



**Richmond Zoning Bylaw No. 8500
Amendment Bylaw No. 10728**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw No. 8500, as amended, is further amended at section 3.4 by inserting the following definitions in alphabetical order:

“adaptable dwelling unit (ADU) means an *adaptable dwelling unit* as defined in the *BC Building Code 2024*, as may be amended or replaced, including but not limited to a **dwelling unit** that incorporates all of the **building** features set out in Section 3.8.5 of the *BC Building Code 2024*.”

2. Richmond Zoning Bylaw No. 8500, as amended, is further amended by deleting Section 4.6 and replacing it with the following:

“4.6 Floor Area Exemption for Basic Universal Housing Features and Adaptable Dwelling Units

4.6.1 The following areas are not included in the calculation of maximum **floor area ratio** in all **zones** that permit **apartment housing** and **town housing** for each **dwelling unit** that is contained within **one storey** and where such **dwelling unit** meets the following criteria:

- a) a **floor area** of 1.86 m² for each **dwelling unit** that:
 - (i) is provided in addition to any **adaptable dwelling units** required to be provided by the applicable *Building Code*, and incorporates all the **basic universal housing features** described in Section 4.16; or
 - (ii) is **adaptable dwelling unit** required to be provided by the applicable *Building Code*, and incorporates the additional **basic universal housing features** described in subsections 4.16.16, 4.16.25(a), 4.16.25(d), and 4.16.29; or
- b) a **floor area** of 3.72 m² for each **dwelling unit** that:
 - (i) is an **adaptable dwelling unit** either required to be provided by the applicable *Building Code* or in addition to any **adaptable dwelling unit** either required to be provided by the *Building Code*;
 - (ii) incorporates the additional **basic universal housing features** described in subsections 4.16.16, 4.16.25(a), 4.16.25(d), and 4.16.29;

- (iii) additionally provides an accessible threshold or door sill for no less than one **access** door to any patio or balcony (i.e. the maximum break of the flush threshold is 13.0mm in **height**); and
- (iv) additionally provides two (2) electrical outlets, in addition to those required by the *Building Code*, in:
 - (1) the space around a bed in a **dwelling unit** that consists of a studio; or
 - (2) in at least one **bedroom** in every other **dwelling unit**.

For greater certainty any **dwelling unit** is only eligible for one of the **floor area** exemptions in 4.6.1.a or 4.6.1.b above.”

3. Richmond Zoning Bylaw No. 8500, as amended, is further amended inserting the following as new Section 4.16A:

“4.16A Adaptable Dwelling Units

4.16A.1 **Adaptable dwelling units**, otherwise described as **ADUs**, are intended to facilitate ready **access, use**, and occupancy of a **dwelling unit** by a person with a disability.

4.16A.2 Each **adaptable dwelling unit** will provide the features described in Section 3.8.5 of the *BC Building Code 2024*, as may be amended or replaced, which may exceed the standards set out in Section 4.16 above.”

4. This Bylaw is cited as **“Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10728”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAR 09 2026

APR 20 2026

APR 20 2026

APR 20 2026



MAYOR

CORPORATE OFFICER