



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9764 (RZ 16-754305)  
23200 Gilley Road**

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

1. Richmond Zoning Bylaw 8500 is amended by:

a. Inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

“20.35 Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)

**20.35.1 PURPOSE**

This **zone** provides for a mixed-use **development** consisting of **apartment housing** and **commercial uses** 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 affordable housing and **community amenity space** objectives.

**20.35.2 PERMITTED USES**

- animal grooming
- child care
- education, commercial
- government service
- health service, minor
- housing, apartment
- library and exhibit
- neighbourhood public house
- office
- restaurant
- retail, convenience
- service, business support
- service, financial
- recreation, indoor
- recycling drop-off
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal

- **studio**
- **veterinary service**

### 20.35.3 SECONDARY USES

- **boarding and lodging**
- **community care facility, minor**
- **home business**

### 20.35.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.40 with a maximum additional 0.10 **floor area ratio** permitted provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 20.35.4.1, 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 ZMU35 **zone**, the **owner**:
  - a) pays \$49.50 per square meter of total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**; and
  - b) by the owner:
    - i) agrees to construct on the **lot**, to the satisfaction of the City, **affordable housing units** with a combined **habitable space** of at least five (5%) percent of the total residential **floor area**; and
    - ii) has entered into a **housing agreement** with respect to the **affordable housing units** and registered the **housing agreement against** the title to the **lot**, and files a notice in the Land Title Office.

### 20.35.5 MAXIMUM LOT COVERAGE

1. The maximum **lot coverage** is 55% for **buildings**.

### 20.35.6 Yards & Setbacks

1. The minimum **setbacks** are:
  - a) 1.5 m from Gilley Road (north);
  - b) 3.0 m from Smith Drive (east);
  - c) 6.0 m from the west **property line**; and
  - d) 6.0 m from the south **property line**.

2. Common entry features, staircases and unenclosed **balconies** may project into any **setback**, except that for Gilley Road, for a maximum distance of 1.5 m.
3. Notwithstanding the above **setbacks**, enclosed parking **structures** may project into the **setbacks** provided that the **structure** includes transparent glazing, or 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**.

#### 20.35.7 MAXIMUM HEIGHTS

1. The maximum **height** for **principal buildings** is 17.0 m, except for localized architectural raised roof elements that may extend to a maximum **height** of 20.0 m if included in a Development Permit approved by the **City**.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

#### 20.35.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum **lot width** is 80.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 12,000 m<sup>2</sup>.

#### 20.35.9 LANDSCAPING AND SCREENING

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

#### 20.35.10 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.

#### 20.35.11 OTHER REGULATIONS

1. With the exception of **housing, apartment**, the **uses** specified in Section 20.35.2 must be located on the **first storey** of the **building**.
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.”

- 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 by designating it “**Residential / Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)**”:

P.I.D. 006-722-911

Lot 1 Section 1 Block 4 North Range 4 West New Westminster District Plan 73888

- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9764**”.

