



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9731 (RZ 15-715406)
9620, 9640, 9660 and 9680 Williams Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following into the end of the table contained in Section 5.15.1A regarding affordable housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT82	\$4.00"

- b. Inserting as Section 17.82 thereof the following:

17.82 Medium Density Town Housing (ZT82) – Williams Road

17.82.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.82.2 Permitted Uses

- **child care**
- **housing, town**

Secondary Uses

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

17.82.3 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.40.
2. Notwithstanding Section 17.82.3.1, the reference to "0.4" is increased to a higher **density** of "0.60" if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **ZT82 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
3. Notwithstanding Section 17.82.3.1, the reference to "0.4" is increased to a higher **density** of "0.73", if the **owner**, at the time **Council** adopts a zoning amendment

bylaw to include the **owner's lot** in the ZT82 zone, and provided that prior to the first occupancy of the **building** the **owner**:

- a) provides in the **building** not less than 6 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises not less than 15% of total **floor area** that is **habitable space**; and
- b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**.

17.82.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.82.5 Yards & Setbacks

1. The minimum **front yard** is 4.5 m, except for the projection of an unenclosed single storey entry porch only for a maximum of 0.8 m.
2. The minimum **side yard** is 3.0 m.
3. The minimum **rear yard** is 6.0 m, except for the projection of the first **storey** for a maximum of 1.5 m.

17.82.6 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.82.7 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** on minor **arterial roads** is 40.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.82.8 Landscaping & Screening

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

17.82.9 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.

17.82.10 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of 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 areas and by designating them "**MEDIUM DENSITY TOWN HOUSING (ZT82) – WILLIAMS ROAD**".

P.I.D. 006-846-424

Lot 302 Except: East Half, Section 34 Block 4 North Range 6 West New Westminster District Plan 43362

P.I.D. 006-846-394

Easterly Portion Lot 302 Section 34 Block 4 North Range 2 West New Westminster District Plan 43362

P.I.D. 009-552-140

Lot 6 Except: Part Subdivided by Plan 44651; Section 34 Block 4 North Range 6 West New Westminster District Plan 11454

P.I.D. 009-552-158

Lot 7 Except: Part Subdivided by Plan 44427; Section 34 Block 4 North Range 6 West New Westminster District Plan 11454

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9731".

FIRST READING

JUN 26 2017

A PUBLIC HEARING WAS HELD ON

JUL 17 2017

SECOND READING

JUL 17 2017

THIRD READING

JUL 17 2017

OTHER CONDITIONS SATISFIED

JAN 27 2021

ADOPTED

CITY OF RICHMOND
APPROVED by <i>PK</i>
APPROVED by Director or Solicitor <i>wl</i>

