



Richmond Zoning Bylaw 8500
Amendment Bylaw 10465 (RZ 22-012904)
8635, 8655, 8675, 8695 Cook Crescent, and the Surplus Portion of the Spires Road and Cook Crescent Road Allowance

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 5.15.1d)i regarding affordable housing density bonusing provisions:

Table with 2 columns: Zone, Sum Per Buildable Square Foot of Permitted Principal Building. Row 1: 'ZT103', '\$18.00'

- b. Inserting as Section 17.103 thereof the following:

17.103 Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)

17.103.1 Purpose

The zone provides for high density town housing with a parking structure and other compatible uses in the Spires Road Area adjacent to a greenway.

17.103.2 Permitted Uses

- child care
• housing, town

Secondary Uses

- boarding and lodging
• community care facility, minor
• home business
• home-based business
• secondary suite

17.103.3 Permitted Density

- 1. For the purposes of this zone, the calculation of floor area ratio is based on a site area of 3,302.8 m².
2. The maximum floor area ratio (FAR) is 0.60, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate amenity space.

3. Notwithstanding Section 17.103.3.1, the reference to "0.6" is increased to a higher **density** of "1.2" if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT103 zone, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Notwithstanding Section 4.2.2 and Section 4.4.1 of this bylaw, the following items are not included in the calculation of maximum **floor area ratio** for **town housing**:
  - a) **enclosed parking** within a **building** or **structure** located on **site**;
  - b) bicycle, loading, garbage and recycling facilities located within an **enclosed parking** area;
  - c) common mechanical, heating, ventilation, electrical, telephone and air conditioning service rooms that are not intended as **habitable space** and located within an **enclosed parking** area;
  - d) common stairwells and common elevator shafts; however, the ground level of common stairwells and common elevator shafts are included in the calculation of maximum **floor area ratio** for **town housing**;
  - e) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and are never enclosed;
  - f) an area of up to 10 m<sup>2</sup> per **principal dwelling unit** used exclusively for staircase purposes; and
  - g) an area of up to 10 m<sup>2</sup> per **principal dwelling unit** on the highest **storey** of a **principal dwelling unit** that is open to the staircase area below.
5. Notwithstanding Section 4.4.2 of this bylaw, any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**.

#### 17.103.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. The maximum **lot coverage** is 75% for **buildings, structures and non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

#### 17.103.5 Yards & Setbacks

1. The minimum **front yard, exterior side yard** or **road setback** is 3.0 m.
2. The minimum **interior side yard** is 6.0 m.

3. The minimum **rear yard** is 12.5 m.
4. Notwithstanding Section 4.9 of this bylaw, the following projections shall be permitted in this **zone** and are subject to the *Building Code*:
  - a) portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** or public **walkway** may project into the **yards** and **setbacks** a distance of not more than 0.6 m;
  - b) **balconies, bay windows, porches** may project into the **yards** and **setbacks** a distance of not more than 0.6 m; and
  - c) entry stairs may project into the **road setback** a distance of not more than 2.0 m.

#### 17.103.6 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

#### 17.103.7 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width, lot depth** or **lot area** requirements for **subdivision**.
2. The minimum **lot area** for **development** is 3,084.8 m<sup>2</sup>.

#### 17.103.8 Landscaping & Screening

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

#### 17.103.9 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.
2. Notwithstanding Section 7.5.6 and Section 7.5.6A,
  - a) where residents of a **principal dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space**, and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle; and
  - b) a maximum of 50% of the required resident **parking spaces** may be provided in a **tandem arrangement**.

**17.103.10 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 repealing the existing zoning designation of the following area and by designating it **“TOWN HOUSING (ZT103) – PARKING STRUCTURE TOWNHOUSES (SPIRES ROAD – COOK CRESCENT)”**.  
  
