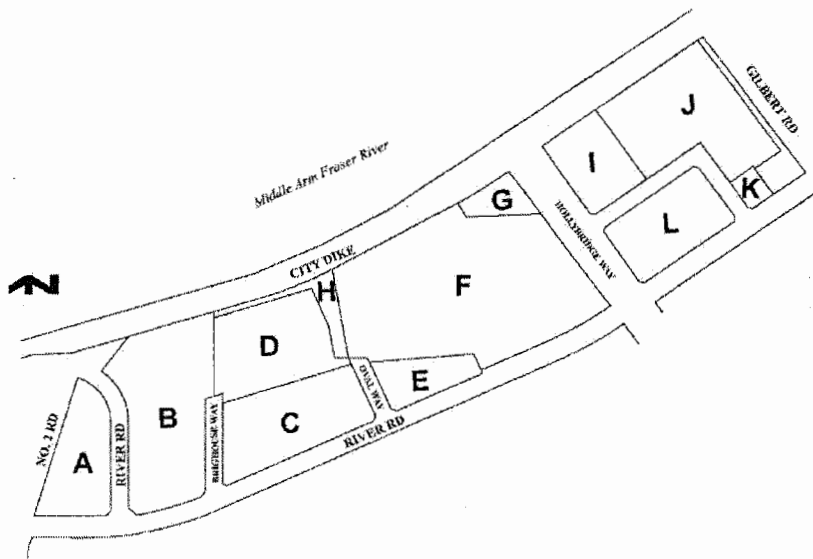




Richmond Zoning Bylaw 8500  
Amendment Bylaw 9487 (15-695231)  
6611, 6622, 6633, 6655, 6688, 6699, 6811, 6877, and 6899 Pearson Way

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:
  - 1.1. In Section 20.4.2 Permitted Uses:
    - 1.1.1. Inserting “amenity space, community” as a Permitted Use; and
    - 1.1.2. Repealing Diagram 1 and replacing it with following:



- 1.2. In Section 20.4.4 Permitted Density:
  - 1.2.1. In Sub-Section 1, repealing ““L”, and “M”” and replacing it with “and “L””;
  - 1.2.2. In Sub-Section 2(d), repealing ““L”, and “M”” and replacing it with “and “L””;

## 1.2.3. Repealing Sub-Section 3 and replacing it with the following:

“Notwithstanding Sections 20.4.4.2d, the reference to “1.2” is increased to a higher **density** of “2.9” provided that:

- a) for the area identified as “I”, “J”, “K”, and “L” in Diagram 1, Section 20.4.2, prior to first occupancy of the **building**, the **owner**:
  - i) provides a **community amenity** contribution of \$1 million to the **City** for the Oval Village waterfront;
  - ii) pays or secures to the satisfaction of the **City** a monetary contribution of \$6,791,769 to the **City’s** capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812;
  - iii) grants to the **City**, via a statutory **right-of-way** or as otherwise determined to the satisfaction of the **City**, rights of public use over a suitably landscaped area of the **site**, at least 6,076.2 m<sup>2</sup> in size, for **park** and related purposes (but excluding sidewalk widening) within the areas identified as “I” and “J” in Diagram 1, Section 20.4.2, including:
    - for “I”: an area of at least 1,751.1 m<sup>2</sup>; and
    - for “J”: an area of at least 4,325.1 m<sup>2</sup>; and
  - iv) enters into legal agreement(s) with the **City**, registered against the title to the **lot** and secured via Letter(s) of Credit, at the sole cost of the **owner** and in an amount to be determined to the satisfaction of the **City**, for **child care**; and
- b) prior to first occupancy of the **building** within the area identified as “J” and “K” in Diagram 1, Section 20.4.2, the **owner**, within the area identified as “K” in Diagram 1, Section 20.4.2:
  - i) provides a **child care** facility, the **habitable space** of which shall be at least 464.5 m<sup>2</sup>, excluding **floor area** not intended for the exclusive **use** of the **child care** and **floor area** not included in the calculation of **floor area ratio**; and
  - ii) transfers the **child care** facility and not less than 1,485.0 m<sup>2</sup> of land to the **City** as fee simple for **child care** or **community amenity space** purposes.”