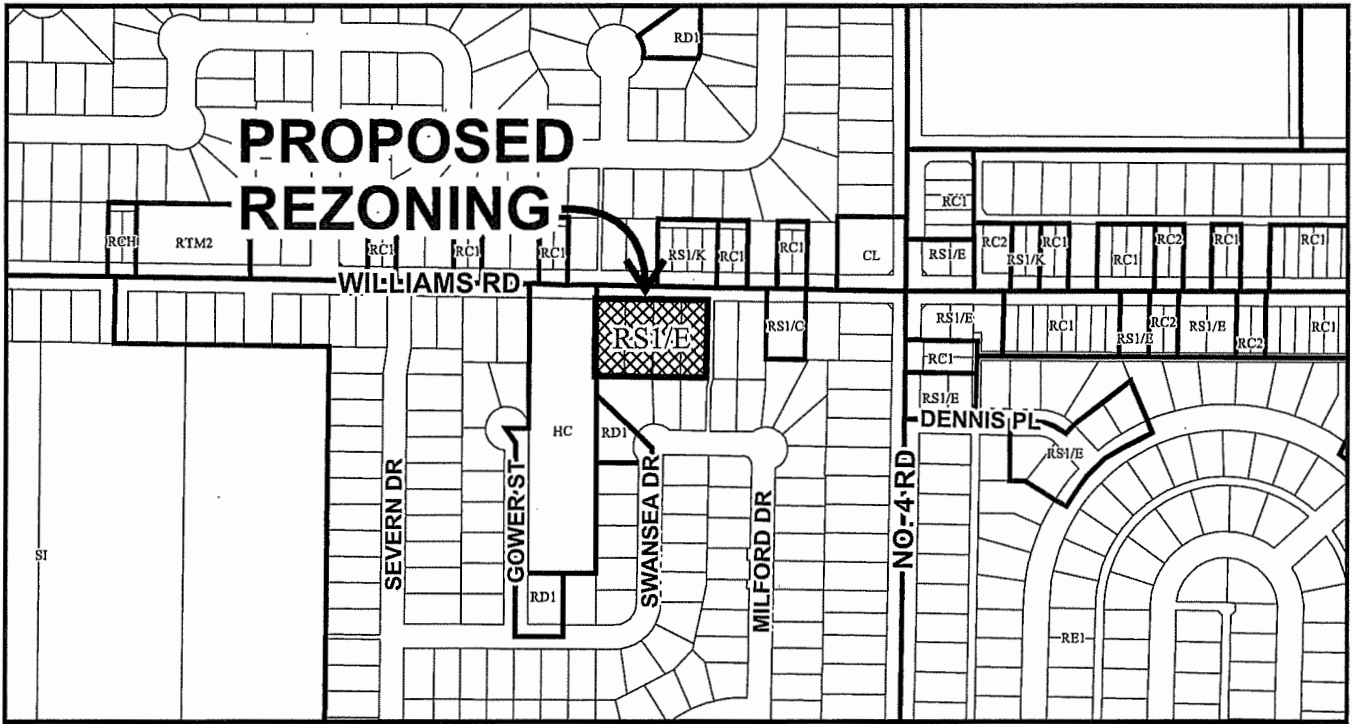
MAYOR

CORPORATE OFFICER



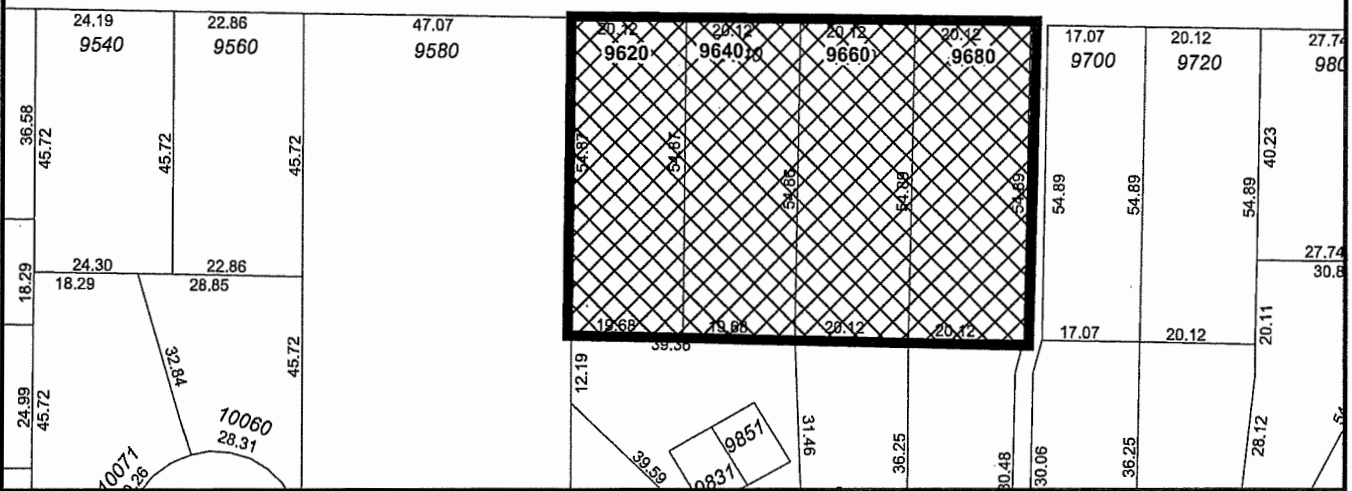
City of Richmond

PROPOSED REZONING



9651	9655	9671	9691	9711	9715	9731	9751	9771	9791	9793	9811	9819	9831	9839	9851	987
10.06	10.06	20.12	20.12	10.06	10.06	20.73	17.07	22.25	10.66	10.66	10.67	10.67	10.67	10.67	21.34	10.6

WILLIAMS RD



RZ 15-715406

Original Date: 01/05/16

Revision Date: 06/12/17

Note: Dimensions are in METRES