 P.I.D. 010-472-517  
 Lot 15 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489  
  
 P.I.D. 004-063-309  
 Lot 16 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489  
  
 P.I.D. 010-472-541  
 Lot 17 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489  
  
 P.I.D. 009-104-194  
 Lot 18 Section 9 Block 4 North Range 6 West New Westminster District Plan 21489  
  
 and a closed portion of Spire Road and Cook Crescent dedicated by Plan 21489, Sections 9, Block 4 North Range 6 West New Westminster District as shown in Reference Plan EPP 128236.
  
3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10465”**.

FIRST READING

May 23, 2023

A PUBLIC HEARING WAS HELD ON

June 19, 2023

SECOND READING

June 19, 2023

THIRD READING

June 19, 2023

OTHER CONDITIONS SATISFIED

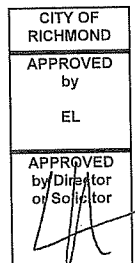
MAY 28 2024

ADOPTED

\_\_\_\_\_

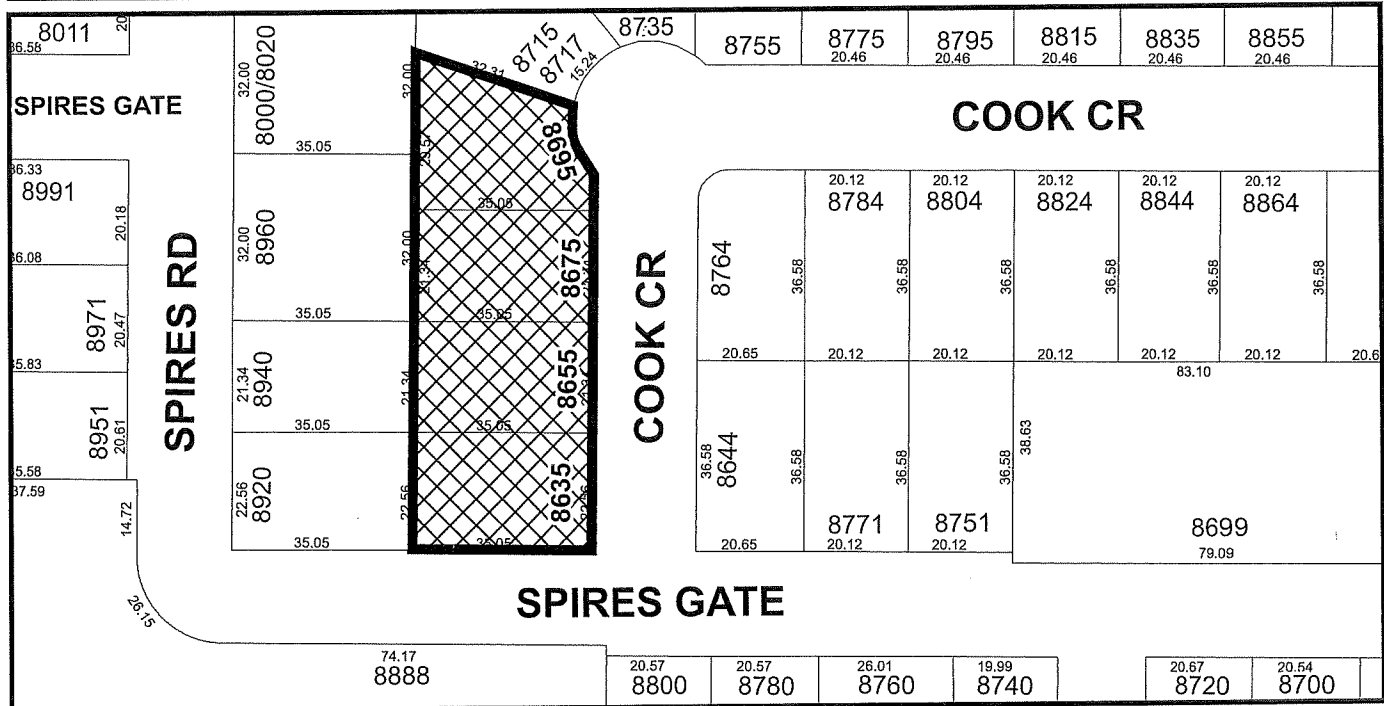
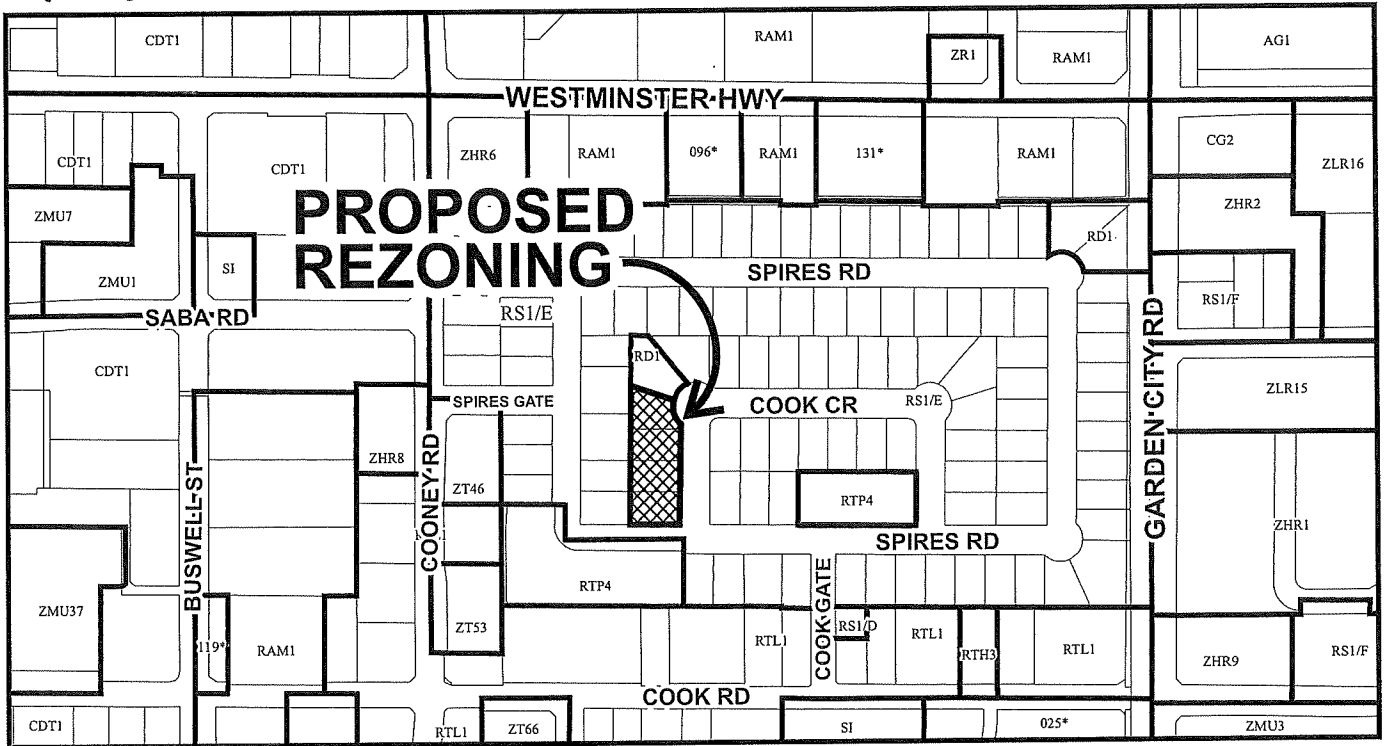
\_\_\_\_\_  
MAYOR

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





City of  
Richmond



**RZ 22-012904**

Original Date: 05/25/22

Revision Date: 04/25/23

Note: Dimensions are in METRES