



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9269 (ZT 15-700276)
8888 Patterson Road and 3340 Sexsmith 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:
 - 1.1. Repealing Section 19.10.4.1 and replacing it with the following:
 - “1. The maximum **floor area ratio (FAR)** shall be 0.55, together with an additional 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space** and an additional 0.03 **floor area ratio** within the area identified as “D” in Section 19.10.4 Diagram 1 provided that it is entirely used to accommodate **community amenity space for studio and related uses.**”
 - 1.2. Repealing “and” at the end of Section 19.10.4.2(d)(ii).
 - 1.3. Repealing Section 19.10.4.2(e) and replacing it with the following:
 - “e) prior to first occupancy of the **building** in the area identified as “A” in Section 19.10.4 Diagram 1, the **owner**:
 - i) provides in the **building** not less than 20 ARTS units and the combined **habitable space** of the total number of ARTS units would comprise at least 1,628.0 m²; and
 - ii) enters into a **housing agreement** with respect to the ARTS units and registers the **housing agreement** against the title to the **lot** and files a notice in the Land Title Office; and
 - “f) prior to first occupancy of the **building** in the area identified as “D” in Section 19.10.4 Diagram 1, the **owner**:
 - i) provides in the **building** not less than 140.0 m² of **gross leasable floor area of community amenity space for studio and related uses**; and
 - ii) enters into legal agreements with respect to the **community amenity space** and registers the legal agreements against the title to the **lot** and files a notice in the Land Title Office.”

1.4. Repealing Section 19.10.10 and replacing it with the following:

“1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0 of this bylaw, except that:

a) for artist residential tenancy studio (ARTS) units, the minimum number of required **parking spaces** shall be:

i) for residents: 0.9 per **dwelling unit**; and

ii) for visitors: 0.2 per **dwelling unit**; and

b) for **community amenity space** in the form of **studio** and related **uses**:

i) the minimum number of required **parking spaces** shall be 1.0;

ii) the minimum number of required Class 1 bicycle **parking spaces** shall be 8.0; and

iii) Class 2 bicycle **parking spaces** and on-site **loading spaces** may be shared respectively with Class 2 bicycle **parking spaces** and on-site **loading spaces** required for the residential **uses** in the **building**.”

1.5. Repealing Section 19.10.11.1(c) and replacing it with the following:

“c) have a minimum **habitable space** of 74.0 m², of which at least 11.6 m², provided as one contiguous space, shall have a minimum clear height of 4.5 m measured from the surface of the finished floor to the surface of the finished ceiling.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9269**”.

FIRST READING

SEP 28 2015

PUBLIC HEARING

OCT 19 2015

SECOND READING

OCT 19 2015

THIRD READING

OCT 19 2015

OTHER CONDITIONS SATISFIED

MAY 18 2016

ADOPTED



MAYOR

CORPORATE OFFICER