



Richmond Zoning Bylaw 8500
Amendment Bylaw 9261 (RZ14-660662)
Parts of 23241 and 23281 Gilley Road;
Part of 23060, 23066, 23080 and part of 23100 Westminster Highway

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
a. Inserting in Section 3.4 (Use and Term Definitions) the following:

Hamilton Area Plan community amenity capital reserve means the statutory Capital Reserve Fund created by Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276.

- b. Inserting the following into Section 18 (Site Specific Residential (Low Rise Apartment Zones)), in numerical order:

2. Section 18.27 as follows:

18.27 Low Rise Apartment (ZLR27) - Neighbourhood Village Centre (Hamilton)

18.27.1 PURPOSE

This zone provides for a mixed-use development consisting of apartment housing and congregate housing with a maximum floor area ratio of 0.40 that may be increased to 1.5 with a density bonus that would be used for rezoning applications in order to help achieve the City's community amenity space objectives.

18.27.2 PERMITTED USES

- housing, apartment
housing, congregate
community care facility, major

18.27.3 SECONDARY USES

- boarding and lodging
health service, minor
home business

18.27.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.40 with an additional 0.19 **floor area ratio** permitted provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.27.4.1, the reference to "0.40" is increased to a higher **density** of "1.5" if, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZLR27 zone, the **owner** pays \$49.50 per square meter of total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**.

18.27.5 MAXIMUM LOT COVERAGE

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

18.27.6 Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 6.0 m for the **front yard**;
 - b) 6.0 m for the **rear yard**;
 - c) 10.0 m for an apartment **building** and 5.0 m for a canopy from the north **interior side yard**; and
 - d) 3.0 m for the south **interior side yard**.
2. Common entry features, staircases and unenclosed **balconies** may project into any **setback** for a maximum distance of 1.5 m.
3. Notwithstanding the above **setbacks**, an enclosed parking **structure** may project into the **setbacks** provided that the **structure** either is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, and is no closer than 6.0 m from Westminster Highway.

18.27.7 MAXIMUM HEIGHTS

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed four (4) storeys).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

18.27.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum **lot width** is 40.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 5,000 m².

18.27.9 LANDSCAPING AND SCREENING

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

18.27.10 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.

18.27.11 OTHER REGULATIONS

1. There shall not be more than 30 **housing, apartment units** as permitted under Section 18.27.2.
2. 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.”
4. 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 by designating it “**Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)**”:

That area outlined in bold on “Schedule A attached to and forming part of Bylaw No. 9261”
5. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9261**”.

