



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10574  
Two-Unit Dwellings (ZD9) – Williams Road (Steveston)**

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 16 (Site Specific Residential (Two Unit Dwelling) Zones, in numerical order:

**16.9 Two-Unit Dwellings (ZD9) – Williams Road**

**16.9.1 Purpose**

The **zone** provides for **two-unit housing** or **three-unit housing** on a single **lot** fronting an **arterial road**, plus other compatible **uses**.

**16.9.2 Permitted Uses**

- **housing, two-unit**
- **housing, three-unit**

**16.9.3 Secondary Uses**

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

**16.9.4 Permitted Density**

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**; and
  - b) the **lot area** of the **lot** is greater than 281.0 m<sup>2</sup>.
2. The maximum **floor area ratio** is 0.6.
3. The maximum **floor area** of a **dwelling unit** must not exceed 183.9 m<sup>2</sup>.
4. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except:
  - a) notwithstanding Section 4.3.1.a), up to 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 never enclosed, provided that the **floor area** in question is not located more than 0.6 m above the lowest horizontal floor;
  - b) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes;
  - c) notwithstanding Section 4.3.3.a), a maximum of 37.5 m<sup>2</sup> per **dwelling unit**, to a maximum of 75.0 m<sup>2</sup> per **lot**, of on-site parking **uses**.

### 16.9.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. The following percentages of the **lot area** is restricted to **landscaping** with live plant material:
  - a) 20% for **lots** less than 12.0 m wide;
  - b) 25% for **lots** of 12.0 m or more but less than 15.0 m in width;
  - c) 30% for **lots** of 15.0 m or more in width; and
  - d) any **side yard** area is excluded from the calculation of percentages of the **lot area** which is restricted to **landscaping** with live plant material.

### 16.9.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is:
  - a) 2.0 m for **lots** of 20.0 m or more in width;
  - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; and
  - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m, except where the **exterior side yard** is on an **arterial road** it is 6.0 m.
4. The minimum **rear yard** is the greater of 6.0 m or 20% of the total **lot depth**, for a maximum width of 60% of the rear wall of the **first storey**; and 25% of the total **lot depth**, for the remaining 40% of the rear wall of the **first storey** and any second **storey**, or **half (½) storey** above, up to maximum required **setback** of 10.7 m.
5. Notwithstanding Section 16.9.6.4 above:
  - a) the minimum **rear yard** may be reduced to 6.0 m, as specified in a Development Permit approved by the **City**; and
  - b) for a **corner lot** where the **exterior side yard** is 6.0 m, the minimum **rear yard** is reduced to 1.2 m.
6. The minimum **setbacks** for **accessory buildings, carports and garages** are:
  - a) 12.0 m for the **front yard**;
  - b) 3.0 m for the **exterior side yard**, except on an **arterial road** it is 6.0 m;
  - c) 1.2 m for the **interior side yard**; and
  - d) 6.0 m for the **rear yard**, except that for a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard setback** is reduced to 1.2 m.
7. Detached **accessory buildings** up to 10.0 m<sup>2</sup> may be located within the **interior side yard** and **rear yard** but no closer than 6.0 m of an **arterial road** and 3.0 m of a local **road**.
8. Notwithstanding Section 4.8 [Projections into Yards in Two-Unit Housing Zones], for this **zone** only, the following projections shall be permitted, subject to the *Building Code*:
  - a) **balconies** and **bay windows** which form part of the **principal building**, may project into **front yard, rear yard** and **exterior side yard** no more than 0.6 m;

- b) fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building**, may project for a distance of:
    - i) 1.0 m into the **front yard**;
    - ii) 0.6 m into the **side yard**, limited to one exterior wall of the **principal building**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly; and
    - iii) 0.6 m into the **rear yard**;
  
  - c) **porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a public **road** may project for a distance of:
    - i) 1.5 m into the **front yard**;
    - ii) 0.6 m into the **exterior side yard**; and
    - iii) 1.5 m into the **exterior side yard**, where the **exterior side yard** is 6.0 m.
  
  - d) **building** elements in the **principal building** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project into the **side yard** and **rear yard** no more than 0.6 m;
  
  - e) other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
    - i) 3.0 m of a public **road**.
    - ii) 6.0 m of an **arterial road**; and
    - iii) 1.2 m of the **rear lot line** or a **side lot line**; and
  
  - f) where a **lot** has a **lot width** of 18.0 m or more, portions of the **principal building** which do not exceed 5.0 m in **height** (chimneys excepted) may project into the required **side yard** but in no event closer than 1.2 m to a **side lot line** (See **residential vertical lot width envelope** illustration in the definitions).
9. The minimum **building separation space** is 1.2 m, except that cantilevered roofs, **balconies**, unenclosed fireplaces and chimneys may project into the minimum **building separation space** for a distance of 0.6 m.

#### 16.9.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 **storeys** or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.

### 16.9.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 464.5 m<sup>2</sup>.
2. The minimum **lot width** is 10.29 m.
3. The minimum **lot depth** is 30.0 m.
4. No **subdivision** to create an **air space parcel** is permitted.
5. **Subdivision** of a **lot** may create a maximum of three **strata lots**.

### 16.9.9 Landscaping & Screening

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

### 16.9.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except:
  - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**;
  - b) at least 50% of the required residential **use parking spaces** shall be standard spaces;
  - c) at least 50% of the residential **use parking spaces** provided in a side-by-side arrangement within an enclosed **garage** shall be standard spaces;
  - d) where residents of a single **dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one **parking space** located behind the other; and
  - e) where visitor parking is provided on a **lot**:
    - i) the **parking spaces** may be used collectively by two adjacent **lots** sharing a **vehicle access** from an **arterial road**; and
    - ii) each **parking space** shall be clearly marked with the words "VISITORS ONLY" in capital letters in the form of a sign with a minimum size of 300 mm high by 450 mm wide and pavement markings with a minimum size of 300 mm high and 1.65 m wide.

### 16.9.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and 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 "**TWO UNIT DWELLING (ZD9) WILLIAMS ROAD (Steveston)**" zone:

P.I.D. 004-215-371

Lot 6 Section 36 Block 4 North Range 7 West New Westminster District Plan 9310

P.I.D. 004-230-167

Lot 459 Section 36 Block 4 North Range 7 West New Westminster District Plan 52512

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10574”**.

FIRST READING

NOV 25 2024

SECOND READING

NOV 25 2024

THIRD READING

NOV 25 2024

OTHER CONDITIONS SATISFIED

JAN 15 2026

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>Ac</i>
APPROVED by Director or Solicitor
<i>JA</i>

\_\_\_\_\_  
MAYOR

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