



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9551 (RZ 15-693220)
5660, 5680 and 5700 Williams 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 into the end of the table contained in Section 5.15.1 regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZD5	\$2.00"

- b. Inserting the following into Section 16 (Site Specific Residential (Two-Unit Dwelling) Zones), in numerical order:

"16.5 Two-Unit Dwelling (ZD5) – Steveston/Williams

16.5.1 Purpose

The **zone** provides for **two-unit housing** and other compatible **uses** on properties along minor arterial roads within the Steveston Area.

16.5.2 Permitted Uses

- **housing, two-unit**

16.5.3 Secondary Uses

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

16.5.4 Permitted Density

1. The maximum **density** is one **two-unit housing unit** per lot.
2. The maximum **floor area ratio** is 0.40, together with an additional 37.5 m² per **dwelling unit** for use only as **accessory buildings** and on-site parking, which cannot be used for **habitable space**.
3. Notwithstanding Section 16.5.4.2, the reference to "0.4" is increased to a higher **density** of "0.60" if the **owner**, at the earliest time **Council** adopts a zoning

amendment bylaw to include the **owner's lot** in the ZD5 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

4. Notwithstanding Section 16.5.4.2 and Section 16.5.4.3, the maximum **floor area** per **dwelling unit** is 167.22 m².

16.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surface**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

16.5.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m
2. The minimum **interior side yard** is:
 - a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; or
 - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m, except it is 6.0 m on an arterial **road**.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
5. The minimum **setbacks** for **accessory buildings, carports, garages** and parking pads are:
 - a) 12.0 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**;
 - c) 1.2 m for the **interior side yard**; and
 - d) 6.0 m for the **rear yard**; except that for a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard setback** is reduced to 1.2 m.
6. **Bay windows, hatches, fireplaces** and chimneys, whether enclosed or unenclosed, which form part of the **principal building** may project for a distance of:
 - a) 1.0 m into the **front yard**;
 - b) 0.6 m into the **exterior side yard**; and
 - c) 0.6 m into the **rear yard**.
7. **Porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a public **road** may project for a distance of 1.5 m into the **front yard** and **exterior side yard**.

8. **Balconies** which form part of the **principal building** may project a distance of:
 - a) 0.6 m into the **front yard**;
 - b) 0.6 m into the **exterior side yard**; and
 - c) 0.6 m into the **rear yard**.
9. Other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
 - a) 3.0 m of a public **road**;
 - b) 6.0 m of an arterial **road**; and
 - c) 1.2 m of the **rear lot line**.
10. No portion of a **two-unit housing building, garage or carport** shall be located further than 50.0 m from the **front lot line**, and in the case of **corner lot** or a **double fronting lot**, the **lot line** from which the **lot** is addressed and is principally **accessed**.

16.5.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
4. The maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof.
5. The maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof.
6. The maximum **height** for **accessory structures** is 5.0 m.

16.5.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 13.5 m, except where a vehicular access easement between the **front lot line** and the **carports, garages** and parking pads is secured on the neighbouring property, in which case the minimum **lot width** may be reduced to 10.5 m.
2. The width of the vehicular access easement in Section 16.5.8.1 must be least 50% the ultimate width of the required driveway.

4. The minimum **lot depth** is 45.0 m.
5. The minimum **lot area** is 464.5.0 m².

16.5.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. The **owner** shall plant and maintain within 3.0 m of the **front lot line** one new or replacement tree of a minimum size of 6.0 cm on every **lot**.
3. In the case of a **corner lot**, an additional new or replacement tree shall be planted within 3.0 m of the **side lot line** which **abuts a road**.
4. **Fences**, when located within 3.0 m of a **side lot line abutting** a public **road**, shall not exceed 1.2 m in **height**.

16.5.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.
2. Where a driveway access is on an arterial road, the driveway width shall be 6.0 m for a driveway access servicing 2 or more units.
3. Where a shared driveway access is servicing 3 or more units, one visitor **parking space** shall be provided.
4. Visitor parking shall be:
 - a) marked with a clearly visible sign a minimum size of 300 mm by 450 mm with the words "VISITORS ONLY" in capital letters identifying the spaces; and
 - b) marked on the parking surface with the words "VISITORS ONLY" in capital letters a minimum 30 cm high and 1.65 m in length.

