



Richmond Zoning Bylaw 8500
Amendment Bylaw 9681 (RZ 15-713048)
4300, 4320, 4340 Thompson Road and 4291, 4331, 4431 &
4451 Boundary 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:
a. at Section 3.4 (Use and Term Definitions) by inserting the following definitions in alphabetical order:

Table with 2 columns: Term and Definition. Terms include 'Hamilton' and 'Hamilton Area Plan community amenity capital reserve'.

- b. at Section 8.8.4 by deleting Section 8.8.4 and replacing it with the following:

8.8.4 Permitted Density

- 1. The maximum floor area ratio is 0.6, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate amenity space.
2. Notwithstanding Section 8.8.4.1, in Hamilton the maximum floor area ratio for the RTH1 zone is 0.4, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate amenity space.
3. Notwithstanding Sections 8.8.4.1 and 8.8.4.2, the respective references to "0.6" and "0.4" are increased to a higher density of:
a) "0.75" in the RTH1 zone;
b) "0.80" in the RTH2 zone;
c) "0.85" in the RTH3 zone; and
d) "0.90" in the RTH4 zone,
if the following conditions occur:

- e) (i) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
- (ii) prior to first occupancy of any **building**, the **owner**:
 - (A) has constructed on the **lot** to the satisfaction of the **City affordable housing units** with a combined **habitable space** of the **affordable housing units** comprising at least 5% of the buildable **floor area** resulting from the maximum permitted **floor area ratio**; 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; and
- g) for rezoning applications within **Hamilton**, if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTH1 **zone**, pays into the **Hamilton Area Plan community amenity capital reserve**, a sum based on \$70.50 per square meter of total residential **floor area**."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "**High Density Townhouses (RTH1)**":

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9681".

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9681**".

FIRST READING

FEB 27 2017

A PUBLIC HEARING WAS HELD ON

MAR 20 2017

SECOND READING

MAR 20 2017

THIRD READING

MAR 20 2017

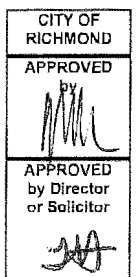
OTHER CONDITIONS SATISFIED

SEP 24 2019

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

SEP 24 2019

ADOPTED



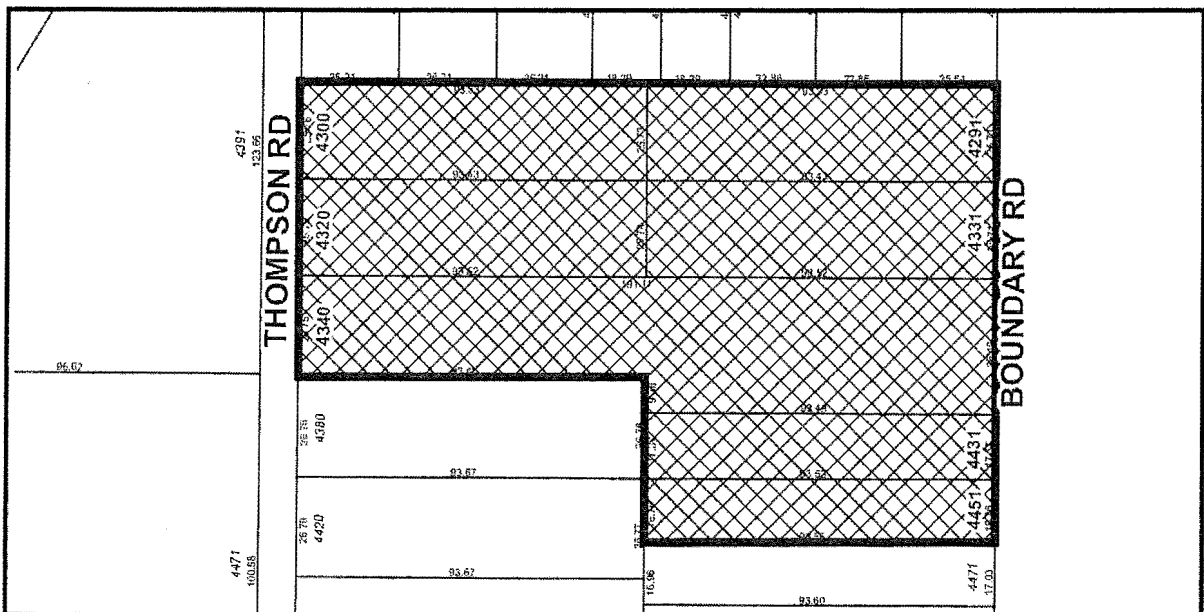
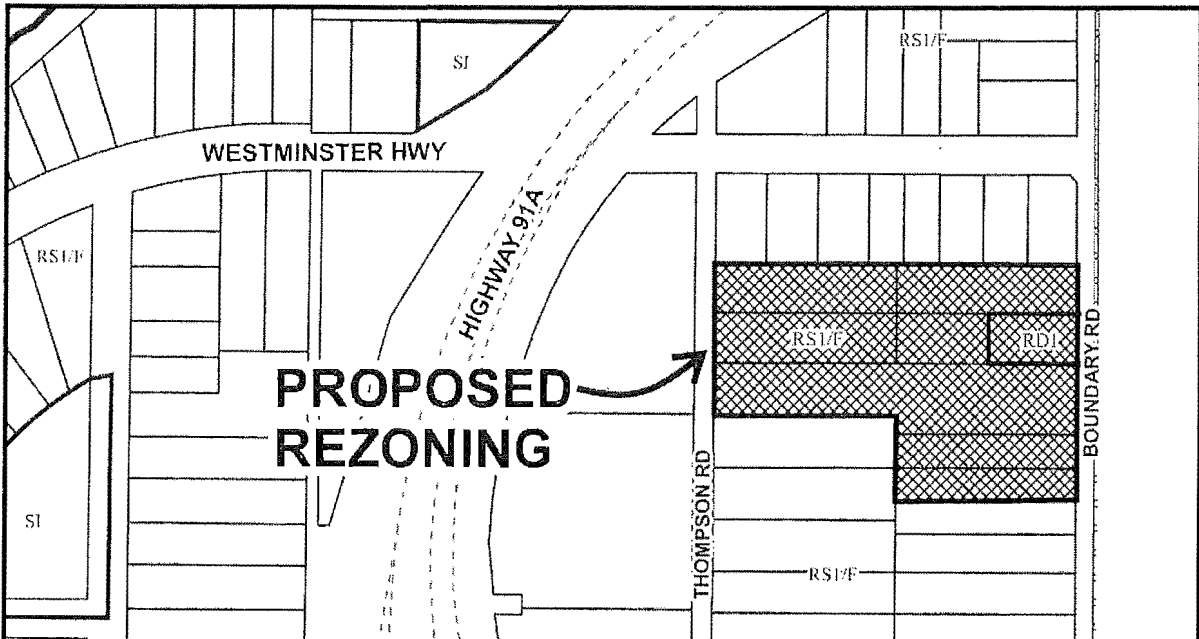
MAYOR


CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9681”



City of Richmond



	<h1>RZ 15-713048</h1>	<p>Original Date: 01/05/16</p> <p>Revision Date: 01/07/16</p> <p>Note: Dimensions are in METRES</p>
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