



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8958 (RZ 12-615705)
8280 and 8300 Granville Avenue**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting Section 19.13 thereof the following:

“19.13 High Rise Apartment (ZHR13) – St Albans (City Centre)

19.13.1 Purpose

1. The zone provides for high rise apartment use.

19.13.2 Permitted Uses

- housing, apartment

19.13.3 Secondary Uses

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

19.13.4 Permitted Density

1. The maximum floor area ratio is 2.0, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate amenity space.
2. Notwithstanding Section 19.13.4.1, the reference to a maximum floor area ratio of “2.0” in relation to a building used for multiple-family residential purposes is increased to a higher density of “3.0” on sites zoned ZHR13, if prior to the first occupancy of the building the owner:
 - a) provides in the building not less than four affordable housing units and the combined habitable space of the total number of affordable housing units would comprise at least 5% of the total building area; and
 - b) enters into a housing agreement with respect to the affordable housing units and registers the housing agreement against the title to the lot, and files a notice in the Land Title Office.

19.13.5 Permitted Lot Coverage

1. The maximum lot coverage is 90% for buildings.

19.13.6 Yards & Setbacks

1. The minimum **public road setback** along the north property line is 3.0 m.
2. The minimum **side yard setback** along the east property line is 0.0 m.
3. The minimum **side yard setback** along the west property line is 0.0 m.
4. The minimum **rear yard setback** along the south property line is 0.0 m.

19.13.7 Permitted Heights

1. The maximum **height** for **buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory buildings and structures** is 10.0 m.

19.13.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width, lot depth** or **lot area** requirements.

19.13.9 Landscaping & Screening

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

19.13.10 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, except that:

19.13.11 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 (ZHR13) – St Albans (City Centre)**":

P.I.D. 003-554-619

Parcel "A" (RD43490E) Lot 8 Block "A" Section 16 Block 4 North Range 6 West New Westminster District Plan 1262

P.I.D. 004-033-817

Lot 9 Except Part on Reference Plan 6590 Block "A" Section 16 Block 4 North Range 6 West New Westminster District Plan 1262

