



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9563 (RZ 15-709884)
8620 Railway Avenue**

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 5.15.1 regarding affordable housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT80	\$2.00"

- b. Inserting as Section 17.80 thereof the following:

17.80 Town Housing (ZT80) – Railway Avenue

17.80.1 Purpose

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

17.80.2 Permitted Uses

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

17.80.3 Secondary Uses

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

17.80.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.40, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.80.4.1, 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 ZT80 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
3. Notwithstanding Section 17.80.4.1, the reference to "0.4" is increased to a higher **density** of "0.60", together with an additional 0.12 **floor area ratio**, provided that prior to the first occupancy of the **building** the **owner**:

- a) provides in the **building** not less than **3 affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises approximately 15% of the total **building area**; 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**, and files a notice in the Land Title Office.

17.80.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 47% 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.

17.80.6 Yards & Setbacks

1. The minimum **front yard** is 4.5 m.
2. The minimum **interior side yard** is 3.0 m.
3. The minimum **rear yard** is 6.0 m.

17.80.7 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.

17.80.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** on local **arterial roads** is 40.0 m.
2. The minimum lot width on major **arterial roads** is 50.0 m.
3. The minimum **lot depth** is 35.0 m.
4. There is no minimum **lot area**.

17.80.9 Landscaping & Screening

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

17.80.10 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.

17.80.11 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 area and by designating it **“TOWN HOUSING (ZT80) – RAILWAY AVENUE”**.

P.I.D. 003-552-357
Parcel “A” (RD40234E) Lot 16 Section 24 Block 4 North Range 7 West New Westminster District Plan 3285
3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9563”**.

FIRST READING

JUL 25 2016

A PUBLIC HEARING WAS HELD ON

SEP 06 2016

SECOND READING

SEP 06 2016

THIRD READING

SEP 06 2016

OTHER CONDITIONS SATISFIED

JUL 07 2020

ADOPTED



MAYOR

CORPORATE OFFICER