fleet service
• grocery store
• industrial, general
• industrial, heavy
• manufacturing, custom indoor
• marina
• marine sales & rentals
• marine sales and repair
• neighbourhood public house
• recreation, indoor
• recreation, outdoor
• recycling depot

23.17.2 Permitted Uses con't

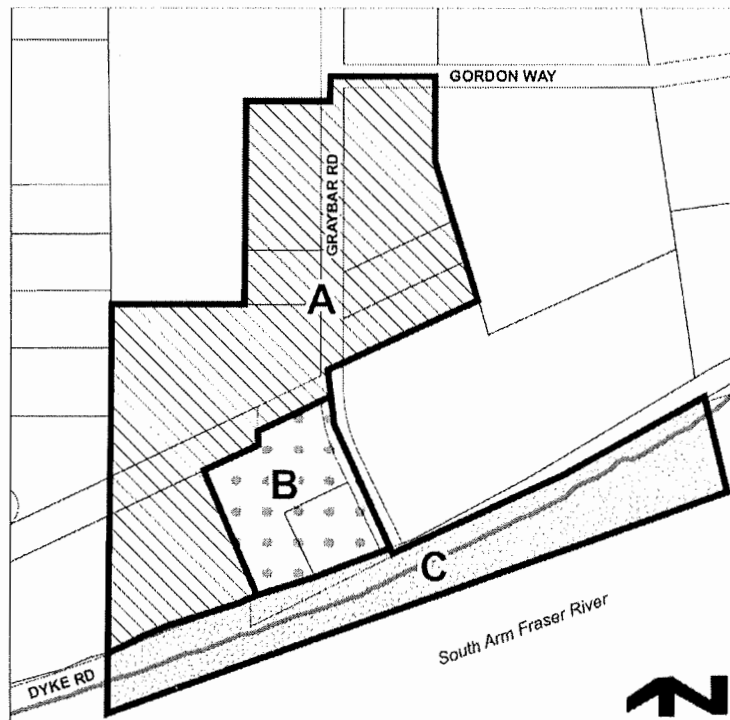
- recycling drop-off
• restaurant
• service, personal
• utility, minor
• vehicle & equipment services, industrial
• vehicle repair
• vehicle body repair or paint shop

23.17.3 A. Secondary Uses

- outdoor storage
• residential security/operator unit

### 23.17.4 Permitted Density

1. In the areas identified as "A" and "B" on Diagram 1, Section 23.17.4.3, the maximum **floor area ratio** is 1.0, except that in the area identified as "B" on Diagram 1, Section 23.17.4.3, a **lot** with a **lot area** of less than 2,000 m<sup>2</sup> shall not be used as the site of a **building**.
2. In the area identified as "C", there is no maximum **floor area ratio**.
3. Diagram 1



### 23.17.5 Permitted Lot Coverage

1. In the areas identified as "A" and "B" on Diagram 1, Section 23.17.4.3, the maximum **lot coverage** is 60% for **buildings**.
2. In the area identified as "C" on Diagram 1, Section 23.17.4.3, the maximum **lot coverage** is 30% for **buildings**.
3. In the areas identified as "A" and "B" on Diagram 1, Section 23.17.4.3, a minimum of 10% of the **lot area** is restricted to **landscaping** with live plant material.

### 23.17.6 Yards & Setbacks

1. The minimum **setback** to a public **road** is:
  - a) 7.6 m in the area identified as "A" on Diagram 1, Section 23.17.4.3;

- b) 7.5 m in the area identified as "B" on Diagram 1, Section 23.17.4.3; and
  - c) 6.0 in the area identified as "C" on Diagram 1, Section 23.17.4.3.
2. In the areas identified as "A" and "B" on Diagram 1, Section 23.17.4.3, there is no minimum **front yard, side yard and rear yard**.
  3. In the area identified as "C" on Diagram 1, Section 23.17.4.3:
    - a) for land above the high water mark, the minimum **setback** to one **side lot line** is 3.0 m; and
    - b) the minimum **setback** for all floating **structures** to all water **lot lines** is 1.8 m.

