



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8811 (ZT 11-565675)
14000 AND 14088 RIVERPORT WAY**

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

- 1) Richmond Zoning Bylaw 8500 is amended by:
 - a) Amending the title of the site specific zone to read “18.14 Low to Mid Rise Apartment (ZLR14) – Riverport”
 - b) Amending 18.14.1 (Purpose) to read “The **zone** provides for medium **density**, low to mid rise **apartment housing**, rental **apartment housing**, and limited commercial uses in the Riverport area.”
 - c) Amending 18.14.2 (Permitted Uses) and 18.14.11.1 (Other Regulations) to delete reference to “**outdoor storage**”
 - d) Amending Section 18.14.4 (Permitted Density) by inserting:
 - “18.14.4.3 The maximum **floor area ratio** for Area A is increased by an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** or **community amenity space**.
 - 18.14.4.4 Notwithstanding Section 18.14.4.2, the reference to “1.0” is increased to a higher **density** of “1.91” if prior to the first occupancy of the **building**, the **owner**:
 - a) provides in the **building** rental **apartment housing** units and the combined **habitable space** of the total number of rental **apartment housing** units would comprise at least 50% of the total **building** area; and
 - b) enters into a **housing agreement** with respect to the rental **apartment housing** units and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.”
 - e) Amending clause 18.14.6.2.a (Minimum side yard) to read “Area A: 8.5 m for **buildings** and accessory buildings; 1.0 m for accessory structures;”
 - f) Amending 18.14.7.1.a (Permitted Heights) to read “Area A: 22.5 m;”

- g) Amending clause 18.14.10.1 (On-site Parking & Loading) to read "On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:

In the areas identified as Area "A" and Area "B" in Diagram 1 in Section 18.4.4.1

- a) On-site parking shall be provided at the rate of:

Residential Use	Minimum Number of Parking Spaces Required per Dwelling Unit	
	For Residents	For Visitors
Rental housing , apartment	1.32	0.2"

- h) Deleting clause 18.14.10.2 (On-Site Parking & Loading)
- i) Deleting clause 18.14.11.3 (Other Regulations)
- j) Amending clause 18.14.11 (Other Regulations) by inserting:

"18.14.11.3 The following **uses** are only permitted within the area identified as Area "A" in Diagram 1 in Section 18.14.4.1, if any **apartment housing use** is limited to rental only and is secured by a **housing agreement** registered against the title to the **lot** in the Land Title Office:

- a) **housing, apartment**;
- b) **community care facility, minor**; and
- c) **home business**"

18.14.11.4 For the purposes of this **zone** only, a **housing agreement** means an agreement in a form satisfactory to the **City** that restricts the occupancy of the **dwelling unit** to rental tenure."

- 2) This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8811".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

