



Richmond Zoning Bylaw 8500
Amendment Bylaw 9241 (RZ 10-516067)
6731, 6751 Eckersley Road AND 6740 Cooney 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 by:
a) inserting the following at the end of the table contained in Section 5.15.1:

Table with 2 columns: Zone, Sum Per Buildable Square Foot of Permitted Principal Building. Row 1: 'ZLR26', '\$2.00 for housing, townhouse, \$4.00 for housing, apartment'

- b) inserting the following into Section 18 (Site Specific Residential (Low Rise Apartment Zones)), in numerical order:

18.26 Mid Rise Apartment and Townhouse (ZLR26) – Brighthouse Village (City Centre)

18.26.1 Purpose

The zone provides for medium density apartments and townhouses and compatible uses.

18.26.2 Permitted Uses

- housing, apartment
• housing, townhouse

18.26.3 Secondary Uses

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

18.26.4 Permitted Density

- 1. The maximum floor area ratio is 1.2, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate amenity space.
2. Notwithstanding Section 18.26.4.1, the reference to "1.2" is increased to a higher density of "2.0" if the owner, at the time Council adopts a zoning amendment bylaw to include the owner's lot in the ZLR26 zone, pays into the affordable housing reserve, the sum of the buildable square foot rates applied to housing, townhouse and housing, apartment as specified in Section 5.15 of the Zoning Bylaw.

18.26.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

18.26.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 3.0 m from Eckersley Road;
 - b) 4.0 m for **housing, townhouse** and 3.0 m for an **housing, apartment** from Park Road; and
 - c) 3.0 m from Cooney Road
2. The minimum **yard setback** along the south **property line** is:
 - a) 3.0 m for **housing, townhouse**; and
 - b) 2.0 m for **housing, apartment**.
3. The minimum parking **structure setback** is:
 - a) 3.0 m from a public **road**; and
 - b) 0 m from a **rear yard**, provided that the parking **structure** is screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

18.26.7 Permitted Heights

1. The maximum **height** for **housing, apartment** is 25.0 m.
2. The maximum **height** for **housing, townhouse** is 12.0 m.
3. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

18.26.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** requirement is 2,300 m².

18.26.9 Landscaping & Screening

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

18.26.10 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.

18.26.11 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 parcels and by designating it **MID RISE APARTMENT AND TOWNHOUSE (ZLR26) – BRIGHOUSE VILLAGE (CITY CENTRE)**:

P.I.D. 004-057-945

Lot 48 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 004-615-948

Lot 28 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

P.I.D. 004-927-583

Lot 27 Section 9 Block 4 North Range 6 West New Westminster District Plan 16523

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9241”**.

FIRST READING

APR 27 2015

PUBLIC HEARING

MAY 19 2015

SECOND READING

MAY 19 2015

THIRD READING

MAY 19 2015

OTHER CONDITIONS SATISFIED

OCT 04 2016

ADOPTED



MAYOR

CORPORATE OFFICER