16.5.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and 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 area and by designating it **"TWO-UNIT DWELLING (ZD5) – STEVESTON/WILLIAMS"**.

P.I.D. 003-781-569

Lot 2 Except Part Subdivided by Plan 55424 Section 36 Block 4 North Range 7 West New Westminster District Plan 16855

P.I.D. 003-905-292

Lot 3 Except: Part Subdivided by Plan 55424 Section 36 Block 4 North Range 7 West New Westminster District Plan 16855

P.I.D. 003-935-906

Lot 967 Section 36 Block 4 North Range 7 West New Westminster District Plan 58348

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9551"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAY 24 2016

JUN 20 2016

JUN 20 2016

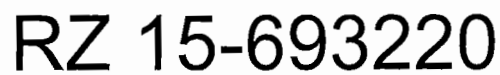
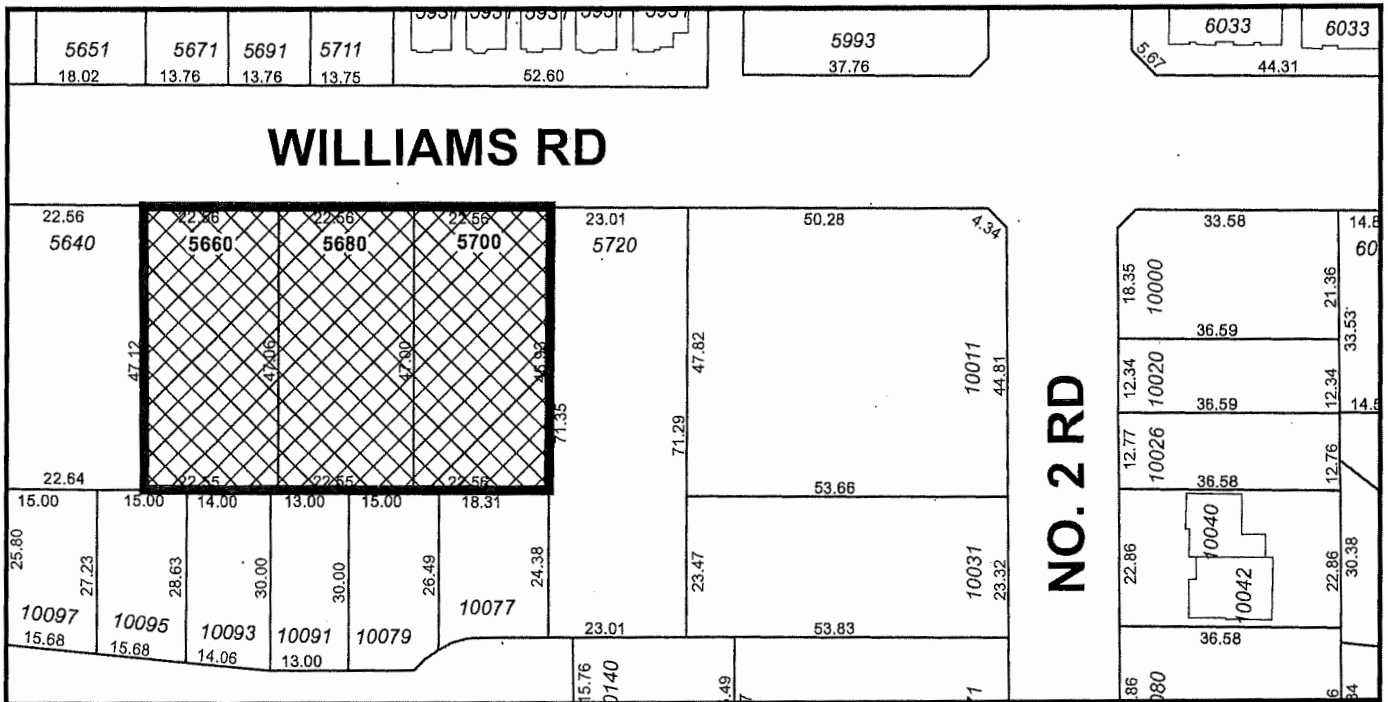
JUN 20 2016

NOV 07 2018



MAYOR

CORPORATE OFFICER



Note: Dimensions are in METRES