3. This Bylaw is cited as "Richmond Zoning Bylaw 8500 Amendment Bylaw 8958".

FIRST READING

NOV 13 2012

PUBLIC HEARING

DEC 17 2012

SECOND READING

DEC 17 2012

THIRD READING

DEC 17 2012

OTHER REQUIREMENTS

MAR 25 2013

ADOPTED

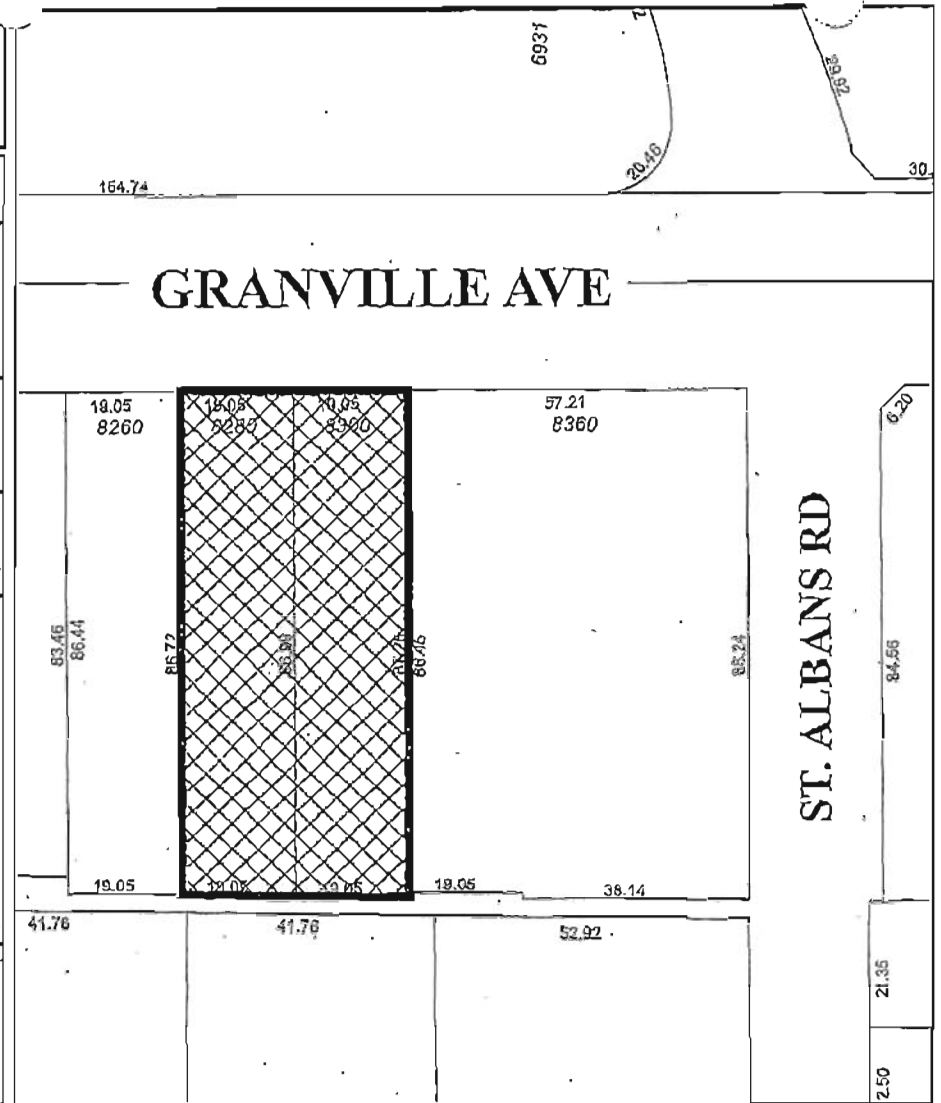
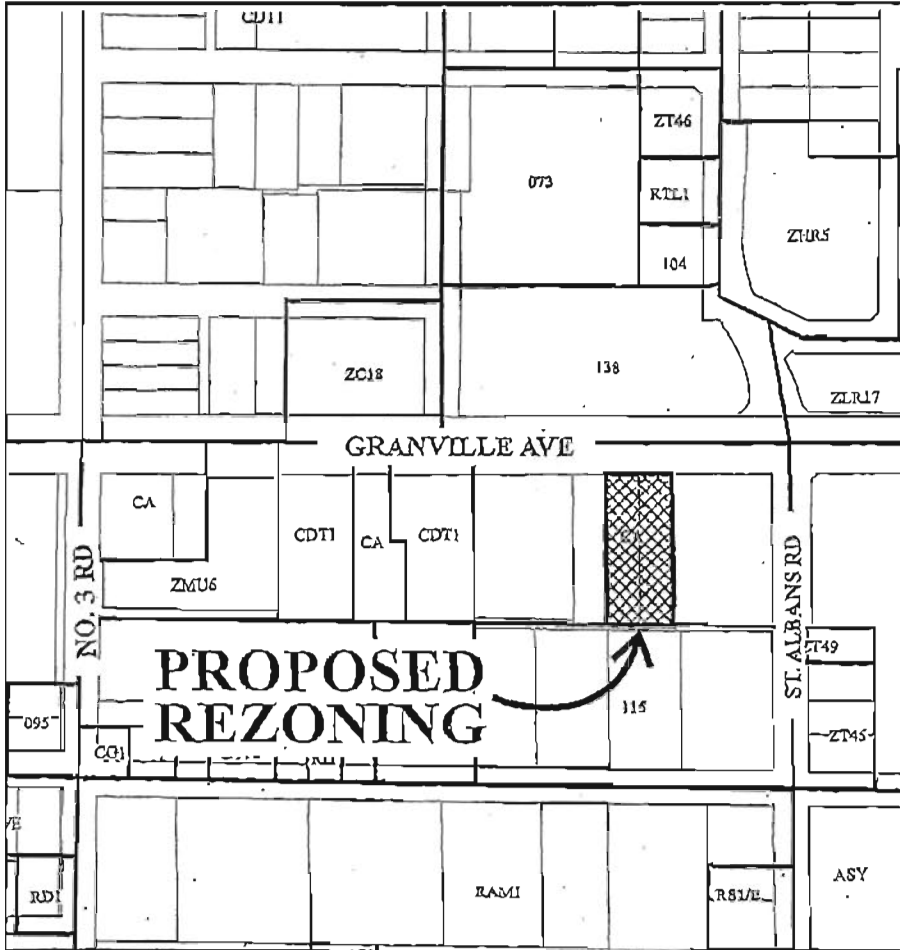


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 12-615705

Attachment 1A - Location Plan

Original Date: 08/08/12

Revision Date:

Note: Dimensions are in METRES.