



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9932 (RZ 17-766714)
23400, 23440, 23460 and 23500 Gates Ave.
and a Closed Portion of Gates Ave.**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by inserting the following into the table contained in Section 5.15.1(c) regarding Affordable Housing density bonusing provisions after the line for ZT70:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT86	\$8.50"

2. Richmond Zoning Bylaw 8500 is further amended by inserting the following into Section 17 - Site Specific Residential (Town Houses) Zones, in numerical order:

"17.86 Town Housing (ZT86) - Hamilton

17.86.1 Purpose

This **zone** provides for a mixed-use **development** consisting of stacked **town housing** and ground-oriented **town housing** with a maximum **floor area ratio** of 0.40 that may be increased to 1.0 with a **density bonus** that would be used for rezoning applications in order to help achieve the City's affordable housing and **community amenity space** objectives.

17.86.2 Permitted Uses

- **child care**
- **housing, town**

17.86.3 Secondary Uses

- **boarding and lodging**
- **home business**

17.86.4 Permitted Density

1. The maximum **floor area ratio** is 0.40 with a maximum additional 0.10 **floor area ratio** permitted provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.86.4.1, the reference to "0.40" is increased to a higher **density** of "1.0", if at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT86 **zone**, the **owner**:

- a) pays \$70.50 per square meter of total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**; and
- b) pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

17.86.5 Maximum Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

17.86.6 Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 4.0 m from the **front lot line**;
 - b) 2.0 m from the **east lot line**;
 - c) 7.5 m from the **west lot line**; and
 - d) 6.0 m from the **rear lot line**.

17.86.7 Maximum Heights

1. The maximum **height** for **principal buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

17.86.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 75.0 m and minimum **lot depth** is 85.0 m.
2. The minimum **lot area** is 7,000 m².

17.86.9 Landscaping And Screening

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

17.86.10 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 with the exception that up to 67% of the **parking spaces** may be in a **tandem arrangement**.

1.86.11.1 **Other Regulations**

1. A minimum of 75% of the **dwelling units** shall be in a stacked arrangement wherein a portion of one **dwelling unit** is located directly above another **dwelling unit** within a **building**.
2. 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.”
3. 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 “Town Housing (ZT86) – Hamilton” and “School & Institutional Use (SI)”:

The area shown cross-hatched on “Schedule A attached to and forming part of Bylaw No. 9932”

4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9932**”.

