



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9035 (ZT 12-610289)
6611, 6622, 6655, 6811 and 6899 Pearson Way**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - (a) by deleting subsections 20.4.4.3 and 20.4.4.4 and substituting the following:
 - “3. Notwithstanding Sections 20.4.4.2d, the reference to “1.2” is increased to a higher **density** of “2.9” provided that:
 - a) prior to the issuance of Building Permit, the **owner**:
 - i) provides a **community amenity** contribution of \$1 million to the **City** for the Oval Village waterfront; and
 - ii) enters into legal agreement(s) with the **City**, registered against the title to the **lot** and secured via Letter(s) of Credit, at the sole cost of the **owner** and in an amount to be determined to the satisfaction of the **City**, for the following **use** in the area identified as “M” in Diagram 1, Section 20.4.2:
 - **child care**, the **habitable space** of which shall be at least 464.5 m², excluding **floor area** not intended for the exclusive **use** of the **child care** and **floor area** not included in the calculation of **floor area ratio**; and
 - b) the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$6,791,769 to the **City’s** capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812.

4. Notwithstanding Sections 20.4.4.3, for the area identified as “T”, “J”, “K”, “L”, and “M” in Diagram 1, Section 20.4.2, the maximum total combined **floor area**, regardless of subdivision, shall not exceed 114,139.4 m², of which the maximum total combined **floor area**, regardless of **subdivision**, shall not exceed:
 - a) For residential: 110,877.5 m²; and
 - b) For all other **uses**: 3,530.3 m².”
- (b) by deleting paragraphs 20.4.8.2 (i) and (j) and substituting the following:
 - “i) 7,900 m² for the area identified as “J” in Diagram 1, Section 20.4.2;
 - j) 6,700 m² for the area identified as “K” in Diagram 1, Section 20.4.2;”
- (c) by deleting paragraph 20.4.8.2 (l) and substituting the following:
 - “l) 4,700 m² for the area identified as “M” in Diagram 1, Section 20.4.2.”
- (d) by deleting subsection 20.4.11.4 and substituting the following:
 - “4. The following **uses** are permitted within the area identified as “J” in Diagram 1, Section 20.4.2:
 - a) **boarding and lodging;**
 - b) **child care;**
 - c) **community care facility, minor;**
 - d) **congregate housing;**
 - e) **home business;**
 - f) **home-based business;**
 - g) **housing, apartment;** and
 - h) **housing, town.”**

(e) by adding the following after subsection 20.4.11.4:

“5. The following **uses** are permitted within the area identified as “K” in Diagram 1, Section 20.4.2:

- a) **boarding and lodging;**
- b) **child care;**
- c) **community care facility, minor;**
- d) **congregate housing;**
- e) **home business;**
- f) **home-based business;**
- g) **housing, apartment;**
- h) **housing, town; and**
- i) **parking, non-accessory.”**

(f) by adjusting the numbering in subsection 20.4.11 accordingly.

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9035**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 24 2013

