



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9275 (RZ 14-674749)
5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street**

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
"ZS23	\$1.00"

- b. Inserting the following into Section 15 (Site Specific Residential (Single Detached) Zones), in numerical order:

"15.23 Single Detached (ZS23) – Steveston

15.23.1 Purpose

The zone provides for compact single detached housing with a range of 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.

15.23.2 Permitted Uses

- housing, single detached

15.23.3 Secondary Uses

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

15.23.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per **lot**.
2. The **maximum floor area ratio** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. Notwithstanding Section 15.23.4.2, the reference to "0.4" is increased to a higher **density** of "0.6" if:
 - a) the **building** contains a **secondary suite**; or
 - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZS23 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Further to Section 15.23.4.3, the reference to "0.4" in Section 15.23.4.2 is increased to a higher **density** of "0.6" if:
 - a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
 - b) at least 50% of the **lots** contain **secondary suites**.
5. For the purposes of this **zone** only, up to 10% of the **floor area** total calculated for the **lot** in question is not included in the calculation of maximum **floor area ratio**, provided the **floor area**:
 - a) is used exclusively for covered areas of the **principal building** and the covered areas are always open on two or more sides;
 - b) is never enclosed; and
 - c) is not located more than 0.6 m above the lowest horizontal floor.

15.23.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a lot may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.23.6 Yards & Setbacks

1. The minimum **front yard** is 5.3 m, except that along Moncton Street and Trites Road the required minimum **front yard** shall be 6.0 m.
2. The minimum **interior side yard** is 1.2 m.

3. The minimum **exterior side yard** is 3.0 m.
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. A detached **accessory building** of more than 10.0 m² may be located in the **rear yard** but no closer than 3.0 m to a **lot line abutting** a public **road** or 1.2 m to any other **lot line**.
6. A detached **accessory building** of more than 10.0 m² located in the **rear yard** that is used exclusively for on-site parking purposes may be linked to the **principal building** by an enclosed area, provided that:
 - a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:
 - i) 50% of the width of the **principal building**; or
 - ii) 3.6 m; and
 - b) the building height of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single **storey** no greater than 5.0 m.
7. **Bay windows** which form part of the **principal building** may project into the **rear yard setback** for a distance of 1.0 m or one-half of the **rear yard**, whichever is the lesser.
8. The minimum **building separation space** is 3.0 m, except that an enclosed area, as described in Section 15.23.6.6, may be located within the **building separation space**.

15.23.7 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. For the purpose of this **zone** only, the **residential vertical lot width envelope** and the **residential vertical lot depth envelope** shall be calculated from the required **flood plain construction level**.
3. Uninhabitable roof elements may project through the envelopes to a maximum of 1.0 m measured vertically for roof dormers and 2.5 m for a roof gable facing a **road**.
4. The maximum **height** for **accessory buildings** is 5.0 m.
5. The maximum **height** for **accessory structures** is 9.0 m.
6. The maximum **height** for a **garage** is 6.1 m.

15.23.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m ²

15.23.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that:
 - a) **fences**, when located within 3.0 m of a **side lot line abutting** a public **road** or within 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**; and
 - b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m shall be provided on the **lot** outside of the **front yard** unoccupied and unobstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into private outdoor space for a distance of not more than 0.6 m.

15.23.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

15.23.11 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 “SINGLE DETACHED (ZS23) – STEVESTON”.

P.I.D. 010-249-311

Lot 14 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 003-887-111

Lot 13 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-303
Lot 12 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-281
Lot 11 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-273
Lot 10 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-265
Lot 9 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9275”**.

