



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10454 (RZ 21-941625)
10611 and 10751 River Drive**

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:

“18.46 Low to Mid Rise Apartment (ZLR46) – Bridgeport

18.46.1 Purpose

The **zone** provides for residential development. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **affordable housing units** and **market rental units**.

18.46.2 Permitted Uses

- housing, apartment
- housing, town

18.46.3 Secondary Uses

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

18.46.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with up to an additional:
 - a) 0.1 **floor area ratio** provided that this additional **floor area ratio** is used entirely to accommodate indoor **amenity space**.
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **market rental units** pursuant to Section 18.46.4.2c) and 18.46.4.2d).

2. Notwithstanding Section 18.46.4.1, the reference to “1.0” is increased to a higher density of “1.45”, provided that:
 - a) the **owner** provides not less than 18 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the total residential **building area**, excluding **habitable space of 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 not less than 13 **market rental units** and the combined **habitable space** of the total number of **market rental units** would comprise at least 1,006 m²; and
 - d) 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.
3. For the purposes of this **zone**, the permitted **density** is based on gross **site area** before the following required **road** dedications and fee simple transfers to the **City**:
 - a) not less than 535 m² of land within the **site** transferred to the **City** as a fee simple **lot** for diking and related purposes; and
 - b) not less than 200 m² of land within the **site** dedicated to the **City** as **road** which shall form part of River Drive.

18.46.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

18.46.6 Permitted Yards & Setbacks

1. The minimum **public road** setback from:
 - a) River Drive is 3.0 m;
 - b) River Road is 7.5 m; and
 - c) Shell Road is 6.0 m.
2. The **side yard** is 6.0 m.
3. A parking **structure** may project into a required **yard** up to the **property line**, provided that such encroachment is landscaped and screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

4. Uncovered stairs may project into a required **yard**, but shall not be closer than 0.3 m from River Drive nor 3 m from any **side lot line** as specified by a Development Permit approved by the **City**.

18.46.7 Permitted Heights

1. The maximum **height** for **buildings** is 26.0 m (6 **storeys**), except that the maximum **height** of buildings located:
 - a) within 20.0 m of the **lot line abutting** River Drive and more than 70.0 m from the **lot line abutting** Shell Road is 10.0 m;
 - b) within 20.0 m of the **lot line abutting** River Drive and within 70.0 m of the **lot line abutting** Shell Road is 15.0 m; and
 - c) between 20.0 m and 36.0 m of the **lot line abutting** River Drive is 15.0 m. **Balconies** may project into this area to a maximum depth of 1.5 m.
2. The maximum **building height** for **accessory buildings** and **accessory structures** is 10.0 m.

18.46.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

18.46.9 Landscaping & Screening

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

18.46.10 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.

18.46.11 Residential Rental Tenure

1. Subject to the provision of **affordable housing units** and **market rental units** pursuant to Section 18.46.4.2 above, a minimum of 31 **dwelling units** shall be used only for **residential rental tenure**.

18.46.12 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 (ZLR46) – BRIDGEPORT”**.

P.I.D. 008-930-601

Lot 133 Fractional Section 23 Block 5 North Range 6 West New Westminster District Plan 28254

P.I.D. 003-715-868

Lot 132 Section 23 Block 5 North Range 6 West New Westminster District Plan 28394

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10454”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