FIRST READING

JUN 24 2019

A PUBLIC HEARING WAS HELD ON

JUL 15 2019

SECOND READING

JUL 15 2019

THIRD READING

JUL 15 2019

OTHER CONDITIONS SATISFIED

JUL 12 2022

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

JAN 23 2020

ADOPTED



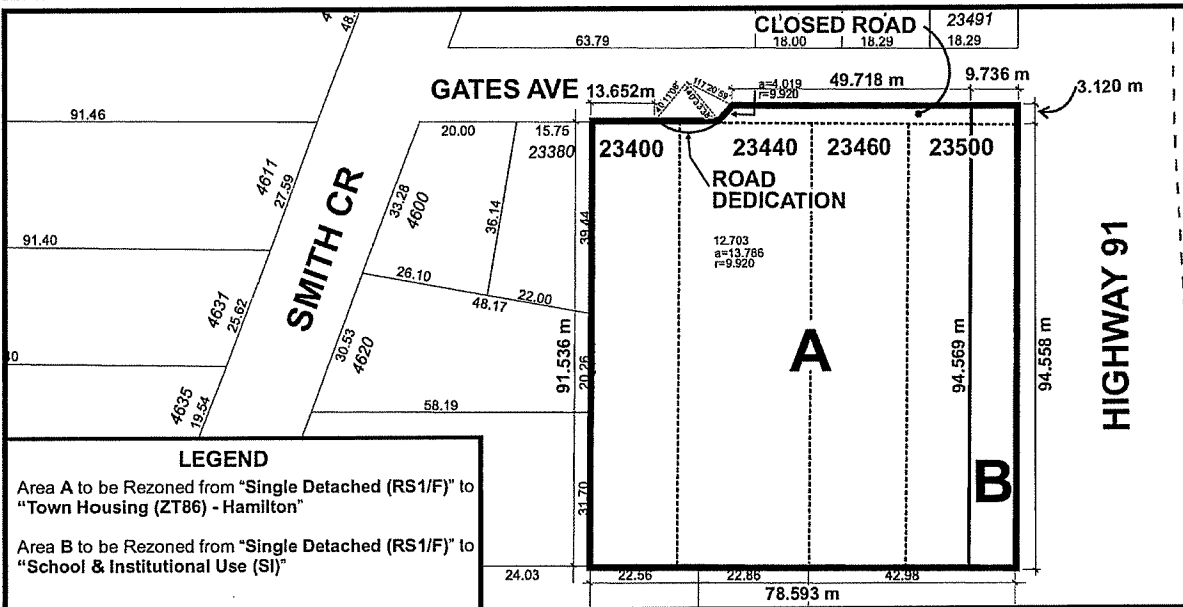
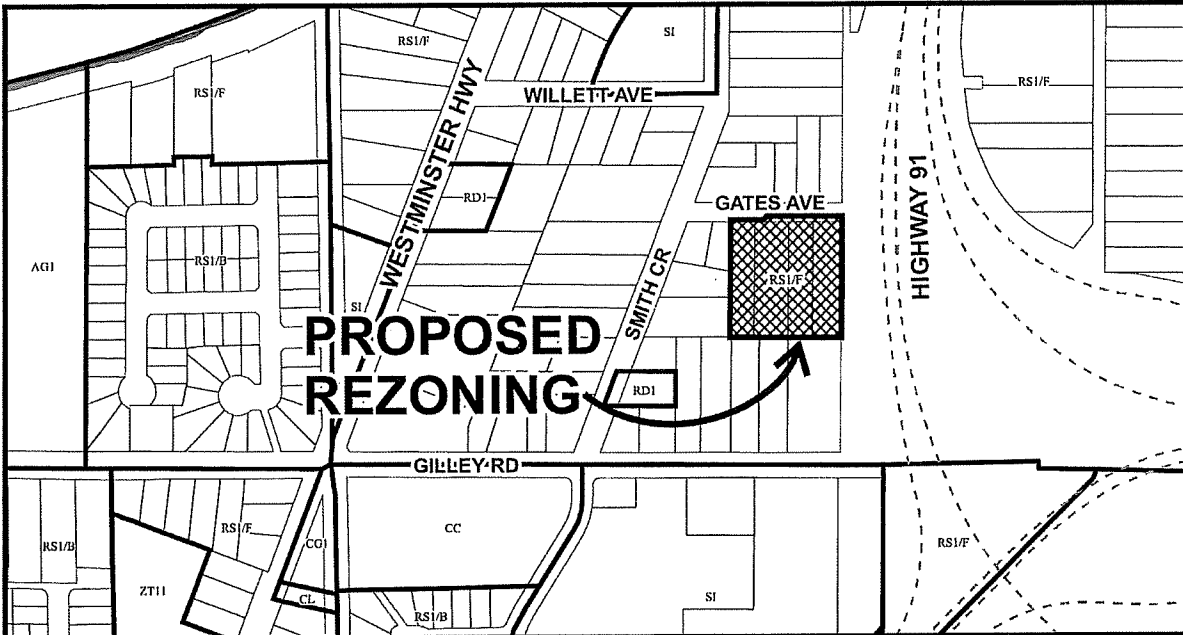
MAYOR

CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9932”



City of
Richmond



	RZ 17-766714	Original Date: 04/06/17
		Revision Date: 06/04/19
		Note: Dimensions are in METRES