



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. 31, 2026. After that, tenant has one more Five-Year option to renew. Demolition clause exists with 6 month notice. More details can be referred to Listing Agent.

Price Guidance: 14,600,000





Zoning details are attached.

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 [†]
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: ^[Bylaw 8737, Nov 14/11]
 - 16540 River Road ^[Bylaw 8737, Nov 14/11]
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
^[Bylaw 8908, Jul 16/12]

16360 River Road ^[Bylaw 8998, Jul 8/13]
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. ^[Bylaw 8737, Nov 14/11]
 - b) The servicing, repairing, refuelling and washing of **commercial vehicles** and **recreational vehicles** is prohibited. ^[Bylaw 8908, Jul 16/12]
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: ^[Bylaw 9089, Feb 11/14]
 - 16360 River Road ^[Bylaw 9089, Feb 11/14]
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 ^[Bylaw 9089, Feb 11/14]
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**: ^[Bylaw 8998, Jul 8/13]
 - 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. ^[Bylaw 8998, Jul 8/13]