



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8782 (RZ 10-557918)
9099 COOK ROAD**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 19.9 thereof the following:

19.9 High Rise Apartment (ZHR9) – North McLennan (City Centre)

19.9.1 Purpose

The **zone** provides for high-rise apartments, mid-rise apartments, **town housing** and compatible **uses**.

19.9.2 Permitted Uses

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

19.9.3 Secondary Uses

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

19.9.4 Permitted Density

1. The maximum **floor area ratio** is 3.12, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

19.9.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 70% for **buildings** and **landscaped** roofs over **parking spaces**.

19.9.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 6.0 m from Garden City Road;
 - b) 3.0 m from Cook Road; and
 - c) **Building** façade treatment may project into the Cook Road public **road setback**, but shall be no closer to the **lot line** than 2.6 m. Such an encroachment must be treated as specified in a Development Permit approved by the **City**.
2. The minimum **setback** from the east **lot line** is 10.0 m. Unenclosed **porches** may project into the required **setback** for a distance of not more than 2.0 m.
3. The minimum **setback** from the north **lot line** is 3.0 m.

19.9.7 Permitted Height

- 1. The maximum **height** for a **principal building** is 47.0 m geodetic.
- 2. The maximum **height** for **accessory structures** is 5.0 m.

19.9.8 Subdivision Provisions/Minimum Lot Size

- 1. There are no minimum **lot width** or **lot depth** requirements.
- 2. The minimum **lot size** is 3,800.0 m².

19.9.9 Landscaping & Screening

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

19.9.10 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.

19.9.11 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.
- 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 **HIGH RISE APARTMENT (ZHR9) – NORTH McLENNAN (CITY CENTRE)**.

P.I.D. 028-103-327

Lot A Section 10 Block 4 North Range 6 West New Westminster District Plan BCP42993

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8782”**.

