



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10254 (RZ 20-907463)
9200, 9220, 9240, 9260, 9280, 9300, 9320 & 9340 Francis 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 table contained in Section 5.15.1.c regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT94	\$8.50"

- b. Inserting the following into Section 17 (Site Specific Residential (Town Houses) Zones), in numerical order:

17.94 Town Housing (ZT94) – Francis Road (Broadmoor)

17.94.1 Purpose

The **zone** provides for low **density town housing** plus other compatible **secondary uses**, and provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives.

17.94.2 Permitted Uses

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

17.94.3 Secondary Uses

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

17.94.4 Permitted Density

1. The maximum **floor area ratio** is 0.40.
2. Notwithstanding Section 17.94.4.1, the reference to "0.40" in Section 17.94.4.1 is increased to a higher **density** of "0.60" if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT94 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw.

17.94.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 65% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.94.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except where the **rear yard** is 6.0 m, the minimum **front yard** is reduced to 4.5 m.
2. The minimum **interior side yard** is 3.0 m.
3. The minimum **exterior side yard** is 6.0 m.
4. The minimum **rear yard** is 3.0 m.

17.94.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.94.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m.
2. The minimum **lot depth** is 33.0 m.
3. There is no minimum **lot area** requirement.

17.94.9 Landscaping & Screening

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

17.94.10 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.

17.94.11 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 **“TOWN HOUSING (ZT94) – FRANCIS ROAD (BROADMOOR).”**

Lot 89 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 003-486-109

Lot 90 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 002-262-398

Lot 91 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 007-009-411

Lot 92 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 003-598-772

Lot 93 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 006-127-690

Lot 94 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103
PID 004-305-531

Lot 257 Section 27 Block 4 North Range 6 West New Westminster District Plan 35222
PID 007-150-946

Lot 258 Section 27 Block 4 North Range 6 West New Westminster District Plan 35222
PID 004-344-979

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10254”.**

FIRST READING

JUN 28 2021

A PUBLIC HEARING WAS HELD ON

JUL 19 2021

SECOND READING

JUL 19 2021

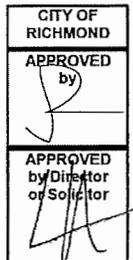
THIRD READING

JUL 19 2021

OTHER CONDITIONS SATISFIED

JUN 26 2024

ADOPTED



MAYOR

CORPORATE OFFICER

