



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9155 (RZ13-649524)
10440 and 10460 No. 2 Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 17.72 as follows:

“17.72 Town Housing (ZT72) – London/Steveston (No. 2 Road)

17.72.1 Purpose

The **zone** provides for **town housing** with a **density bonus** for the provision of **affordable housing units** and a **child care** facility.

17.72.2 Permitted Uses

- **housing, town**

17.72.3 Secondary Uses

- **boarding and lodging**
- **child care**

17.72.3 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55, together with an additional 0.05 **floor area ratio** provided that is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.72.3.1, the reference to “0.55” in relation to the maximum **floor area ratio** is increased to a higher **density** of “0.81”, provided that:
 - a) the **owner** has, on an adjacent **lot**, constructed and transferred to the **City** a **child care** with a **floor area** of at least 511 m² and capable of accommodating 37 children; and
 - b) prior to occupancy of any **building** on the **lot**, the **owner**:
 - i) has constructed on the **lot** and/or provided to the **City** security, in an amount satisfactory to the **City**, for not less than 12 **affordable housing units**, with the combined **habitable space** of the **affordable housing units** comprising at least 1,451m² or 6.0% of the total **floor area** of the **town housing** units constructed on the **lot**, whichever is greater; and
 - ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

17.72.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 42% for **buildings**.

17.72.5 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** for the north side of the **site** is 3.0 m.
3. The minimum **side yard** for the south side of the **site** is 3.0 m.
4. The minimum **rear yard** is 3.0 m.

17.72.6 Permitted Heights

1. The maximum **height** for **buildings** is 11.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 6.0 m, except 13.0 m for a **building** accommodating **amenity space**.
3. The maximum **height** for **accessory structures** is 6.0 m, except 9.0 m for public art approved by the City.

17.72.7 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 27,500 m².

17.72.8 Landscaping & Screening

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

17.72.9 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.

17.72.10 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 Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the

following area and designating it "Town Housing (ZT72) – London/Steveston (No. 2 Road)":

That area shown cross-hatched and marked "A" on "Schedule A attached to and forming part of Bylaw No. 9155"

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9155".

FIRST READING

DEC 17 2014

A PUBLIC HEARING WAS HELD ON

JAN 19 2015

SECOND READING

JAN 19 2015

THIRD READING

JAN 19 2015

OTHER CONDITIONS SATISFIED

JUN 22 2015

ADOPTED



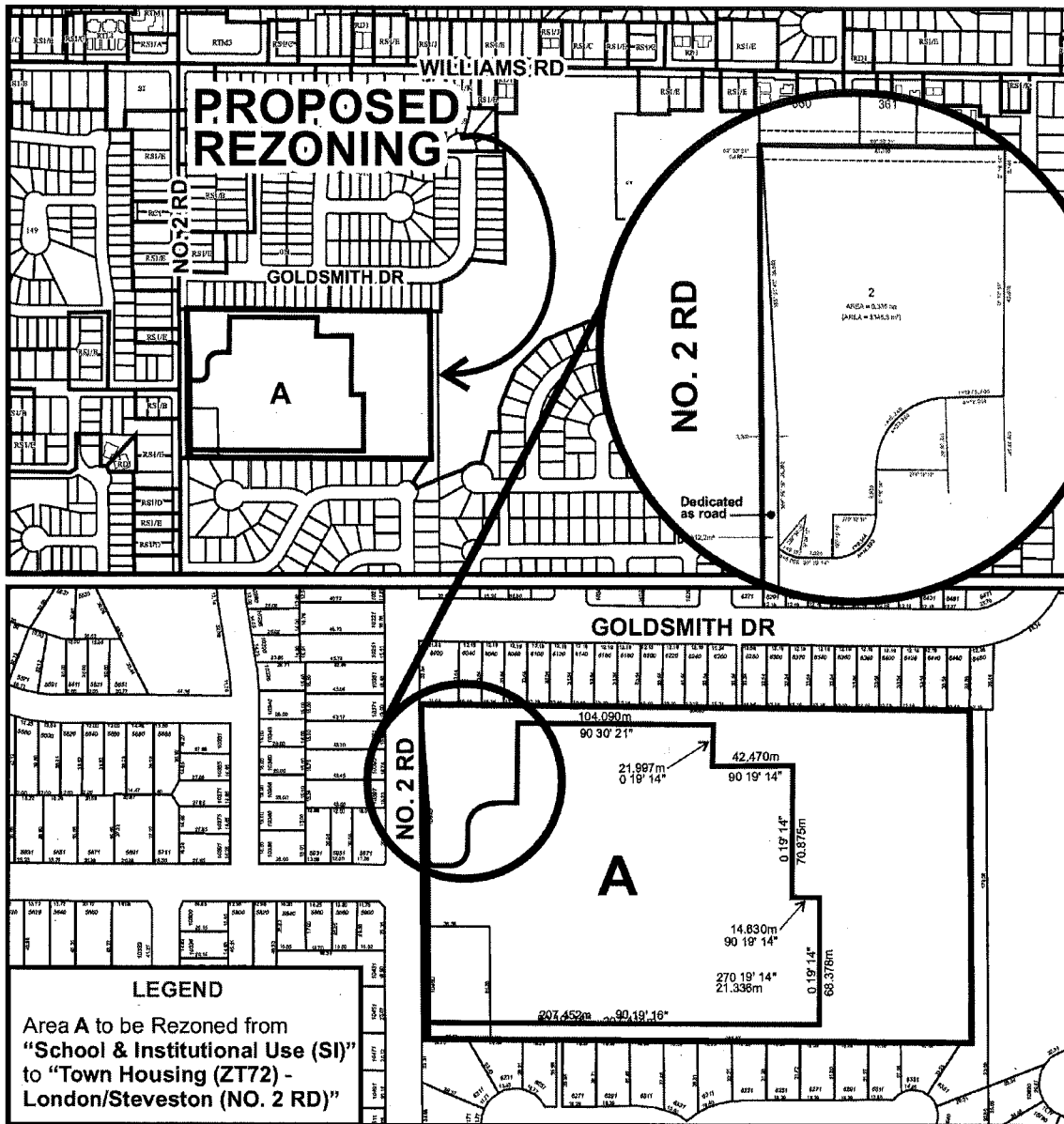
MAYOR

CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9155”




City of Richmond



LEGEND

Area A to be Rezoned from
 "School & Institutional Use (SI)"
 to "Town Housing (ZT72) -
 London/Steveston (NO. 2 RD)"

	<p>Zoning Amendment Bylaw 9155 (RZ 13-649524)</p>	<p>Original Date: 11/12/13 Revision Date: 12/17/14 Note: Dimensions are in METRES</p>
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