



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10156 (RZ 18-820669)  
10140, 10160 & 10180 No. 1 Road and 4051 & 4068 Cavendish Drive**

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 5.15.1c regarding affordable housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT88	\$8.50"

- b. Inserting as Section 17.88 thereof the following:

**“ 17.88 Town Housing (ZT88) – No. 1 Road (Steveston) ”**

**17.88.1 Purpose**

The zone provides for **town housing** and other compatible **uses**.

**17.88.2 Permitted Uses**

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

**Secondary Uses**

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

**17.88.3 Permitted Density**

1. The maximum **floor area ratio (FAR)** is 0.40, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.88.3.1, the reference to “0.4” 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 ZT88 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

3. Notwithstanding Section 17.88.3.1, the reference to "0.4" is increased to a higher **density** of "0.65", if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT88 zone, and provided that prior to the first occupancy of the **building** the **owner**:
  - a) provides in the **building** not less than 6 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises not less than 14% of total **floor area** that is **habitable space**; and
  - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**.

#### 17.88.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 65% of the **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.

#### 17.88.5 Yards & Setbacks

1. The minimum **road setback** is 4.5 m from No. 1 Road and from Cavendish Drive.
2. Notwithstanding Section 4.9 of this bylaw, no **building** projection including fireplaces and chimneys, **bay windows** and **hutches, balconies** and **porches**, shall be permitted in the minimum **road setback**.
3. The minimum **side yard** and **rear yard** is 3.0 m.

#### 17.88.6 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

#### 17.88.7 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** on major **arterial roads** is 50.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

**17.88.8 Landscaping & Screening**

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

**17.88.9 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.

**17.88.10 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 designating that portion outlined in bold and shown as Area “A” on “Schedule A” attached to and forming part of this bylaw as **“TOWN HOUSING (ZT88) – No. 1 Road (Steveston)”**.
- 3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown as Area “B” on “Schedule A” attached to and forming part of this bylaw as **“SINGLE DETACHED (RS2/B)”**.
- 4. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10156”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

