



# City of Richmond

## Memorandum Planning and Development Division Development Applications

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**To:** Mayor and Councillors  
**From:** Wayne Craig  
Director, Development  
**Date:** March 20, 2024  
**File:** RZ 22-012904  
**Re:** **Administrative Correction – Zoning Bylaw 8500, Amendment Bylaw 10465**

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This memo serves to correct a drafting omission in Zoning Bylaw 8500, Amendment Bylaw 10465. At the June 19, 2023 Public Hearing, Council granted third reading to Zoning Bylaw 8500, Amendment Bylaw 10465. Subsequently, staff determined that while the subject site was identified in the location map, the legal descriptions for the individual lots and closed road portion involved in the rezoning were not identified in the Bylaw.

The addition of the legal descriptions to the bylaw does not affect the Public Hearing for the Bylaw, alter any land use regulations or any of the rezoning considerations associated with the rezoning application.

The Bylaw 10465 has been revised to include the legal descriptions.

In light of the above, staff recommend the following:

That Zoning Bylaw 8500, Amendment Bylaw 10465 be amended to add the following legal descriptions:

P.I.D. 010-472-517

Lot 15 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

P.I.D. 004-063-309

Lot 16 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

P.I.D. 010-472-541

Lot 17 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

P.I.D. 009-104-194

Lot 18 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489

and a closed portion of Spires Road and Cook Crescent dedicated by Plan 21489, Sections 9, Block 4 North Range 6 West New Westminster District as shown in Reference Plan EPP 128236.

Should you have any questions regarding this matter, please contact the undersigned.

Wayne Craig  
Director, Development  
(604-247-4625)

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**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10465 (RZ 22-012904)  
8635, 8655, 8675, 8695 Cook Crescent, and the Surplus Portion of the  
Spires Road and Cook Crescent Road Allowance**

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 into the end of the table contained in Section 5.15.1d)i regarding affordable housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT103	\$18.00"

- b. Inserting as Section 17.103 thereof the following:

**17.103 Town Housing (ZT103) – Parking Structure Townhouses  
(Spires Road – Cook Crescent)**

17.103.1 Purpose

The **zone** provides for high **density town housing** with a parking **structure** and other compatible **uses** in the Spires Road Area adjacent to a greenway.

17.103.2 Permitted Uses

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

Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **home-based business**
- **secondary suite**

17.103.3 Permitted Density

1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on a **site** area of 3,302.8 m<sup>2</sup>.
2. The maximum **floor area ratio** (FAR) is 0.60, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

3. Notwithstanding Section 17.103.3.1, the reference to “0.6” is increased to a higher **density** of “1.2” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZT103 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Notwithstanding Section 4.2.2 and Section 4.4.1 of this bylaw, the following items are not included in the calculation of maximum **floor area ratio** for **town housing**:
  - a) **enclosed parking** within a **building** or **structure** located on **site**;
  - b) bicycle, loading, garbage and recycling facilities located within an **enclosed parking** area;
  - c) common mechanical, heating, ventilation, electrical, telephone and air conditioning service rooms that are not intended as **habitable space** and located within an **enclosed parking** area;
  - d) common stairwells and common elevator shafts; however, the ground level of common stairwells and common elevator shafts are included in the calculation of maximum **floor area ratio** for **town housing**;
  - e) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and are never enclosed;
  - f) an area of up to 10 m<sup>2</sup> per **principal dwelling unit** used exclusively for staircase purposes; and
  - g) an area of up to 10 m<sup>2</sup> per **principal dwelling unit** on the highest **storey** of a **principal dwelling unit** that is open to the staircase area below.
5. Notwithstanding Section 4.4.2 of this bylaw, any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**.

#### 17.103.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. The maximum **lot coverage** is 75% for **buildings, structures** and **non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

#### 17.103.5 Yards & Setbacks

1. The minimum **front yard, exterior side yard** or **road setback** is 3.0 m.
2. The minimum **interior side yard** is 6.0 m.

3. The minimum **rear yard** is 12.5 m.
4. Notwithstanding Section 4.9 of this bylaw, the following projections shall be permitted in this **zone** and are subject to the *Building Code*:
  - a) portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** or public **walkway** may project into the **yards** and **setbacks** a distance of not more than 0.6 m;
  - b) **balconies, bay windows, porches** may project into the **yards** and **setbacks** a distance of not more than 0.6 m; and
  - c) entry stairs may project into the **road setback** a distance of not more than 2.0 m.

#### 17.103.6 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

#### 17.103.7 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width, lot depth** or **lot area** requirements for **subdivision**.
2. The minimum **lot area** for **development** is 3,084.8 m<sup>2</sup>.

#### 17.103.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

#### 17.103.9 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.
2. Notwithstanding Section 7.5.6 and Section 7.5.6A,
  - a) where residents of a **principal dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space**, and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle; and
  - b) a maximum of 50% of the required resident **parking spaces** may be provided in a **tandem arrangement**.

17.103.10 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of 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 area and by designating it **“TOWN HOUSING (ZT103) – PARKING STRUCTURE TOWNHOUSES (SPIRES ROAD – COOK CRESCENT)”**.  
  
P.I.D. 010-472-517  
Lot 15 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489  
P.I.D. 004-063-309  
Lot 16 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489  
P.I.D. 010-472-541  
Lot 17 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489  
P.I.D. 009-104-194  
Lot 18 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489  
and a closed portion of Spire Road and Cook Crescent dedicated by Plan 21489, Sections 9, Block 4 North Range 6 West New Westminster District as shown in Reference Plan EPP 128236.
3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10465”**.

FIRST READING

May 23, 2023

A PUBLIC HEARING WAS HELD ON

June 19, 2023

SECOND READING

June 19, 2023

THIRD READING

June 19, 2023

OTHER CONDITIONS SATISFIED

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ADOPTED

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\_\_\_\_\_  
MAYOR

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

