



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10453 (RZ 21-942276)
4651, 4671, 4691 Smith Crescent,
23301, 23321, 23361, and 23381 Gilley Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

"20.53 Residential / Limited Commercial (ZMU53) – Neighbourhood Village Centre (Hamilton)

20.53.1 Purpose

This **zone** provides for mixed-use **development** consisting of **apartment housing** and **commercial uses** and **community amenity space**. Additional **density** is provided to achieve, among other things, City objectives in respect to **affordable housing units** and **community amenity space**.

20.53.2 Permitted Uses

- **amenity space, community**
- **animal grooming**
- **child care**
- **education, commercial**
- **government service**
- **health service, minor**
- **housing, apartment**
- **library and exhibit**
- **office**
- **recreation, indoor**
- **recycling drop-off**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**

- **studio**
- **veterinary service**

20.53.3 Secondary Uses

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

20.53.4 Permitted Density

1. The maximum **floor area ratio** is 0.4, together with up to an additional:
 - a) 0.1 **floor area ratio** provided that this additional **floor area ratio** is used entirely to accommodate indoor **amenity space**.
2. Notwithstanding Section 20.53.4.1, the reference to “0.4” is increased to a higher density of “1.5”, provided that:
 - a) the **owner** provides not less than 19 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises at least 10% of the total residential **floor area**;
 - b) the **owner** enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot**, and files a notice in the Land Title Office; and
 - c) the **owner** uses a minimum of “0.07” **floor area ratio** for non-residential **uses** only.
3. An additional 0.1 **floor area ratio** shall be permitted if, prior to first occupancy of the **building**, the **owner**:
 - a) uses the additional 0.1 **floor area ratio** only for **community amenity space**; and
 - ii) the **owner** grants to the **City** no less than 130.1 m² **community amenity space** facility, which shall be designed and constructed to the satisfaction of the **City** and provided to the **City** in the form of an **air space parcel** prior to occupancy of the **development**.

20.53.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 55% for **buildings**.

20.53.6 Permitted Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 1.5 m from Gilley Road;
 - b) 3.0 m from Smith Crescent;
 - c) 6.0 m from the west **property line**; and
 - d) 3.0 m from the north **property line**.
2. Common entry features, staircases and unenclosed **balconies** may project into any **setback**, except that for Gilley Road, for a maximum distance of 1.5 m.
3. Notwithstanding the above **setbacks**, enclosed parking **structures** may project into the **setbacks** provided that the **structure** includes transparent glazing, or is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

20.53.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed four (4) **storeys**), except that the maximum height of **principal buildings** containing **community amenity space** and fronting onto Gilley Road is 20.0 m (not to exceed five (5) storeys).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

20.53.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 4,000 m².

20.53.9 Landscaping & Screening

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

20.53.10 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.

20.53.11 Residential Rental Tenure

1. Subject to the provision of **affordable housing units** pursuant to Section 20.53.4.2 above, a minimum of 19 **dwelling units** shall be used only for **residential rental tenure**.

20.53.12 Other Regulations

1. With the exception of **housing, apartment**, the **uses** specified in Section 20.53.2 are only permitted where fronting onto Gilley Road and shall be located on the **first storey** of any **building**.
 2. For the purpose of this **zone, community amenity space** shall include the following **uses** (a) **library and exhibit** and (b) community policing office.
 3. 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 "**RESIDENTIAL / LIMITED COMMERCIAL (ZMU53) – NEIGHBOURHOOD VILLAGE CENTRE (HAMILTON)**".