APR 14 2020

MAY 19 2020

MAY 19 2020

MAY 19 2020

NOV 17 2023

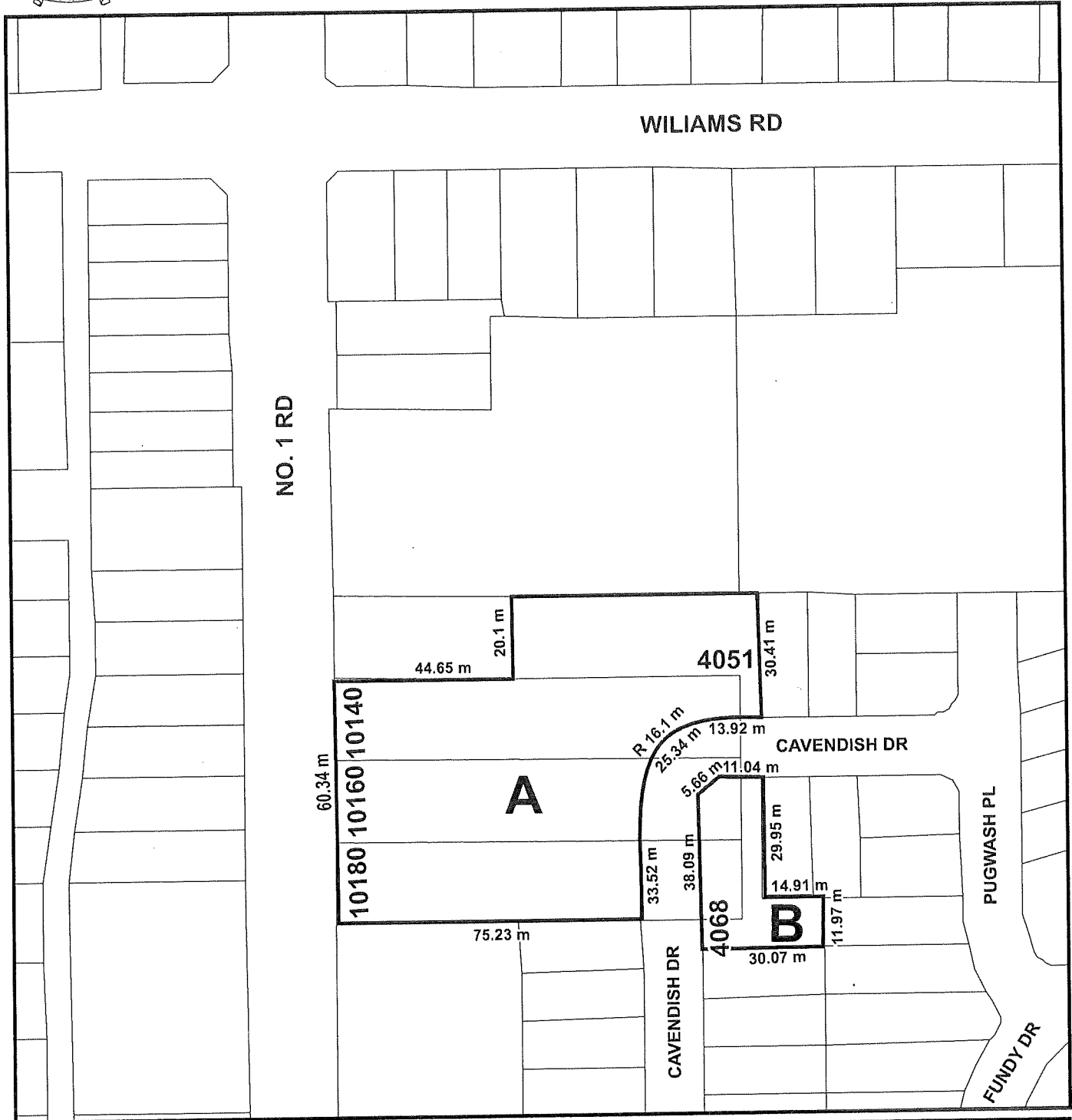


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MAYOR

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CORPORATE OFFICER



# City of Richmond

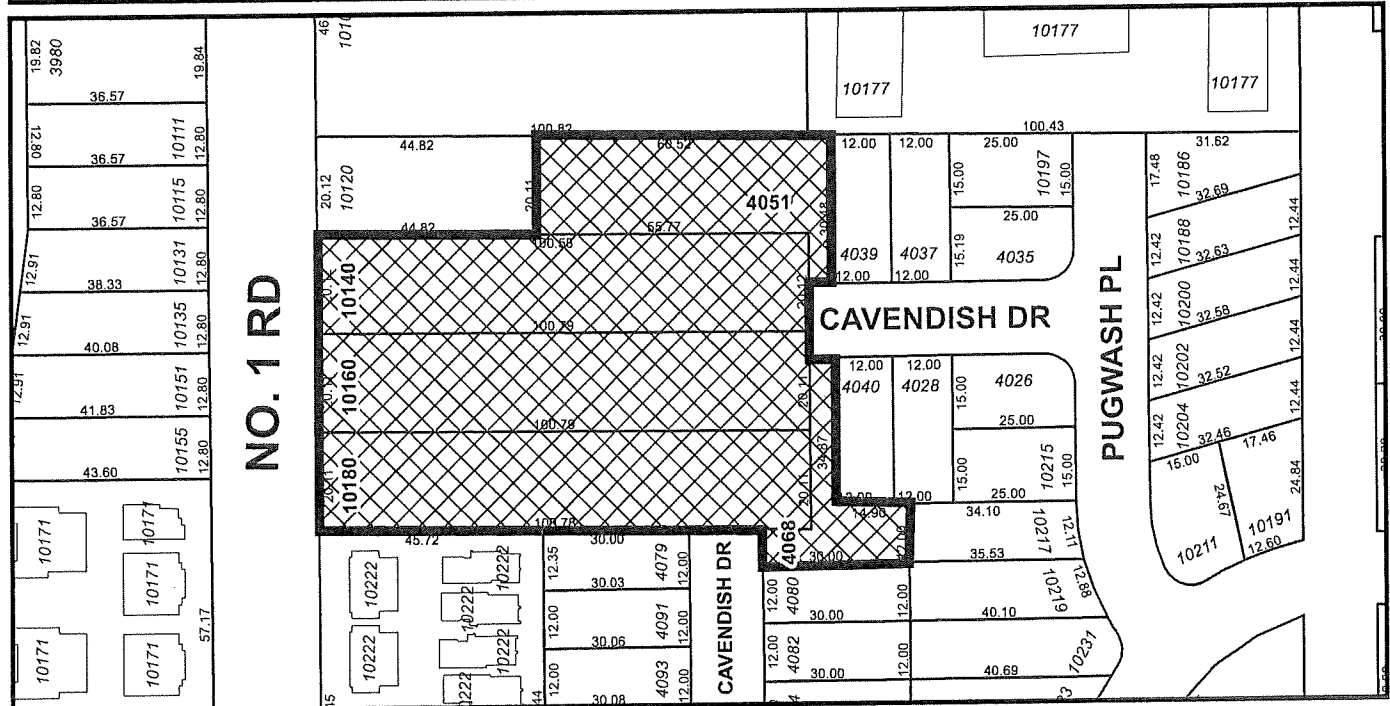