SEP 26 2011

OCT 17 2011

OCT 17 2011

OCT 17 2011

MAR 08 2012

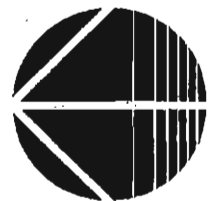
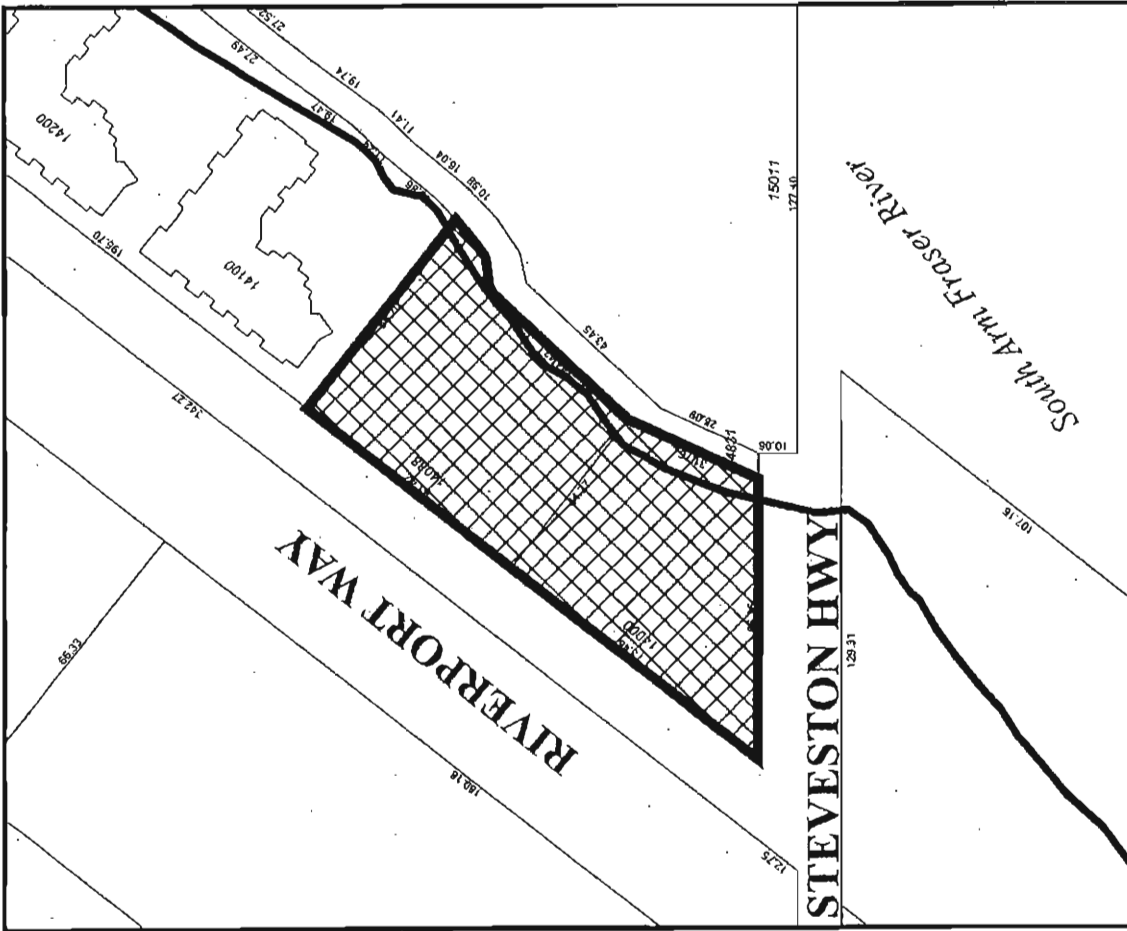
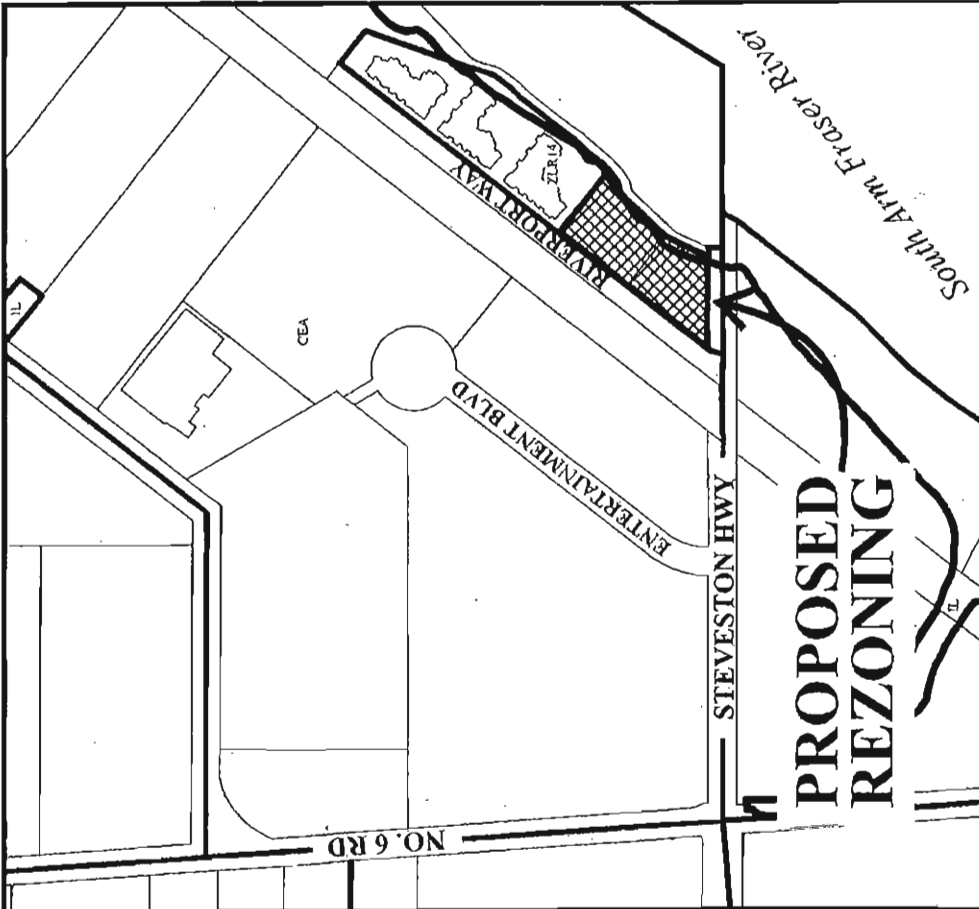


MAYOR

CNCL - 90
CORPORATE OFFICER



City of Richmond



GNCL - 91

RZ 11-565675

Original Date: 03/02/11

Revision Date:

Note: Dimensions are in METRES