



Richmond Zoning Bylaw 8500
Amendment Bylaw 9714 (RZ 16-754713)
22720 & 22740 Westminster Highway

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;
d) 0.90 in the RTH4 zone;
if the following conditions occur:
e) 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; and

- f) 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. 9714".

- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9714**".

FIRST READING

MAY 08 2017

A PUBLIC HEARING WAS HELD ON

JUN 19 2017

SECOND READING

JUN 19 2017

THIRD READING

JUN 19 2017

OTHER CONDITIONS SATISFIED

APR 12 2021

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

JUN 28 2017

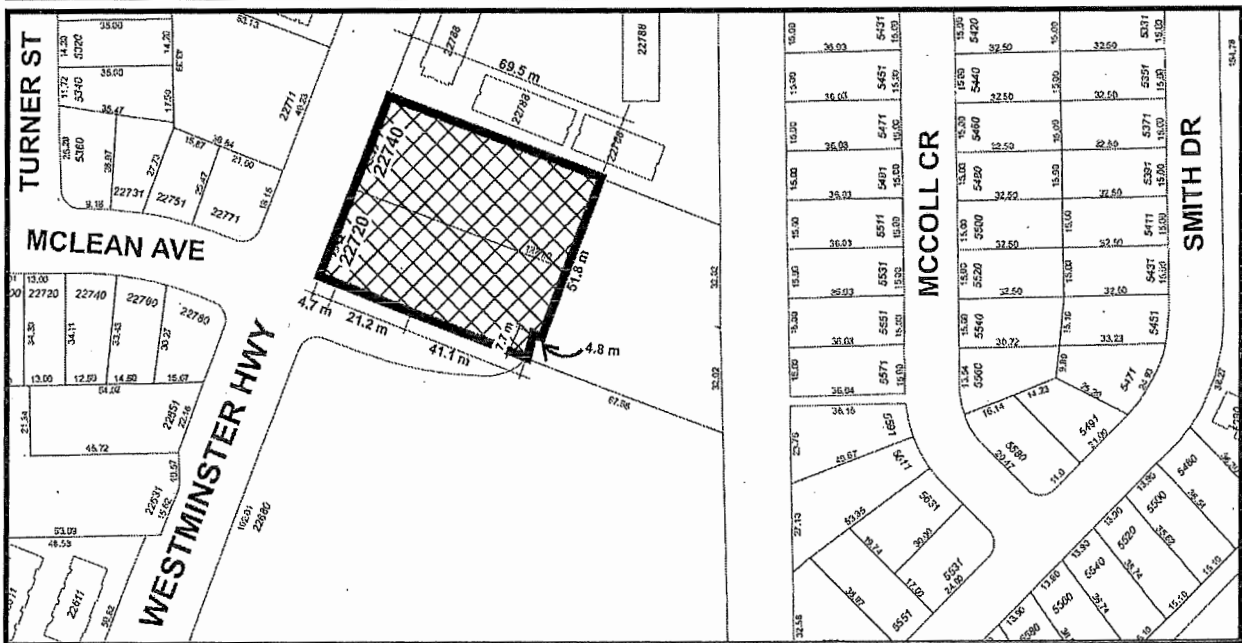
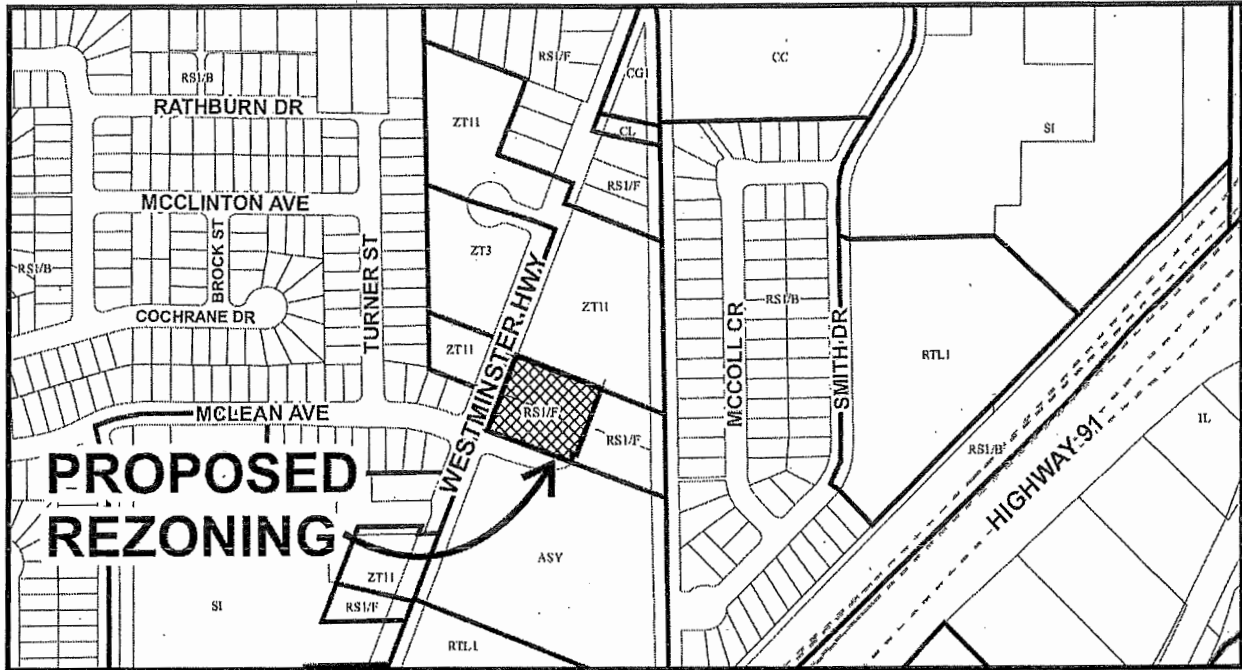
ADOPTED


CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor ul

MAYOR

CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9714”



	<p style="text-align: center; font-size: 24pt; font-weight: bold;">RZ 16-754713</p>	<p>Original Date: 01/11/17 Revision Date: 04/10/17 Note: Dimensions are in METRES</p>
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