### 23.17.7 Permitted Heights

1. In the area identified as "A" on Diagram 1, Section 23.17.4.3, the maximum **height** for **buildings** is 12.0 m above the elevation of the sidewalk on Graybar Road, but containing no more than 3 **storeys**.
2. In the area identified as "B" on Diagram 1, Section 23.17.4.3, the maximum **height** for **buildings** is 12.0 m above the curb elevation of the **road** abutting the **front property line**, but containing no more than 4 **storeys**.
3. In the area identified as "C" on Diagram 1, Section 23.17.4.3, the maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys** above **grade**.
4. Notwithstanding Sections 23.17.7.1 and 23.17.7.2, rooftop **structures** such as elevator shaft housing, and air conditioning equipment and vents shall not be included in the calculation of maximum **building height**.

### 23.17.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width, lot depth, or lot area** requirements.

### 23.17.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. Notwithstanding Section 23.17.9.1, **outdoor storage** areas shall be enclosed by a solid **fence** 2.0 m in height from finished **grade**, and no material of any kind shall be piled to a height exceeding 3.0 m from finished **grade**.

### 23.17.10 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, Section 23.17.4.3, the basic on-site parking requirement shall be 1 **vehicle parking space** for every 2 employees, plus 1 **vehicle parking space** for every **vehicle** customarily used in the operation of the **principal use**.
  - b) in the area identified as "B" on Diagram 1, Section 23.17.4.3, the basic on-site parking requirement shall be 1 **vehicle parking space** per 92 m<sup>2</sup> of **building** or **structure**, except that it shall be:
    - i. 1 **vehicle parking space** per 92 m<sup>2</sup> of **building** or **structure**, or any part thereof, used for **marine sales & rentals, marine sales and repair, and personal service**;
    - ii. 1 **vehicle parking space** per 13.5 m<sup>2</sup> of **building** or **structure**, or any part thereof, used for **grocery store**; and
    - iii. 1 **vehicle parking space** for every 8 seats or per 9.2 m<sup>2</sup> of **floor area** in a **building** or **structure**, or any part thereof, whichever is greater, used for **restaurant, indoor recreation, outdoor recreation, or neighbourhood public house**, plus 1 **vehicle parking space** for each 4.5 m<sup>2</sup> of **building** or **structure** used for **indoor recreation**.
  - c) in the area identified as "C" on Diagram 1, Section 23.17.4.3, the basic on-site parking requirement shall be:
    - i. 1 **vehicle parking space** for every 2 moorage spaces;
    - ii. 1 **vehicle parking space** per 27.8 m<sup>2</sup> of **building used** for ancillary **office**; and
    - iii. 2 **vehicle parking spaces** for a **residential security/operator unit**.
  - d) in the areas identified as "A" and "B" on Diagram 1, Section 23.17.4.3, the basic on-site loading requirement shall be 1 **loading space** per 1,858 m<sup>2</sup> or fraction thereof, of **buildings** and **structures**, plus 1 **loading space** per 1,858 m<sup>2</sup> or fraction thereof, of outdoor **permitted uses**.
2. Notwithstanding Section 23.17.10.1, a **loading space** shall be no smaller in area than 27 m<sup>2</sup>.

### 23.17.11 Other Regulations

1. The following **permitted uses** shall be limited to the area identified as "A" on Diagram 1, Section 23.17.4.3:
  - a) **car or truck wash**
  - b) **child care**
  - c) **commercial storage**
  - d) **commercial vehicle parking and storage**
  - e) **contractor service**
  - f) **equipment, major**
  - g) **equipment, minor**



- h) **fleet service**
  - i) **industrial, general**
  - j) **industrial, heavy**
  - k) **manufacturing, custom indoor**
  - l) **recycling depot**
  - m) **recycling drop-off**
  - n) **utility, minor**
  - o) **vehicle & equipment services, industrial**
  - p) **vehicle repair**
  - q) **vehicle body repair or paint shop**
2. The following **permitted uses** shall be limited to the area identified as "B" on Diagram 1, Section 23.17.4.3:
- a) **grocery store**
  - b) **marine sales & rentals**
  - c) **marine sales and repair**
  - d) **neighbourhood public house**
  - e) **recreation, indoor**
  - f) **recreation, outdoor**
  - g) **restaurant**
  - h) **service, personal**
3. The following **permitted uses** shall be limited to the area identified as "C" on Diagram 1, Section 23.17.4.2:
- a) **boat shelter**
  - b) **marina**
  - c) **marine sales and repair**
4. The following **secondary uses** shall be limited to the area identified as "C" on Diagram 1, Section 23.17.4.3:
- a) **residential security/operator unit.**
5. The following are prohibited from occurring on **sites** where **outdoor storage** is a **secondary use**:
- a) **Outdoor storage** of wrecked or salvaged goods and materials;
  - b) **Outdoor storage** of food products;
  - c) **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;