P.I.D. 028-917-910

Lot 1 Section 36 Block 5 North Range 4 West New Westminster District Plan EPP22220

P.I.D. 011-323-299

Lot 46 Section 36 Block 5 North Range 4 West New Westminster District Plan 8421, Except Plans 41472 and EPP22220

P.I.D. 003-927-601

Lot 113 Section 36 Block 5 North Range 4 West New Westminster District Plan 41472

P.I.D. 003-976-327

Lot 125 Section 36 Block 5 North Range 4 West New Westminster District Plan 45199 Except Plan EPP55255

P.I.D. 005-143-357

Lot 64 Except: Part Subdivided by Plan 45199: Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

P.I.D. 004-126-033

Lot 143 Section 36 Block 5 North Range 6 West New Westminster District Plan 49336

P.I.D. 008-709-734

Lot 65 Except: Part Subdivided by Plan 49336, Section 36 Block 5 North Range 4 West New Westminster District Plan 25116

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10453**”.

FIRST READING

MAY 23 2023

A PUBLIC HEARING WAS HELD ON

JUN 19 2023

SECOND READING

JUN 19 2023

THIRD READING

JUN 19 2023

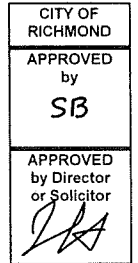
OTHER CONDITIONS SATISFIED

MAY 29 2024

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

JUN 21 2023

ADOPTED

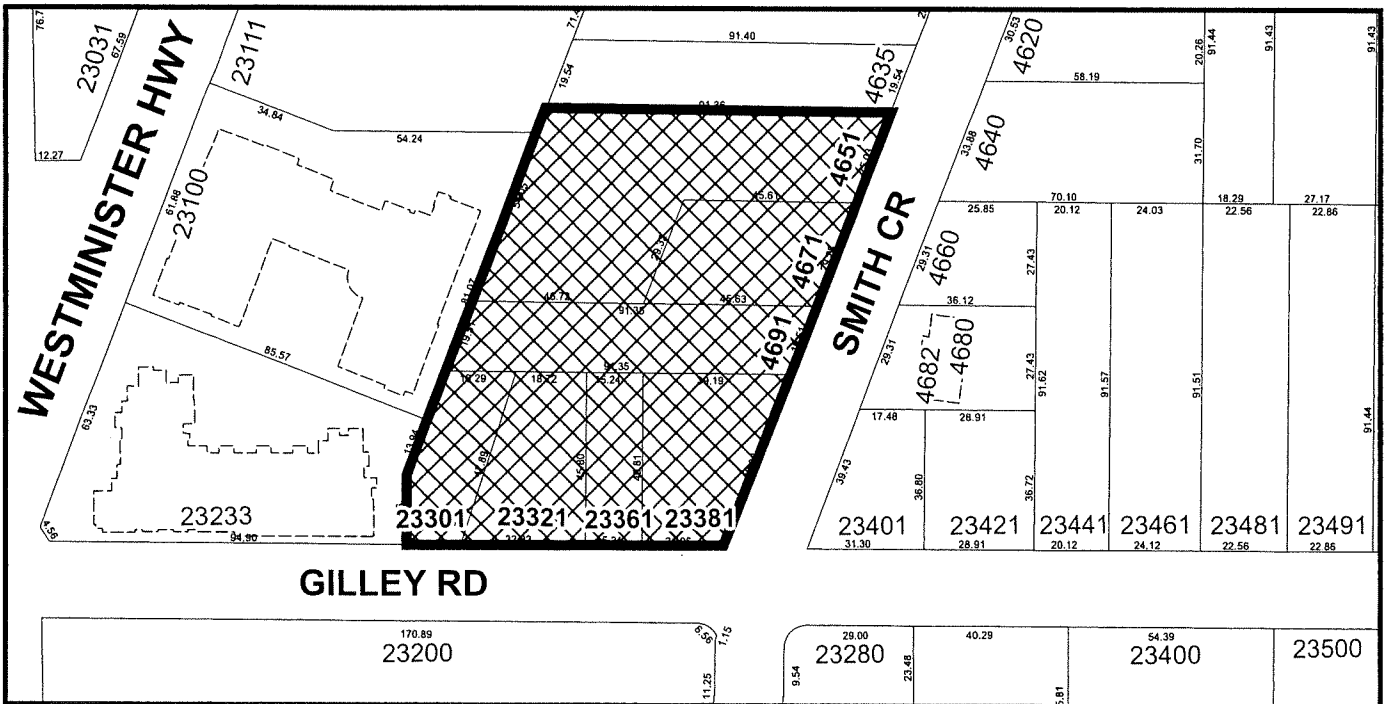
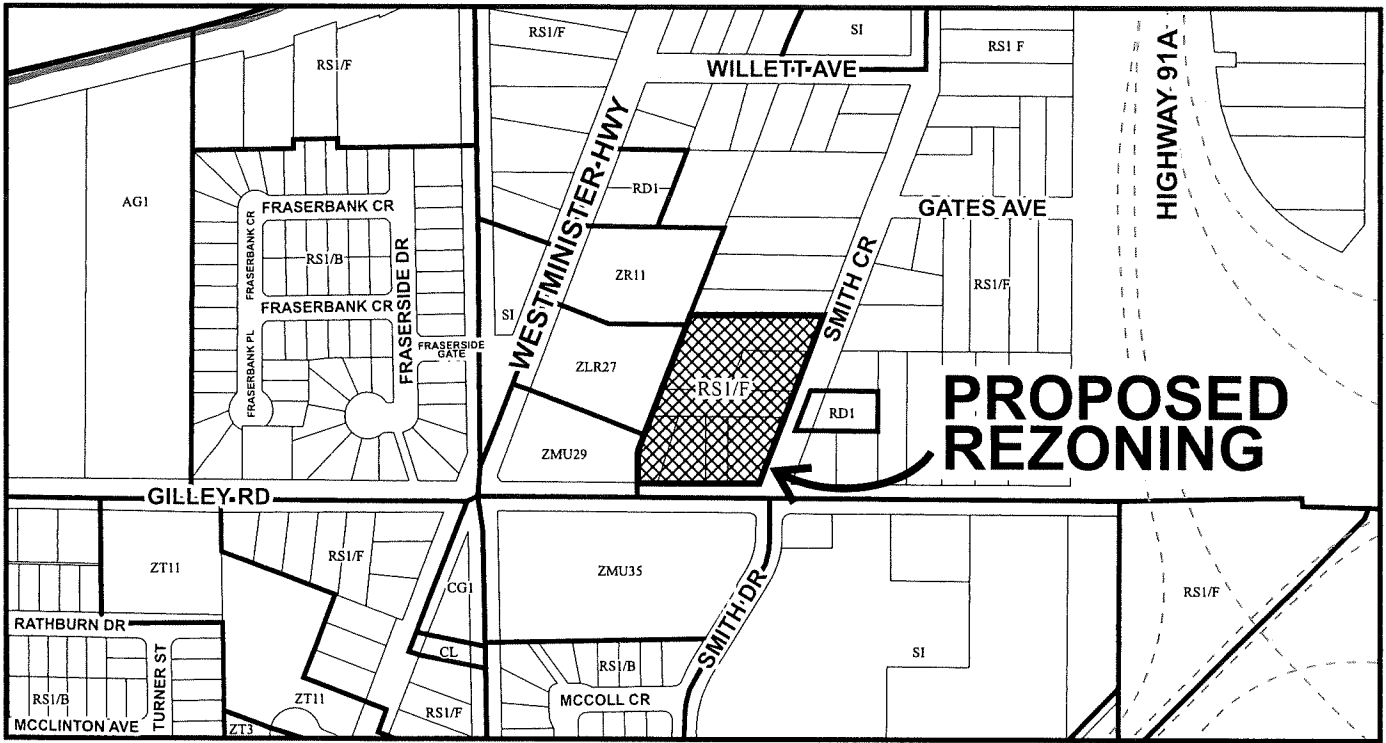


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 21-942276

Original Date: 11/15/21

Revision Date: 11/16/21

Note: Dimensions are in METRES