



## Great opportunity for *INVESTORS!*

Well located in the famous and one of the oldest developed areas, Bridgeport area in Richmond. Easily accessible to Hwy 99, No. 3 Road, and Bridgeport Road. Options are available for Holding or Redevelopment. Currently the Property is occupied by a long term tenant in good standing. Building was constructed circa 1966 & 1996. Two Grade loading doors.

The Property is designated “General Uban T4 (15m) in Area A of Bridgeport Village (2031) Plan and can be redeveloped with higher density.

1. **Address:** 9111 River Drive, Richmond BC V6X 1Z1
2. **Zoning:** IL(Light Industrial District)
3. **Site area:** 62,906 sft(1.445acre)
4. **Gross leasable area:** 15,790sft
5. **BC Assessment:** 10,595,000

**6. Lease details:** Current lease agreement expires by Oct. 2026. After that, tenant has one more option to renew. Demolition clause exists with 6 month notice. For more details pls contact Listing Agent.

**Price Guidance: \$13,000,000**





Zoning details are in next pages.

## 12.2 Light Industrial (IL)

### 12.2.1 Purpose

The **zone** provides for a range of **general industrial uses**, with a limited range of compatible **uses**.

### 12.2.2 Permitted Uses

- animal daycare
- animal grooming
- animal shelter
- auction, minor
- car or truck wash
- child care
- commercial storage
- commercial vehicle parking and storage [Bylaw 8582, Apr. 19/10]
- contractor service
- fleet service
- industrial, general
- manufacturing, custom indoor
- recreation, indoor
- recycling depot
- recycling drop-off
- restaurant
- utility, minor
- vehicle repair
- vehicle body repair or paint shop

### 12.2.3 A. Secondary Uses [Bylaw 8998, Jul 8/13]

- residential security/operator unit

### 12.2.3 B. Additional Uses [Bylaw 8998, Jul 8/13]

- outdoor storage

### 12.2.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, except in the **City Centre** where the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. The following **site** is limited to a maximum **floor area ratio** of 0.12: [Bylaw 8737, Nov 14/11]  
16540 River Road  
P.I.D. 005-480-884 <sup>†</sup>  
Lot "B" Except Firstly: Part on Plan 4720; Secondly: Part on SRW Plan 71683; Sections 14 and 23 Block 5 North Range 5 West New Westminster District Plan 4243
3. The following **site** is limited to a maximum **floor area ratio** of 0.06: [Bylaw 8998, Jul 8/13]  
16360 River Road  
P.I.D. 023-325-178  
Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan LMP 26319

### 12.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**, except in the **City Centre** where the maximum **lot coverage** is 80% for **buildings**.

### 12.2.6 Yards & Setbacks

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

### 12.2.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, except in the **City Centre** where:
  - a) the typical maximum **height** for **buildings** is 15.0 m, however additional **building height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 25.0 m; and
  - b) within 30.0 m of the Oak Street Bridge the maximum **building height** shall not exceed that of the bridge deck.
2. The maximum **height** for **accessory structures** is 20.0 m.

### 12.2.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width**, except for an **animal shelter** which must have a minimum **lot width** of 60.0 m.
2. There is no minimum **lot depth** requirement.
3. There is no minimum **lot area**, except for an **animal shelter** which must have a minimum **lot area** of 2.0 ha.

### 12.2.9 Landscaping & Screening

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

### 12.2.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

### 12.2.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
2. The following **site-specific** restrictions apply to: <sup>[Bylaw 8737, Nov 14/11]</sup>
  - 16540 River Road <sup>[Bylaw 8737, Nov 14/11]</sup>  
P.I.D. 005-480-884  
Lot "B" Except Firstly: Part on Plan 4720; Secondly: Part on SRW Plan 71683; Sections 14 and 23 Block 5 North Range 5 West New Westminster District Plan 4243  
<sup>[Bylaw 8908, Jul 16/12]</sup>  
  
16360 River Road <sup>[Bylaw 8998, Jul 8/13]</sup>  
P.I.D. 023-325-178  
Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan LMP 26319
  - a) **Commercial vehicle** truck tractor trailers with integrated refrigeration and/or heating units are prohibited from operating while parked and/or stored. <sup>[Bylaw 8737, Nov 14/11]</sup>
  - b) The servicing, repairing, refuelling and washing of **commercial vehicles** and **recreational vehicles** is prohibited. <sup>[Bylaw 8908, Jul 16/12]</sup>
3. **Outdoor storage** shall only be permitted at the following **sites** and subject to the restrictions in Sections 12.2.11.4 and 12.2.11.5: <sup>[Bylaw 9089, Feb 11/14]</sup>
  - 16360 River Road <sup>[Bylaw 9089, Feb 11/14]</sup>  
P.I.D. 023-325-178  
Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan LMP 26319
  - 16540 River Road <sup>[Bylaw 9089, Feb 11/14]</sup>  
P.I.D. 028-709-632  
Lot 1 Section 14 Block 5 North Range 5 West New Westminster District Plan BCP 49491
4. The following are prohibited from occurring on **sites** zoned IL where **outdoor storage** is a **site-specific permitted use**: <sup>[Bylaw 8998, Jul 8/13]</sup>
  - 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) Servicing of **vehicles** or equipment.
5. **Commercial vehicle parking and storage** and **outdoor storage uses** are not permitted to be stored, stacked or piled in any manner that exceeds 4.5 m in height. <sup>[Bylaw 8998, Jul 8/13]</sup>