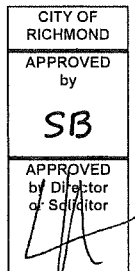
MAY 03 2023

JUN 19 2023

JUN 19 2023

JUN 19 2023

MAY 28 2024

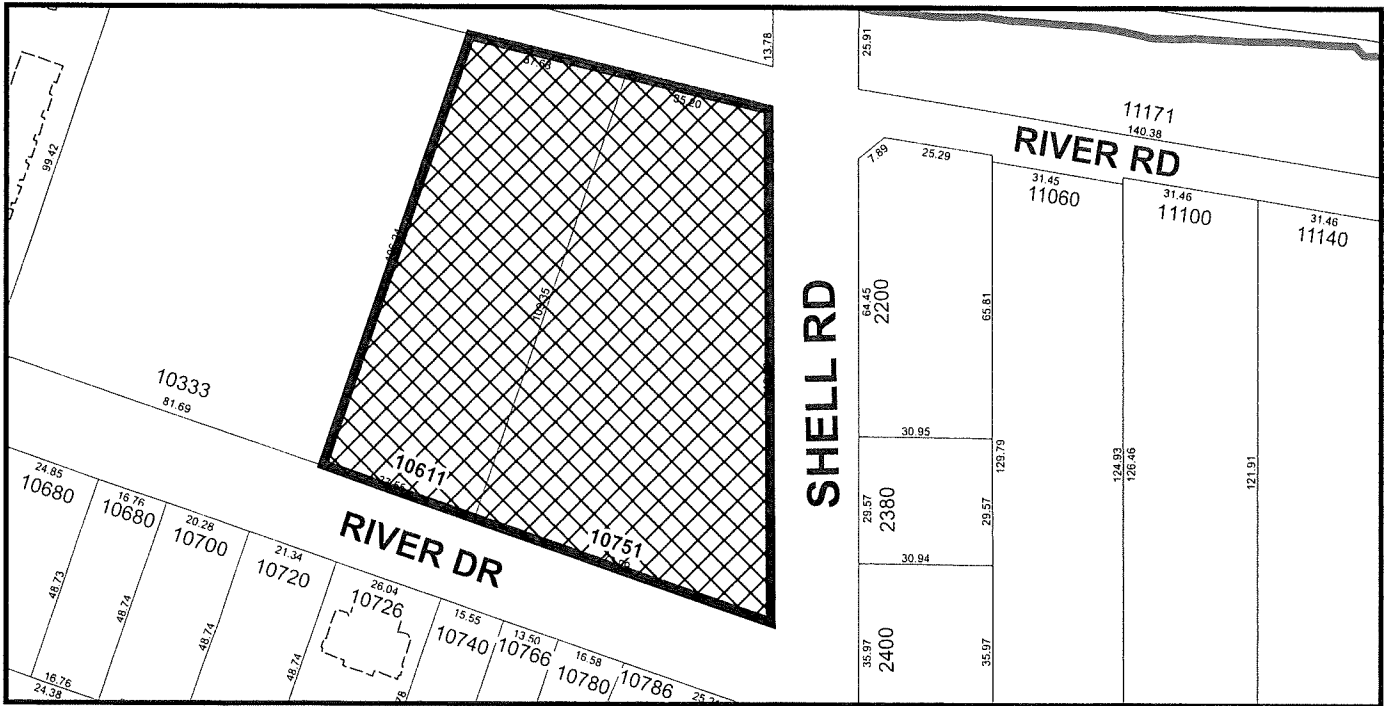
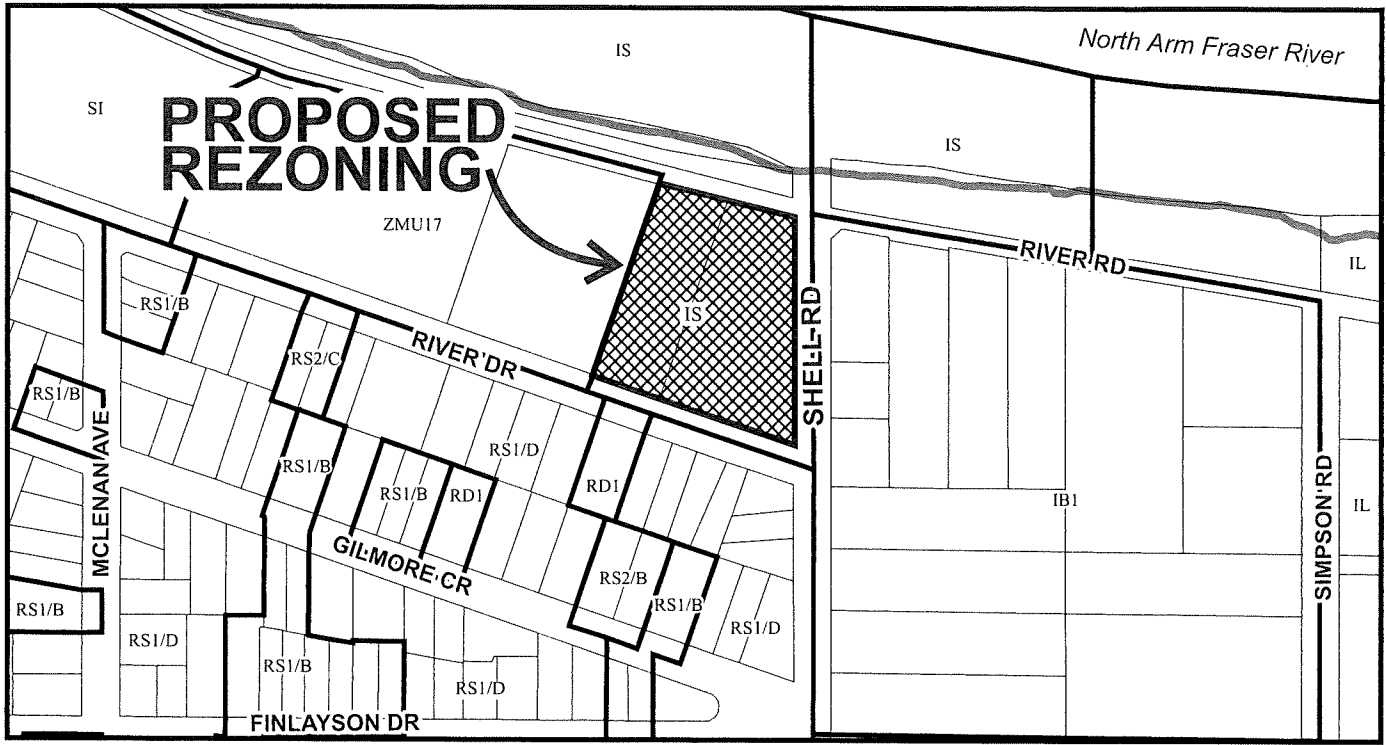


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 21-941625

Original Date: 10/18/21

Revision Date: 03/29/23

Note: Dimensions are in METRES