



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10406 (RZ 21-931122)  
6071 Azure Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

**“18.45 Low to Mid Rise Apartment (ZLR45) – Thompson**

**18.45.1 Purpose**

The **zone** accommodates low and mid rise **residential rental tenure apartment housing** and compatible **secondary uses**. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **affordable housing units, moderate income rental units, and market rental units**.

**18.45.2 Permitted Uses**

- **housing, apartment**
- **housing, town**

**18.45.3 Secondary Uses**

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

**18.45.4 Permitted Density**

1. The maximum **floor area ratio** is 0.6 together with an additional:
  - a) 0.1 **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.

2. Notwithstanding Section 18.45.4.1, the reference to “0.6” is increased to a higher **floor area ratio** of “2.1”, provided that:
  - a) the **owner** provides no less than 50 **affordable housing units** on the **site**, having a combined **floor area** of at least 4,384 m<sup>2</sup>, excluding the **building** area of **moderate income rental units** and **market rental units**;
  - b) the **owner** enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot** and files a notice in the Land Title Office;
  - c) the **owner** provides no less than 110 **moderate income rental units** on the **site**, having a combined **floor area** of at least 5,941 m<sup>2</sup>, excluding the **building** area of **affordable housing units** and **market rental units**;
  - d) the **owner** enters into a **moderate income rental housing agreement** with respect to the **moderate income rental units** and registers the **moderate income rental housing agreement** against title to the **lot** and files a notice in the Land Title Office;
  - e) the **owner** provides 170 **market rental units** on the **site**, excluding the **building** area of **affordable housing units** and **moderate income rental units**;
  - f) the **owner** enters into a **market rental agreement** with respect to the **market rental units** and registers the **market rental agreement** against title to the **lot** and files a notice in the Land Title Office;

#### **18.45.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 90% for **buildings**.

#### **18.45.6 Permitted Yards & Setbacks**

1. The minimum **setback** from a **road** is 6.0 m, but may be reduced to 4.5 m where a proper interface is provided as specified in a Development Permit approved by the **City**.
2. The minimum **interior side yard** is 4.5 m.

#### **18.45.7 Permitted Heights**

1. The maximum **height** for **buildings** is 25.0 m.

**18.45.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot width** is 80.0 m.
2. The minimum **lot depth** is 100.0 m.
3. The minimum **lot area** requirement is 10,000.0 m<sup>2</sup>.

**18.45.9 Landscaping & Screening**

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

**18.45.10 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, EXCEPT that:
  - a) the minimum number of **parking spaces** required by this bylaw may be reduced to be calculated as follows:
    - i) for **affordable housing unit** residents: 0.6 **parking spaces** per **dwelling unit**;
    - ii) for **moderate income rental unit** residents: 0.6 **parking spaces** per **dwelling unit**;
    - iii) for **market rental unit** residents: 0.72 **parking spaces** per **dwelling unit**;
    - iv) for visitor **parking**: 0.16 **parking spaces** per **dwelling unit**.

**18.45.11 Residential Rental Tenure**

1. For the purposes of this zone, the following definitions apply:
  - a) **moderate income rental unit** means a **dwelling unit** that is subject to a **housing affordability agreement**.
  - b) **moderate income rental housing agreement** means an agreement in a form satisfactory to the **City** that limits the occupancy of the **dwelling unit** that is subject to the agreement to persons, families and **households** that qualify for moderate income housing based on their **household** income level under the terms of the agreement, that restricts the occupancy of the **dwelling unit** to **residential rental tenure**, and that prescribes a maximum rental rate and rate of increase of rental rate for the **dwelling unit**.
2. All **dwelling units** in this **zone** are restricted to **residential rental tenure** only.

**18.45.12 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the 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 “**LOW TO MID RISE APARTMENT (ZLR45) – THOMPSON**”.  
  
P.I.D. 002-379-953  
  
Lot 592 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10406**”.

FIRST READING	SEP 26 2022
PUBLIC HEARING	OCT 17 2022
SECOND READING	OCT 17 2022
THIRD READING	OCT 17 2022
OTHER CONDITIONS SATISFIED	AUG 06 2024
ADOPTED	

CITY OF RICHMOND
APPROVED by SB
APPROVED by Director or Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