FIRST READING

JUL 27 2015

PUBLIC HEARING

SEP 08 2015

SECOND READING

SEP 08 2015

THIRD READING

SEP 08 2015

OTHER CONDITIONS SATISFIED

MAY 26 2016

ADOPTED

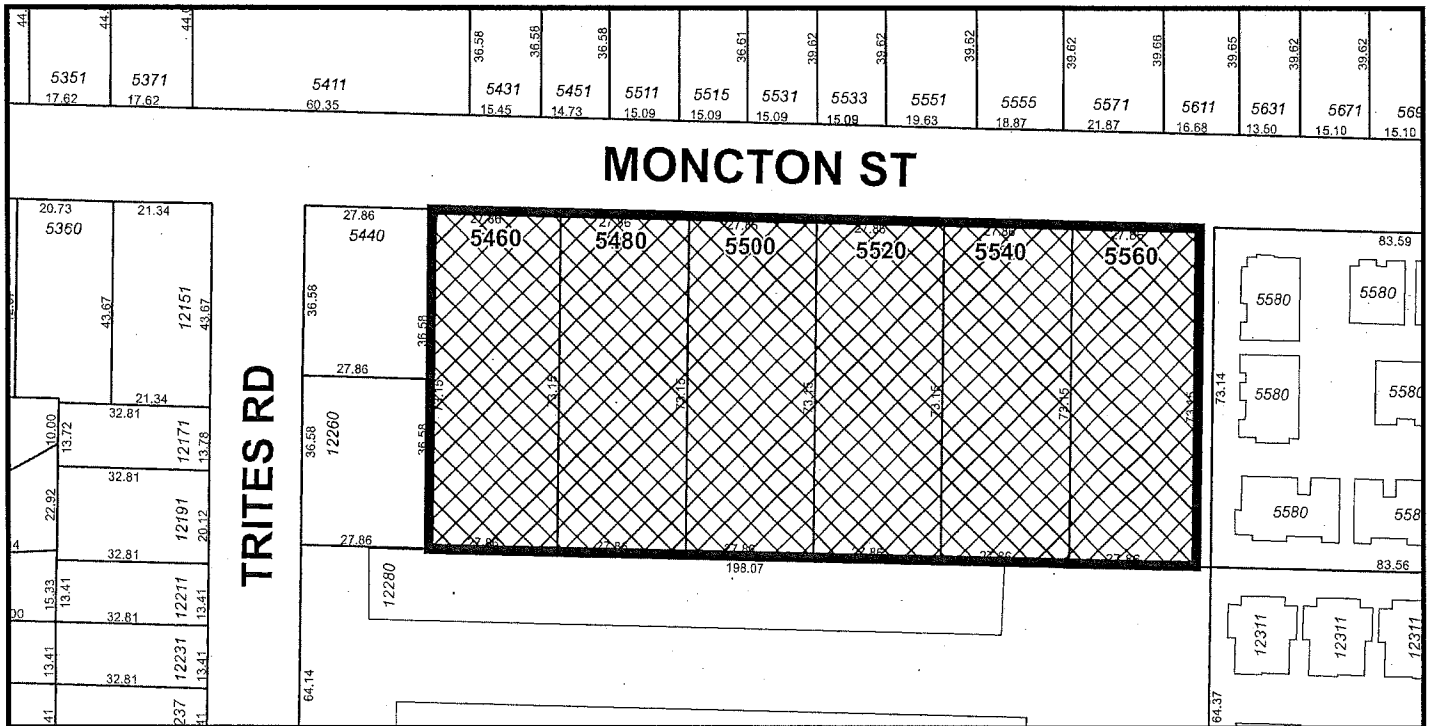
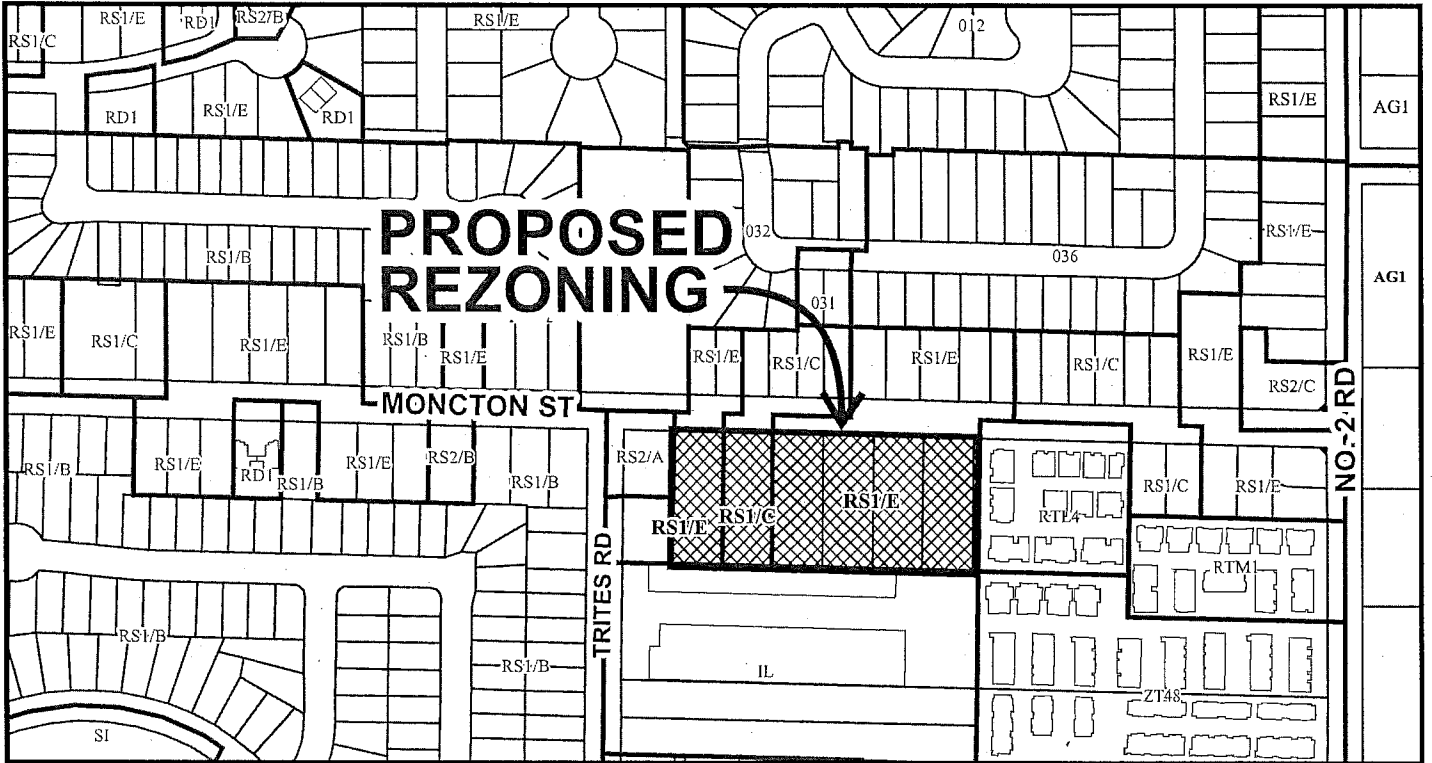


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 14-674749

Original Date: 10/20/14

Revision Date: 06/05/15

Note: Dimensions are in METRES

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