FIRST READING

MAY 14 2018

A PUBLIC HEARING WAS HELD ON

JUN 18 2018

SECOND READING

JUN 18 2018

THIRD READING

JUN 18 2018

OTHER CONDITIONS SATISFIED

SEP 03 2020

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

SEP 26 2019

ADOPTED

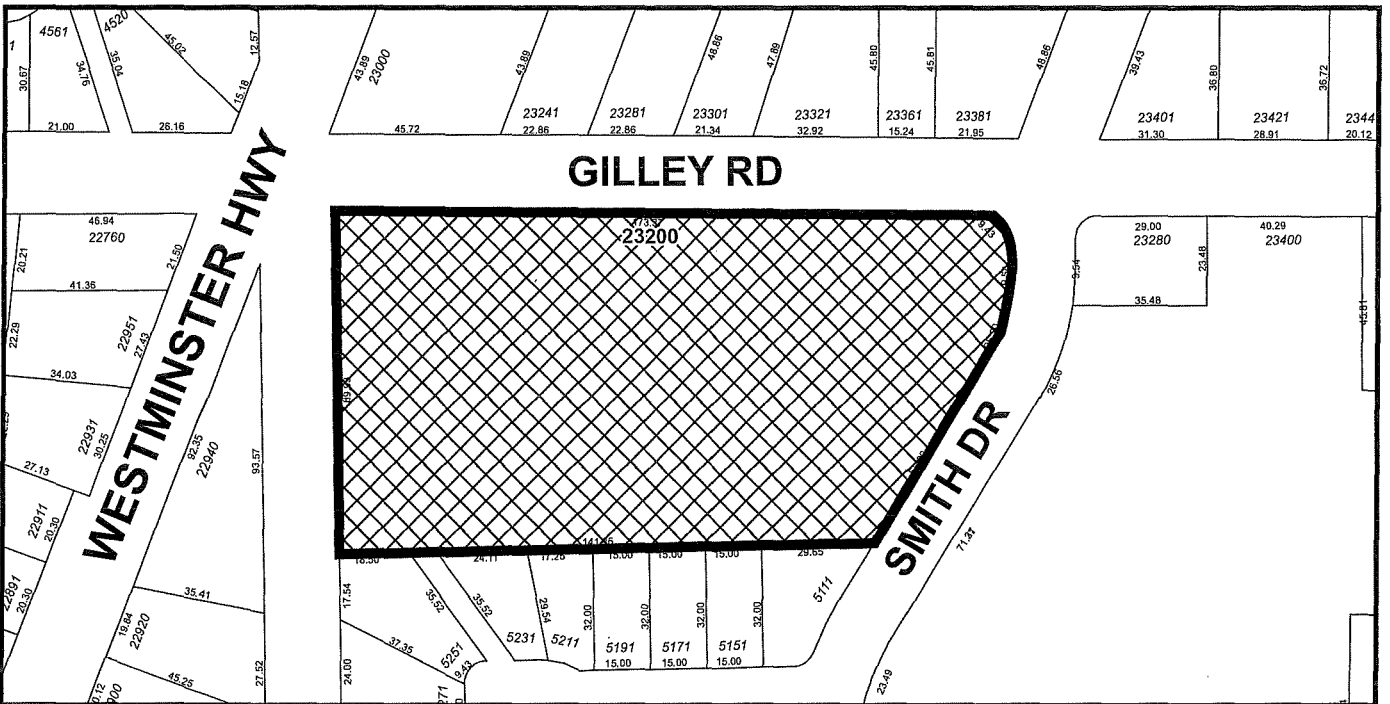
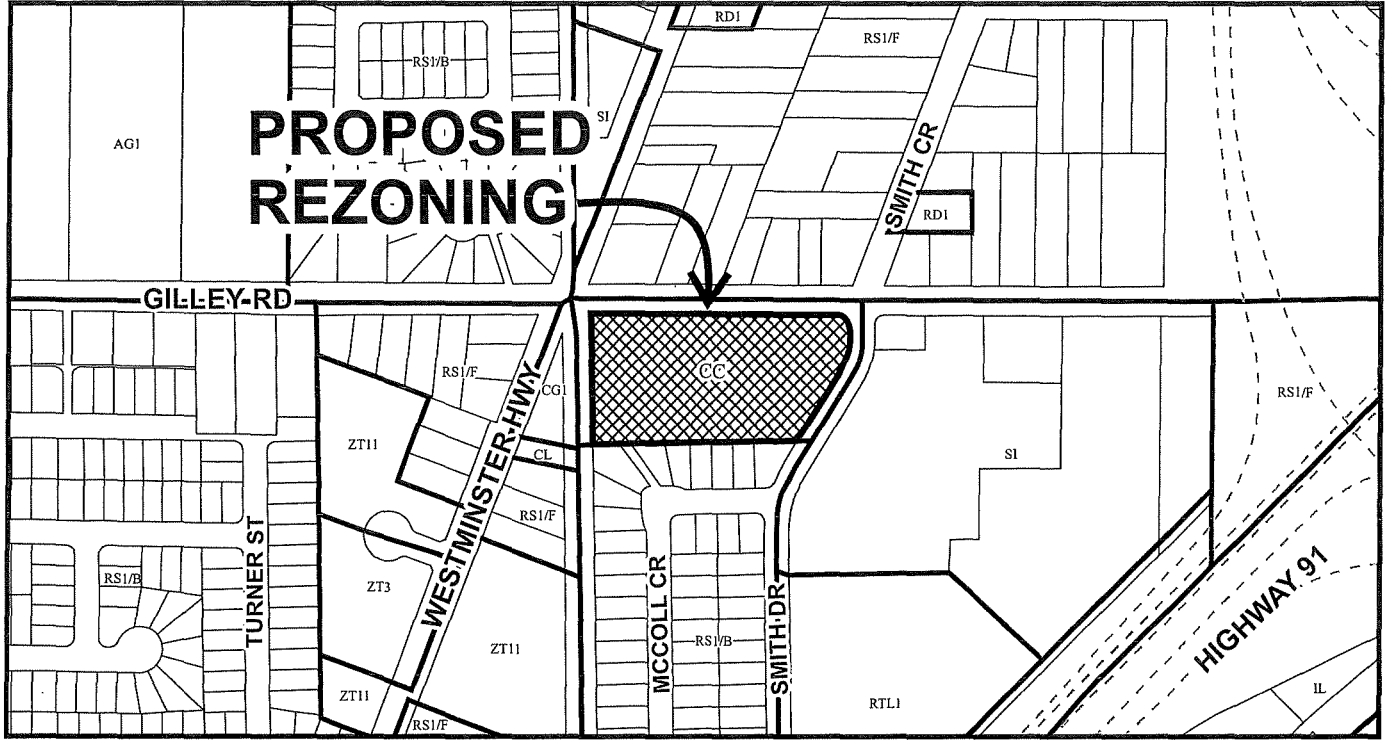
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





# City of Richmond



## RZ 16-754305

Original Date: 01/05/17

Revision Date: 05/30/18

Note: Dimensions are in METRES