## 1.2.4. Repealing Sub-Section 4 and replacing it with the following:

“Notwithstanding Sections 20.4.4.1, 20.4.4.2, and 20.4.4.3, for the area identified as “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, and “L” in Diagram 1, Section 20.4.2:

- a) the maximum total combined **floor area**, regardless of subdivision, shall not exceed 454,013.2 m<sup>2</sup>, of which the **floor area** of residential

**uses** shall not exceed 292,929.6 m<sup>2</sup> and the **floor area** of other **uses** shall not exceed 161,083.6 m<sup>2</sup>; and

- b) the maximum **floor area** for the areas indicated as “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, and “L” shall not exceed:
  - i) for “A”, “C”, and “D”: 116,572.1 m<sup>2</sup>, total combined **floor area** regardless of subdivision, for residential **uses** and nil for other **uses**;
  - ii) for “B”: 65,480.0 m<sup>2</sup> for residential **uses** and nil for other **uses**;
  - iii) for “E”, “F”, and “H”: , total combined **floor area** regardless of subdivision, nil for residential **uses** and 155,456.0 m<sup>2</sup> for other **uses**;
  - iv) for “G”: nil for residential **uses** and 2,365.7 m<sup>2</sup> for other **uses**;
  - v) for “I”: 27,650.0 m<sup>2</sup> for residential **uses** and nil for other **uses**; and
  - vi) for “J” and “L”: , total combined **floor area** regardless of subdivision, 83,227.5 m<sup>2</sup> for residential **uses** and 3,261.9 m<sup>2</sup> for other **uses** (provided that all non-residential **uses** are located on “L”).”; and

1.2.5. In Sub-Section 6, repealing “**child care purposes**” and replacing it with “**child care or community amenity space purposes** within the area identified as “K” in Diagram 1, Section 20.4.2”;

1.3. In Section 20.4.5 Permitted Lot Coverage:

1.3.1. In Sub-Section 2, repealing ““L”, and “M”” and replacing it with “and “L””;

1.3.2. In Sub-Section 5, repealing ““I”, “J”, and “K”” and replacing it with ““I” and “K””; and

1.3.3. Following Sub-Section 5, inserting a new Sub-Section 6 as follows:

“For the area identified as “J” in Diagram 1, Section 20.4.2, the maximum **lot coverage** shall be 37% (which for the purposes of this bylaw for area “J” only shall mean the percentage of the total horizontal **lot area** that is covered by **buildings** and all enclosed and/or supported **structures**, including landscaped roofs over **parking spaces** where such roofs are situated above **finished site grade**, but excluding **eaves**, **balconies**, unroofed patios and raised decks, and landscaped roofs over **parking spaces** where such landscaped roofs are situated at or below **finished site grade**). A minimum of 40% of the **lot** shall be covered by a combination of trees, shrubs, native and ornamental plants or other landscape material specified in a Development Permit approved by the **City**.”

- 1.4. In Section 20.4.6 Yards & Setbacks:
  - 1.4.1. In Sub-Section 1(e), following “Notwithstanding Section 20.4.6.1:a.ii,” inserting “in the area identified as “L” in Diagram 1, Section 20.4.2,”;
  - 1.4.2. In Sub-Section 2(a), repealing ““L”, “M”” and replacing it with “and “L””;
  - 1.4.3. In Sub-Section 2(b), repealing “less then 3.0 m” and replacing it with “less than 3.0 m”;
- 1.5. In Section 20.4.7 Permitted Heights:
  - 1.5.1. In Sub-Section 4, repealing ““G” and H” and replacing it with ““G”, “H”, and “K””;
  - 1.5.2. In Sub-Section 6, in the opening phrase, repealing “and “K”” and replacing it with “and “L””;
  - 1.5.3. In Sub-Section 6(c), repealing “Section 20.4.7.5.b” and replacing it with “Section 20.4.7.6.b”;
- 1.6. In Section 20.4.8 Subdivision Provisions/Minimum Lot Size:
  - 1.6.1. In Sub-Section 2(i), repealing “7,900.0 m<sup>2</sup>” and replacing it with “18,000.0 m<sup>2</sup>”;
  - 1.6.2. In Sub-Section 2(j), repealing “6,700.0 m<sup>2</sup>” and replacing it with “1,485.0 m<sup>2</sup>” and, at the end of the Sub-Section, inserting “and”;
  - 1.6.3. In Sub-Section 2(k), at the end of the Sub-Section, repealing “and”;
  - 1.6.4. Repealing Sub-Section 2(l);
- 1.7. In Section 20.4.10 On-Site Parking and Loading:
  - 1.7.1. In Sub-Section 2(c), in the opening phrase, repealing ““I”, “J”, “K”, and “M”” and replacing it with ““I” and “J””;
  - 1.7.2. In Sub-Section 2(c)(i), repealing ““K”, “L”, and “M”” and replacing it with “and “L””;
  - 1.7.3. Repealing Sub-Section 2(c)(iii) and replacing it with the following:

