



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9669 (RZ16-738480)  
23100, 23120 and 23140 Westminster Highway**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 21 (Site Specific Residential (Other) Zones), in numerical order as follows:

“21.11 Senior’s Care Facility (ZR11) – Hamilton Village (Hamilton)

**21.11.1 PURPOSE**

This zone provides for a senior’s care facility with a maximum **floor area ratio** of 1.40.

**21.11.2 PERMITTED USES**

- **community care facility, major**

**21.11.3 SECONDARY USES**

- **health service, minor**

**21.11.4 PERMITTED DENSITY**

1. The maximum **floor area ratio** is 0.40 for a residential apartment development.
2. Notwithstanding Section 21.11.4.1, the reference to “0.40” is increased to a higher **density** of “1.40” if, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **ZR11 zone**, the **owner** has provided confirmation from the Vancouver Coast Health Authority that the development will be licenced under the *Community Care and Assisted Living Act*, or the **owner** has paid \$49.50 per square meter of the total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**.

**21.11.5 MAXIMUM LOT COVERAGE**

1. The maximum **lot coverage** for **buildings** is 50%.

**21.11.6 Yards & Setbacks**

1. The minimum **setbacks** are:
  - a) 6.0 m for the **front yard**;
  - b) 6.0 m for the **rear yard**;
  - c) 3.0 m for the north **interior side yard**;
  - d) 10.0 m to the **building face** for the south **interior side yard**; and
  - e) 0.30 m for a vehicular driveway canopy for the south **interior side yard**.
2. Common pedestrian entrance canopies, staircases, eaves, sunscreens and unenclosed **balconies** may project into any **setback** to a maximum distance of 2.3 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.

**21.11.7 MAXIMUM HEIGHTS**

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed (3) storeys).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

**21.11.8 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 m<sup>2</sup>.

**21.11.9 LANDSCAPING AND SCREENING**

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

**21.11.10 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.

**21.11.11 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.”
- 1. 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 “**Senior’s Care Facility (ZR11)– Hamilton Village (Hamilton)**”:

That area outlined in bold on “Schedule A attached to and forming part of Bylaw No. 9669”

- 2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9669**”.

FIRST READING

JAN 23 2017

A PUBLIC HEARING WAS HELD ON

FEB 20 2017

SECOND READING

FEB 20 2017

THIRD READING

FEB 20 2017

OTHER CONDITIONS SATISFIED

JAN 08 2018

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

MAR 02 2017

ADOPTED



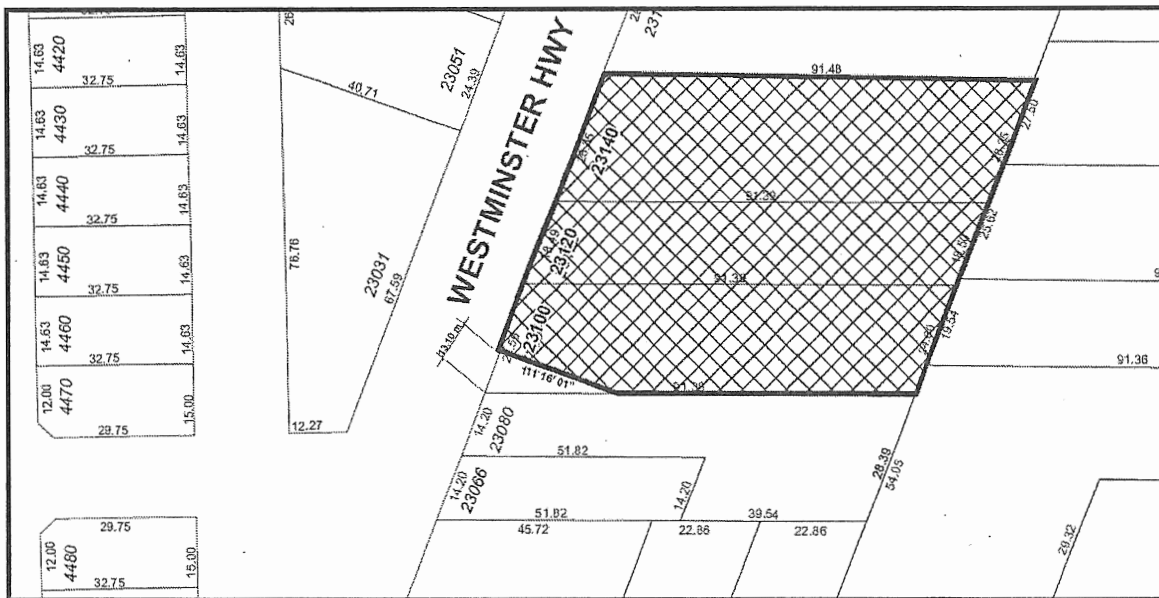
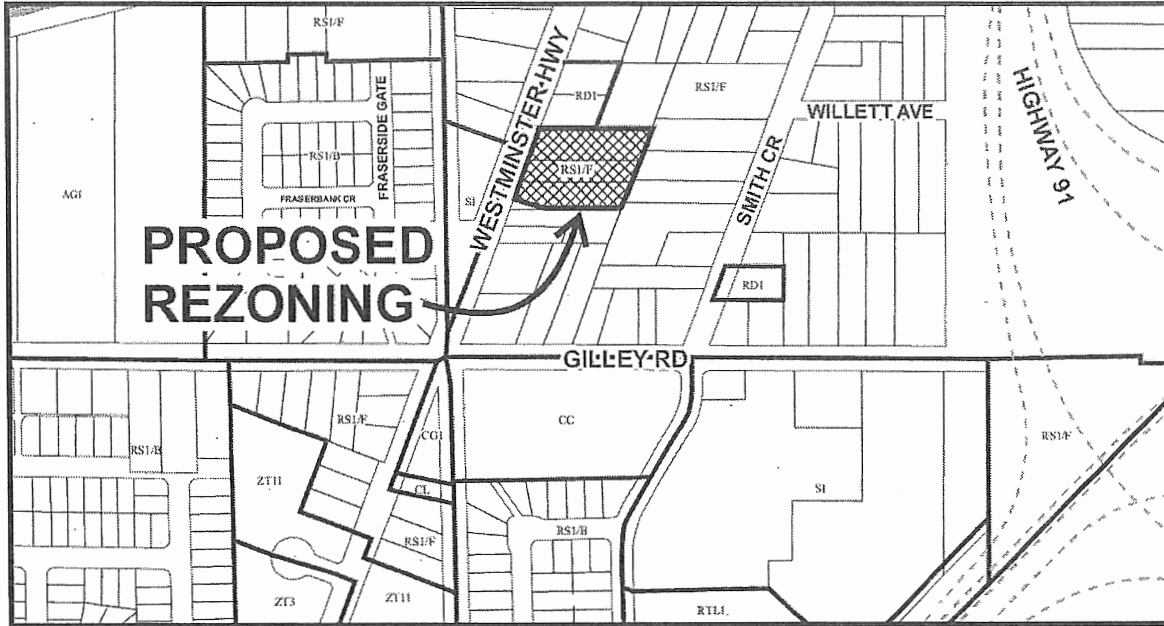
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MAYOR

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CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9669”



City of Richmond



RZ 16-738480

Original Date: 08/11/16

Revision Date:

Note: Dimensions are in METRES