- d) **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;
  - e) Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or
  - f) Outdoor servicing of **vehicles** or equipment
6. For the purpose of this **zone (ZI17)** only, **boat shelter** means a floating **structure** used for the parking of boats or other marine vessels.
  7. For the purpose of this **zone (ZI17)** only, **outdoor recreation** means facilities for sports and active recreation primarily conducted on water, but does not include rifle and pistol range or accommodation facilities.
  8. For the purpose of this **zone (ZI17)** only, **personal service** means laundries and dry cleaning.
  9. **Grocery store** in the area identified as "B" on Diagram 1, Section 23.17.4.3 shall be limited to a maximum **gross leasable floor area** of 365 m<sup>2</sup>:
  10. 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 9993" as "**INDUSTRIAL AND MARINA (ZI17) – GRAYBAR ROAD (EAST RICHMOND)**".
  3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9993**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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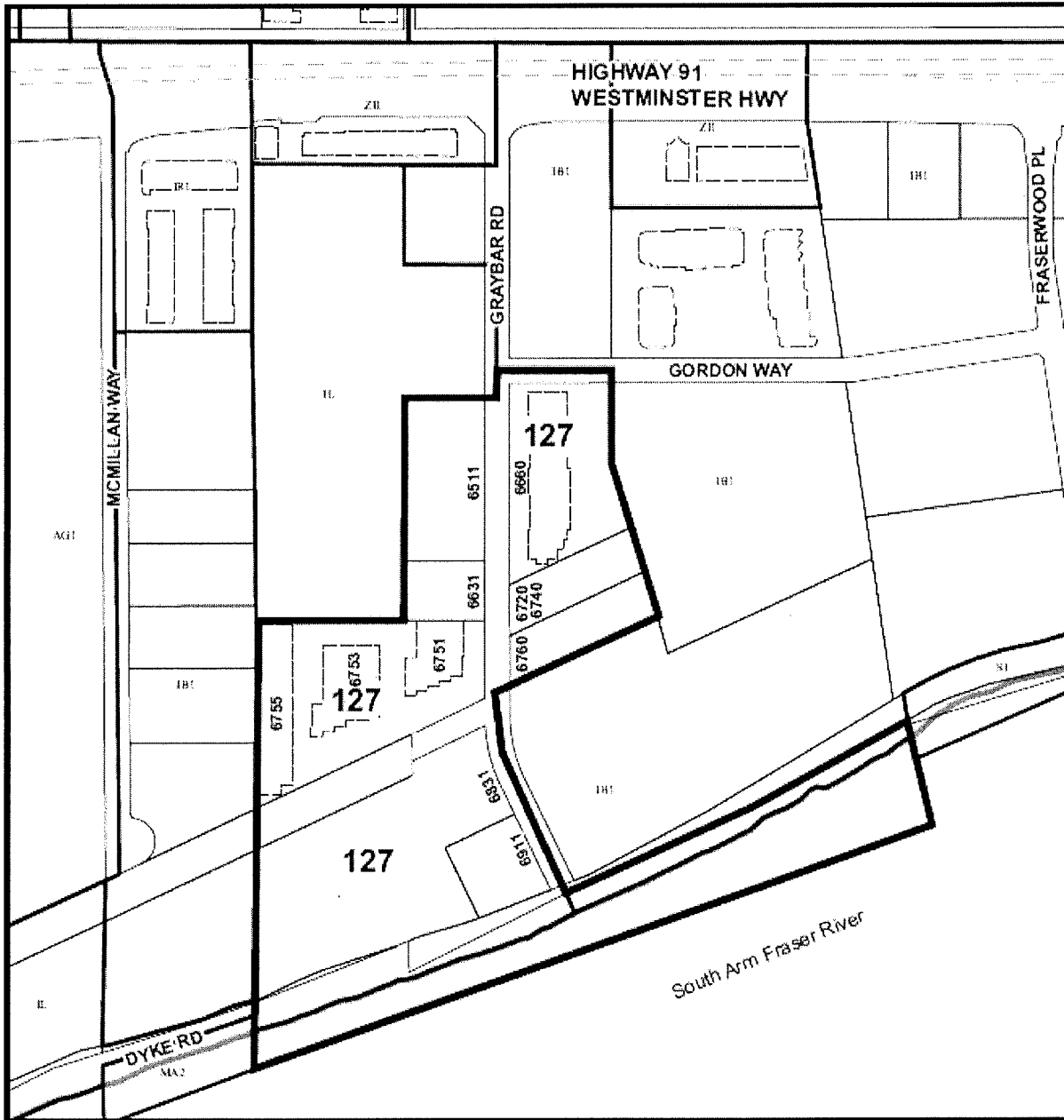
\_\_\_\_\_  
MAYOR

