



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8604 (RZ 07-380222)
6951 ELMBRIDGE WAY**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - 1.1 Repealing Section 9.4.3 thereof and replacing it with:

“9.4.3 Secondary Uses

 - animal grooming
 - boarding and lodging
 - broadcast studio
 - community care facility, minor
 - education, commercial
 - government service
 - health service, minor
 - home-based business
 - home business
 - hotel
 - housing, town
 - library and exhibit
 - manufacturing, custom indoor
 - office
 - parking, non-accessory
 - private club
 - recreation, indoor
 - restaurant
 - retail, convenience
 - retail general
 - retail, second hand
 - service, business support
 - service, financial
 - service, household repair
 - service, personal
 - studio
 - veterinary service”

1.2 Repealing Section 9.4.4.4 thereof and replacing it with:

- “4. Notwithstanding Section 9.4.4.3, the **density bonus** of “2.0” is further increased to a higher **density** of 3.0 on sites zoned RCL3 provided that:
- a) the **lot** is located in the Village Centre Bonus Area designated by the City Centre Area Plan;
 - b) the **owner** uses the additional 1.0 **density bonus floor area ratio** only for non-residential purposes;
 - c) the **owner** uses a maximum of 49% of the **gross floor area** of the **building**, including the additional 1.0 **density bonus floor area ratio** (i.e. the **gross floor area** of the additional **building area**), for non-residential purposes; and;
 - d) the **owner**:
 - i) uses at least 5% of the additional 1.0 **density bonus floor area ratio** (i.e. the **gross floor area** of the additional **building area**) for **child care** or **uses** that provide a community amenity to the satisfaction of the **City** (e.g., community recreation, **library and exhibit**, heritage); or
 - ii) at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the RCL3 zone, pays into the **child care reserve fund** or alternative funds the sum specified in Section 5.16 of this bylaw.”

1.3 Repealing Section 9.4.11 thereof and replacing it with:

- “1. For the RCL1 zone and RCL2 zone only:
- a) **Secondary uses** shall be limited to the following:
 - **boarding and lodging**
 - **community care facility, minor**
 - **health service, minor**
 - **home-based business**
 - **home business**
 - **housing, town**
 - **retail, convenience**
 - **retail general**
 - b) **Convenience retail, general retail, home-based business, town housing** and **minor health service** must be located on the **first storey** of the **building**.
 - c) **Convenience retail, general retail and minor health service** are limited to a maximum **gross leasable floor area** of 200.0 m².
2. For the RCL3 zone only, **congregate housing** and **apartment housing** must not be located on the **first storey** of the **building**, exclusive of interior entries, common stairwells, and common elevator shafts.
3. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on the roof of a **building**).

4. 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. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8604".

FIRST READING

MAY 25 2010

A PUBLIC HEARING WAS HELD ON

JUN 21 2010

SECOND READING

JUN 21 2010

THIRD READING

JUN 21 2010

OTHER CONDITIONS SATISFIED

SEP 09 2010

ADOPTED



MAYOR

CORPORATE OFFICER