



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10478 (RZ 23-018081)  
4831 Steveston Highway**

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 inserting into Section 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

**18.48 Low Rise Rental Apartment (ZLR 48) – Steveston Highway (Steveston)**

**18.48.1 Purpose**

This zone provides for low-rise **residential rental tenure apartment housing** outside the **City Centre** for **affordable housing**, along with compatible **secondary uses**.

**18.48.2 Permitted Uses**

- child care
- housing, apartment

**18.48.3 Secondary Uses**

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

**18.48.4 Permitted Density**

1. The maximum **floor area ratio (FAR)** is 0.84 together with an additional 0.06 **floor area ratio**, provided that the additional **floor area** is used entirely to accommodate indoor **amenity space** and further provided that:

- a) No less than 25 **affordable housing units** shall be provided on the site, having a combined floor area of at least 1,260.0 m<sup>2</sup>
- 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 file a notice in the Land Title Office.

**18.48.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 80% 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.

**18.48.6 Yards & Setbacks**

1. The minimum **front yard** is 25.0 m.
2. The minimum east **side yard** is 6.5 m.
3. The minimum west **side yard** is 5.5 m.
4. The minimum **rear yard** is 3.0 m.

**18.48.7 Permitted Heights**

1. The maximum **height** for **buildings** is 14.2 m.

**18.48.8 Minimum Lot Size**

1. The minimum **lot width** is 28.0 m.
2. The minimum **lot depth** is 68.0 m.
3. The minimum **lot area** is 2100.0 m<sup>2</sup>.

**18.48.9 Landscaping & Screening**

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

**18.48.10 On-Site Parking & Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to standards set out in Section 7.0, except that, subject to the provision of Transportation Demand Management measures to the satisfaction of the Director of Transportation, the minimum requirements are to be calculated as follows:
  - a) 11 **vehicle parking spaces** with 5 **vehicle parking spaces** reserved for **visitors**; and
  - b) 10 **Class 1** bicycle parking spaces and 8 **Class 2** bicycle parking spaces.

**18.48.11 Residential Rental Tenure**

1. A **dwelling unit** located anywhere in this **zone** shall only be **used** for **residential rental tenure** specific to the provision of **affordable housing units**.

**18.48.12 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 RISE RENTAL APARTMENT (ZLR48) – STEVESTON HIGHWAY (STEVESTON)**”.

P.I.D. 003-639-771

Lot 65 Section 35 Block 4 North Range 7 West New Westminster District Plan 24405

This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10478**”.