JUL 15 2013

JUL 15 2013

JUL 15 2013

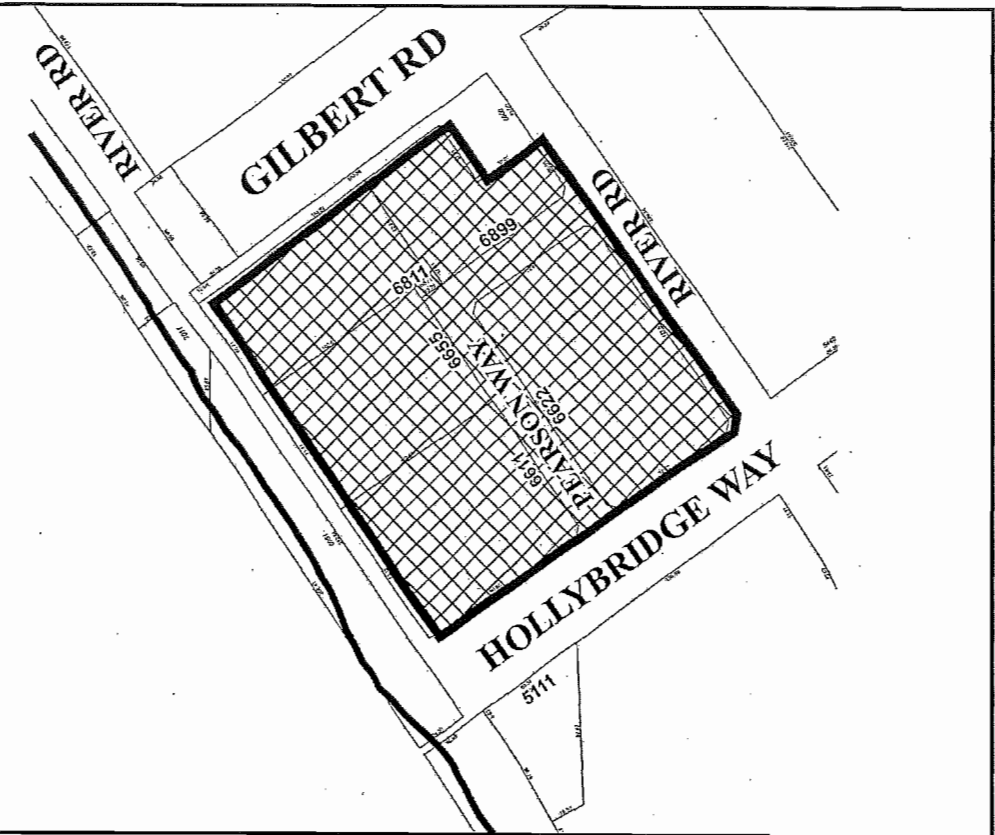
SEP 16 2013



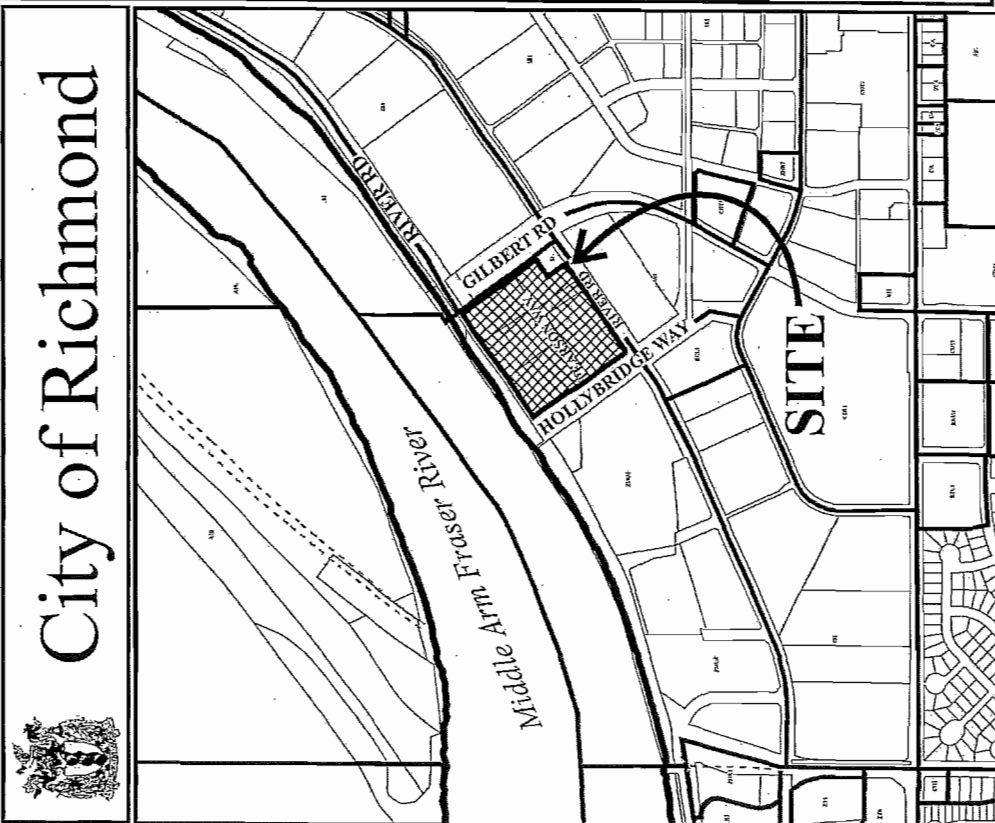
MAYOR


CORPORATE OFFICER

CNCL - 217



Original Date: 06/01/12
 Revision Date: 05/13/13
 Note: Dimensions are in METRES



 City of Richmond



ZT 12-610289