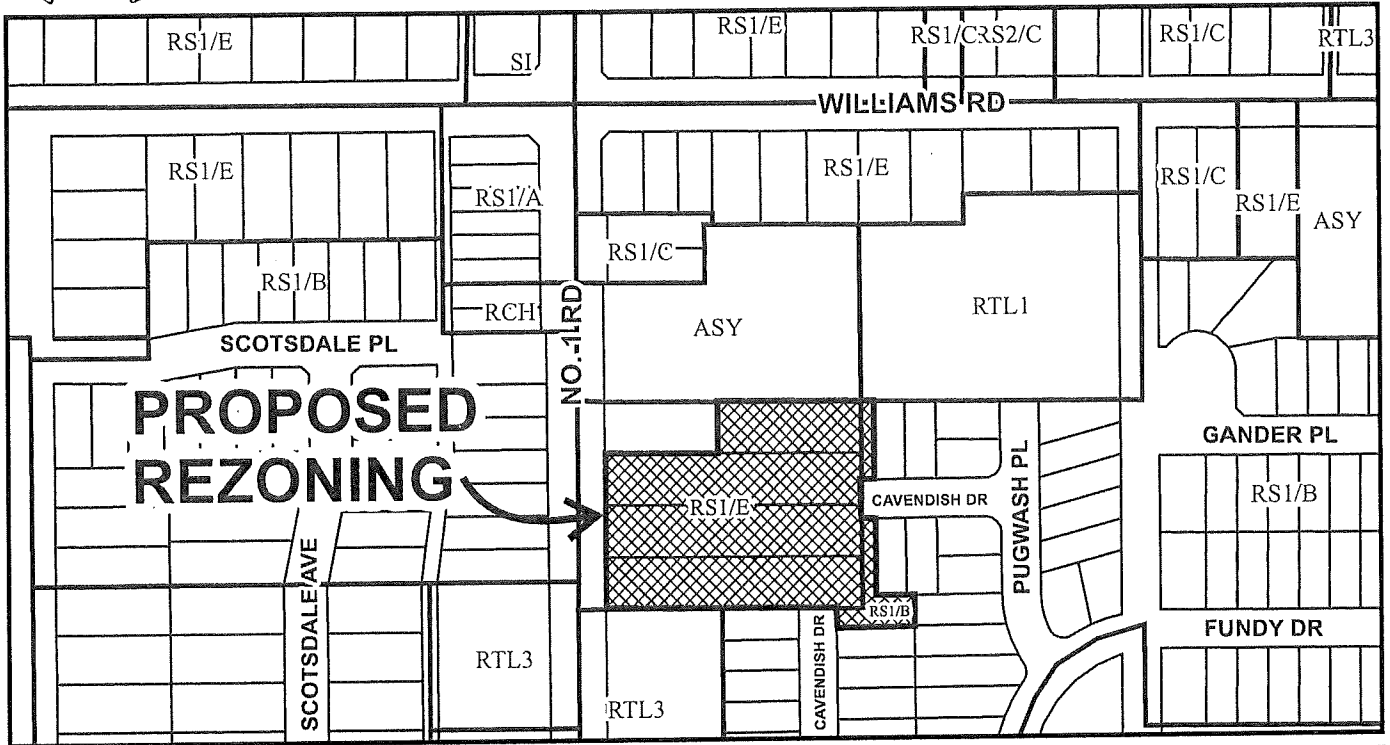


“Richmond Zoning Bylaw 8500  
Amendment Bylaw 10156”  
“Schedule A”

Original Date: 03/10/20  
Revision Date:  
Note: Dimensions are in METRES



# City of Richmond



## RZ 18-820669

Original Date: 05/11/18

Revision Date:

Note: Dimensions are in METRES