FIRST READING

JUL 13 2015

A PUBLIC HEARING WAS HELD ON

SEP 08 2015

SECOND READING

SEP 08 2015

THIRD READING

SEP 08 2015

OTHER CONDITIONS SATISFIED

JUN 09 2017

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

SEP 23 2015

ADOPTED

CITY OF RICHMOND
APPROVED
by <i>RK</i>
APPROVED by Director of Solicitor

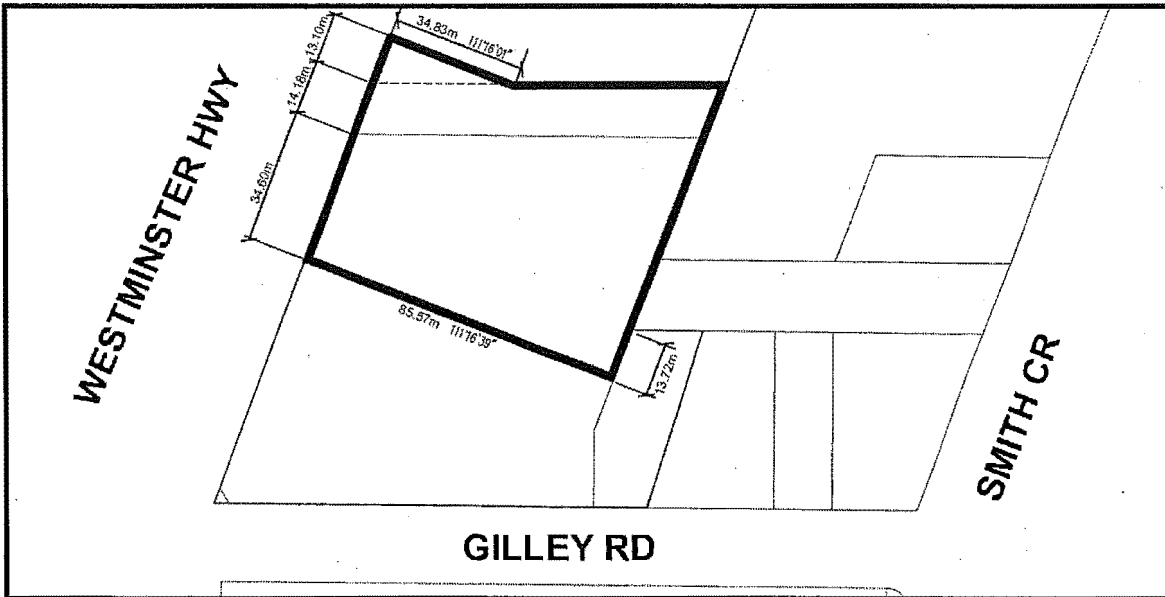
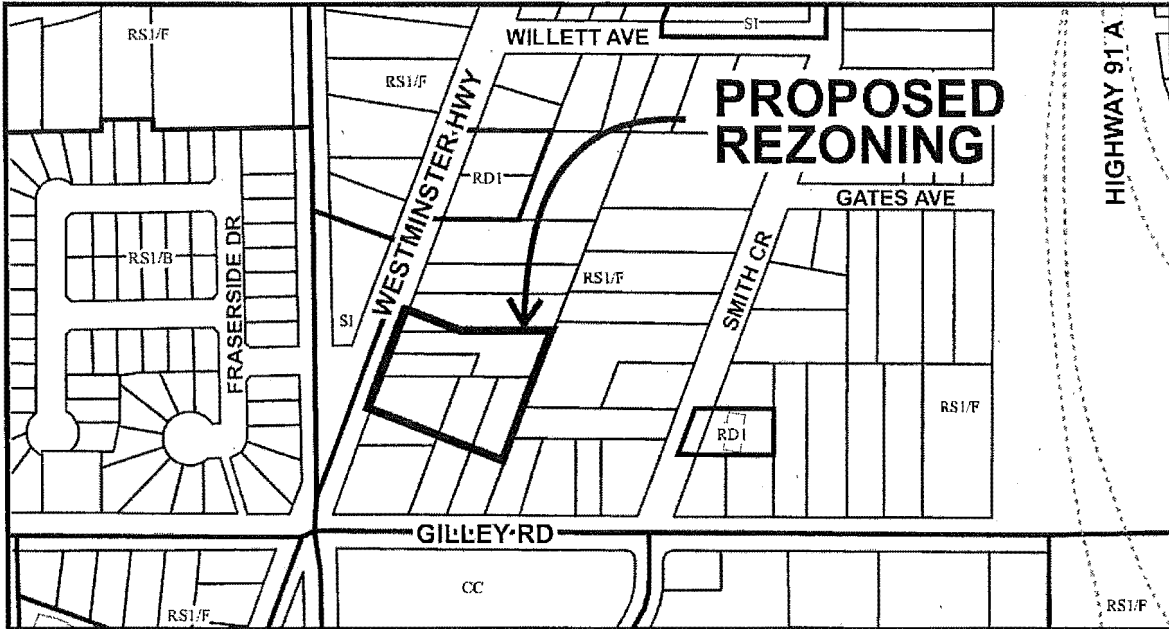
MAYOR

CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9261”



City of Richmond



	<h1>RZ 14-660662</h1>	<p>Original Date: 06/01/15</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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