FIRST READING

JUL 11 2011

A PUBLIC HEARING WAS HELD ON

JUL 26 2011

SECOND READING

JUL 26 2011

THIRD READING

JUL 26 2011

OTHER REQUIREMENTS SATISFIED

DEC 13 2011

ADOPTED

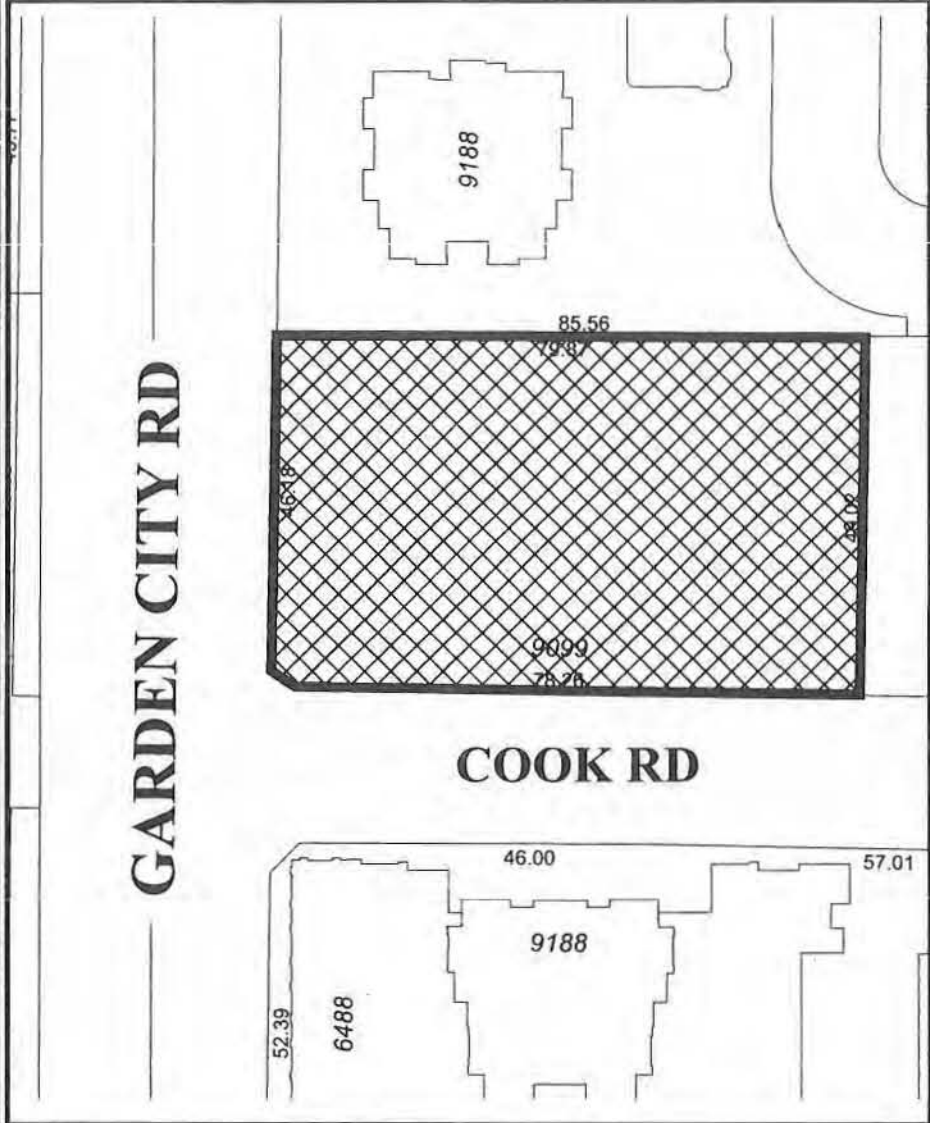
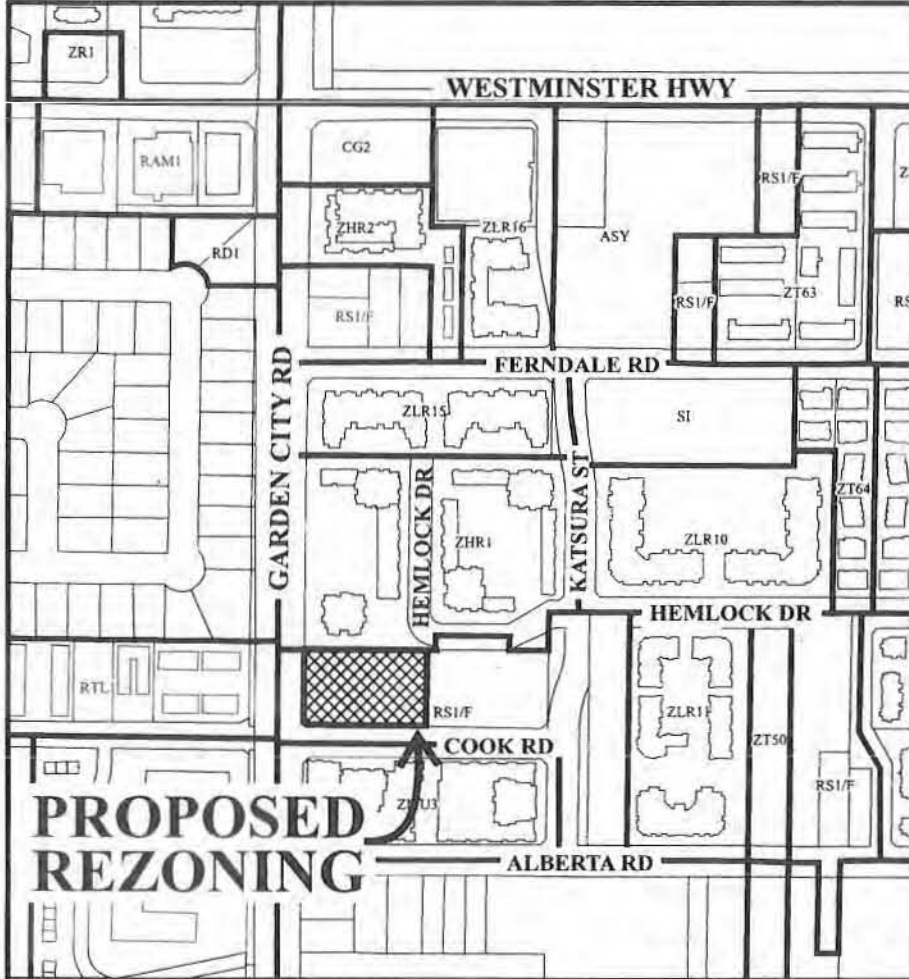


MAYOR

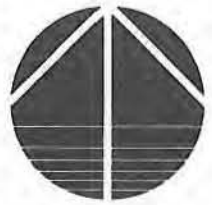
CORPORATE OFFICER



City of Richmond



CNCL-125



RZ 10-557918

Original Date: 01/20/11
 Revision Date:
 Note: Dimensions are in METRES