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

Schedule A attached to and forming part of Bylaw 9993



City of  
Richmond



Bylaw 9993  
Schedule "A"

Original Date: 01/14/19  
Revision Date: 01/21/19  
Note: Dimensions are in METRES



Richmond Zoning Bylaw 8500, Amendment Bylaw 9994 to Establish Zoning for the Property Developed under Land Use Contract 139

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

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

23.18 Light Industrial (ZI18) – Shell Road (West Cambie)

23.18.1 Purpose

The zone provides for general industrial, and compatible uses. This zone is for the properties developed under Land Use Contract 139 on Shell Road in the West Cambie area.

23.18.2 Permitted Uses

- car or truck wash
• commercial storage
• commercial vehicle parking and storage
• contractor service
• fleet service
• industrial, general
• manufacturing, custom indoor
• recycling depot
• recycling drop-off
• restaurant
• utility, minor
• vehicle repair
• vehicle body repair or paint shop

23.18.3

Secondary Uses

- outdoor storage

23.18.4 Permitted Density

- 1. The maximum floor area ratio is 1.0.

23.18.5 Permitted Lot Coverage

- 1. The maximum lot coverage is 60% for buildings.
2. A minimum of 5% of the lot area is restricted to landscaping with live plant material.

**23.18.6 Yards & Setbacks**

1. The minimum **setback** to a public road is 7.6 m.
2. There is no minimum **front yard, side yard and rear yard**.

**23.18.7 Permitted Heights**

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

**23.18.8 Subdivision Provisions/Minimum Lot Size**

1. There are no minimum **lot width, lot depth, or lot area** requirements.

**23.18.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 23.18.9.1, **outdoor storage** areas shall be screened from view by a solid **fence** 2.0 m in height from finished **grade**, and no material of any kind shall be piled to a height exceeding 3.0 m from finished **grade**.

**23.18.10 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 basic on-site parking requirement shall be 1 **vehicle parking space** for every 2 employees, plus 1 **vehicle parking space** for every **vehicle** customarily used in the operation of the **principal use**; and
  - b) The basic on-site loading requirement shall be:
    - i. 1 **loading space** per 1,858 m<sup>2</sup> or fraction thereof, of **buildings and structures**; and
    - ii. 1 **loading space** per 1,858 m<sup>2</sup> or fraction thereof, of outdoor **principal and secondary uses**.
2. Notwithstanding Section 23.18.10.1, a **loading space** shall be no smaller in area than 27.8 m<sup>2</sup>.

**23.18.11 Other Regulations**

1. The following are prohibited from occurring on **sites** where **outdoor storage** is a **secondary use**:
  - a) **Outdoor storage** of wrecked or salvaged goods and materials;

- b) **Outdoor storage** of food products;
- c) **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
- d) **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;
- e) Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or
- f) Outdoor servicing of **vehicles** or equipment.

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 9994” as “**Light Industrial (ZI18) – Shell Road (West Cambie)**”.