“a minimum of 12 residential visitor **parking spaces** are provided on area “I” and a minimum of 36 residential visitor **parking spaces** are provided on area “J”.”; and
  - 1.7.4. Repealing Sub-Section 2(c)(iv);

1.8. In Section 20.4.11 Other Regulations:

1.8.1. Repealing Sub-Section 1;

1.8.2. Repealing Sub-Section 2;

1.8.3. Repealing Sub-Section 4;

1.8.4. Repealing Sub-Section 5 and replacing it with the following:

“The following **uses** are permitted within the area identified as “K” in Diagram 1, Section 20.4.2:

a) **amenity space, community**; and

b) **child care.**”;

1.8.5. Repealing Sub-Section 6; and

1.8.6. In Sub-Section 7, repealing ““L”, and “M”” and replacing it with “and “L””; and

1.9. Making various text and graphic amendments to ensure consistency throughout the Richmond Zoning Bylaw 8500 as amended.

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9487**”.

FIRST READING

OCT 26 2015

PUBLIC HEARING

NOV 16 2015

SECOND READING

NOV 16 2015

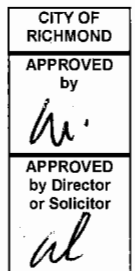
THIRD READING

NOV 16 2015

OTHER CONDITIONS SATISFIED

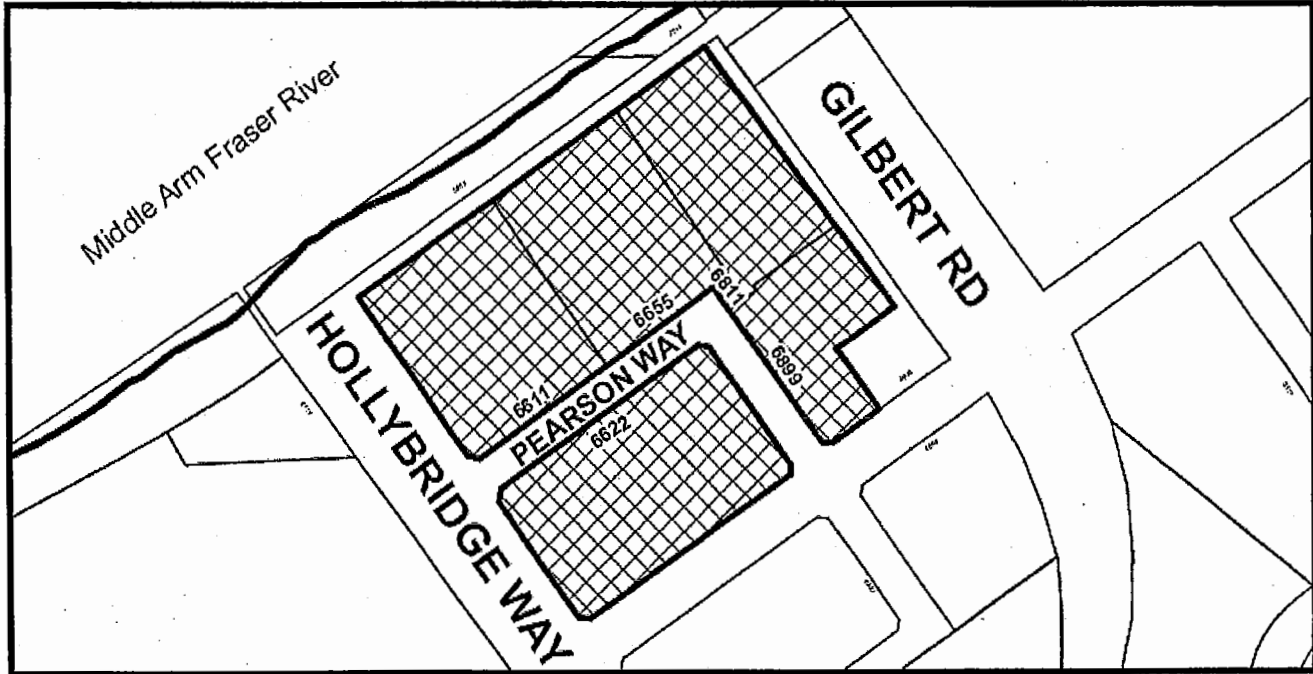
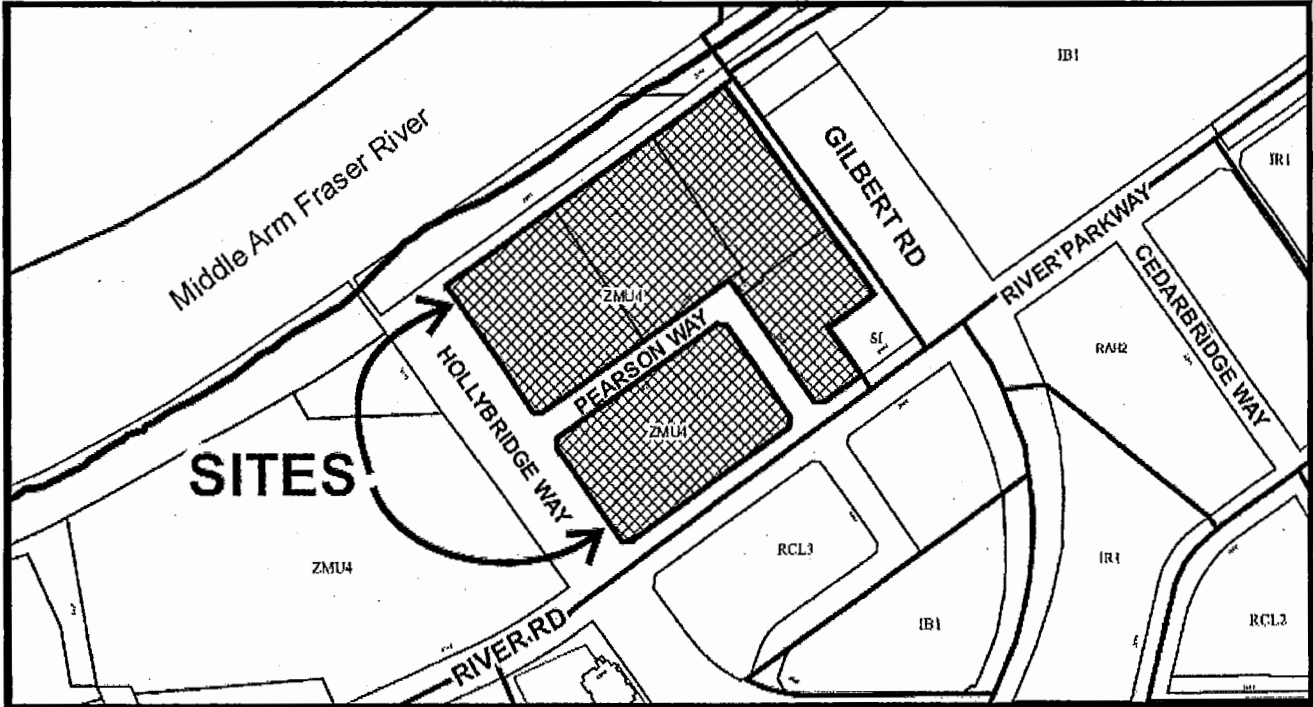
JUL 19 2016


ADOPTED



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MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



	<h1>ZT 15-695231</h1>	<p>Original Date: 04/16/15</p> <p>Revision Date: 10/13/15</p> <p>Note: Dimensions are in METRES</p>
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