FIRST READING

JUL 24 2023

A PUBLIC HEARING WAS HELD ON

SEP 05 2023

SECOND READING

SEP 05 2023

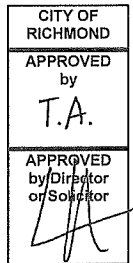
THIRD READING

SEP 05 2023

OTHER CONDITIONS SATISFIED

NOV 15 2023

ADOPTED

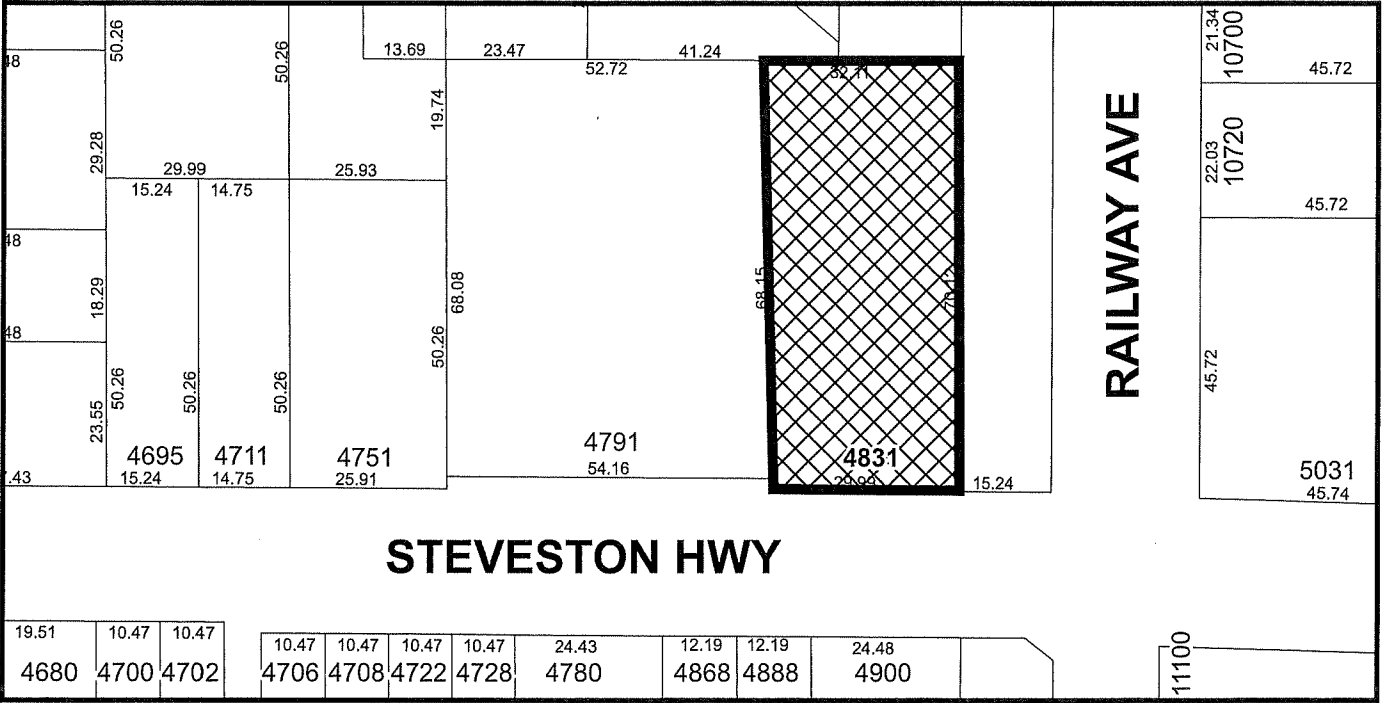
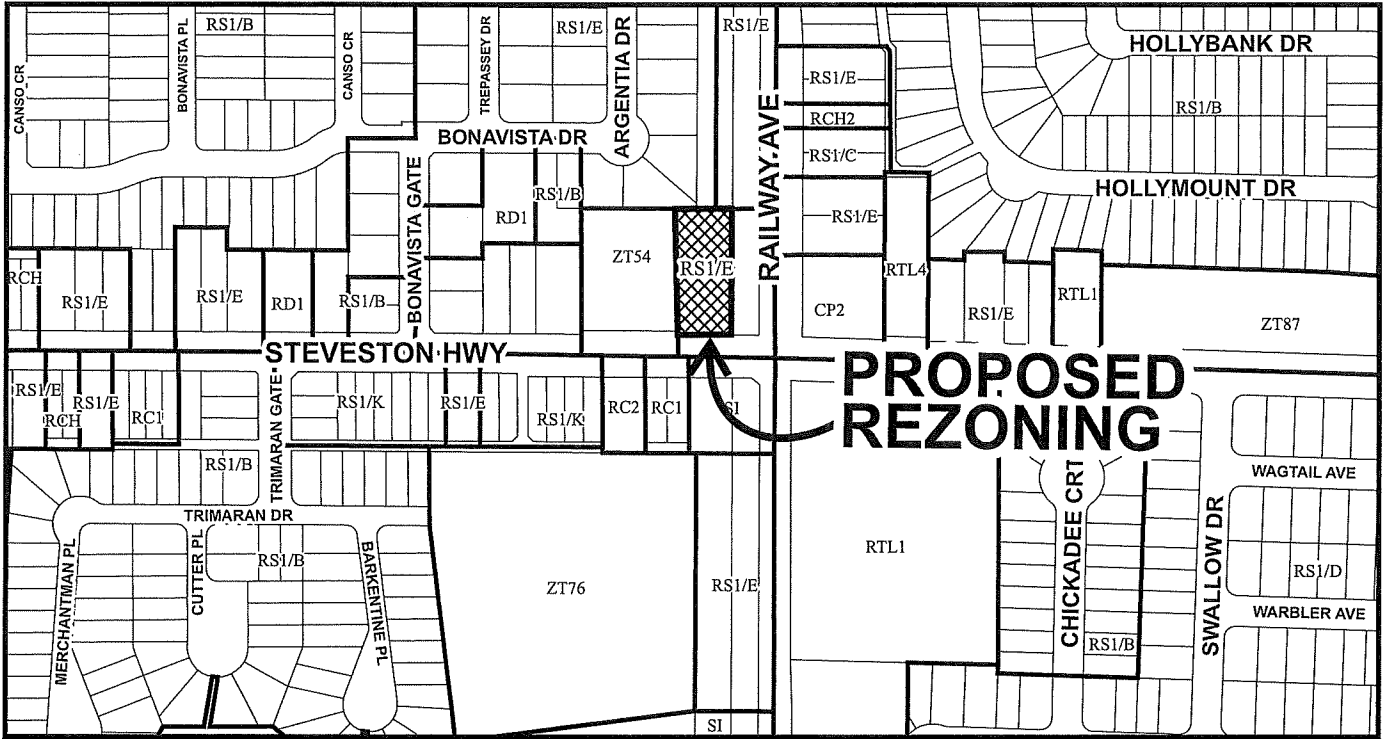


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MAYOR

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CORPORATE OFFICER



# City of Richmond



**RZ 23-018081**

Original Date: 05/10/23  
 Revision Date:  
 Note: Dimensions are in METRES