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9994**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

ADOPTED

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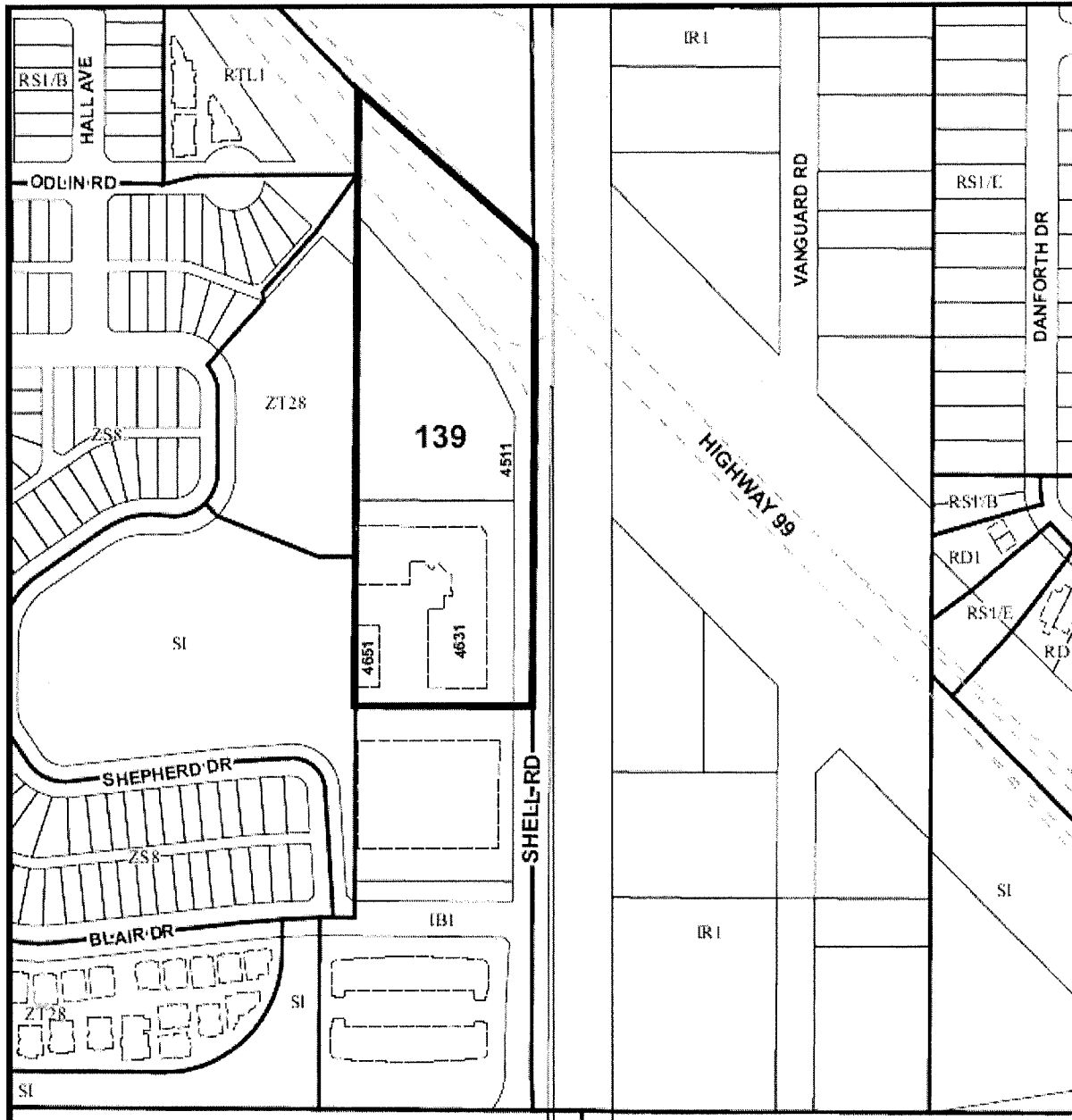
\_\_\_\_\_  
MAYOR

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

Schedule A attached to and forming part of Bylaw 9994



City of  
Richmond



	<h1>Bylaw 9994 Schedule "A"</h1>	Original Date: 01/14/19 Revision Date: Note: Dimensions are in METRES
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