



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10586 (RZ 22-023114)
9311/ 9333 Ferndale 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 17 Site Specific Residential (Town Houses) Zones, in numerical order:

17.104 Town Housing (ZT104) – North McLennan (City Centre)

17.104.1 Purpose

This zone provides for **town housing** and other compatible uses.

17.104.2 Permitted Uses

- child care
- housing, town

17.104.3 Secondary Uses

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

17.104.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.90, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.104.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 65% 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. Reduction in live **landscaping** may be permitted through a development permit or development variance permit process to a minimum live **landscaping** coverage of 17.5%.

17.104.6 Yards & Setbacks

1. The minimum **front yard** is 5.40 m but may be reduced to 2.4 m if a proper interface is provided as specified in a Development Permit approved by the **City**.
2. The minimum east **side yard** is 3.0 m but may be reduced to 1.9 m for portions of the building abutting a drive isle and where a proper interface is provided as specified in a Development Permit approved by the **City**.
3. The minimum west **side yard** is 3.0 m.
4. The minimum **rear yard** is 4.5 m

17.104.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**)
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.104.8 Minimum Lot Size

1. The minimum **lot width** is 26.0 m.
2. The minimum **lot depth** is 42.0 m.
3. The minimum **lot area** is 1,050.0 m².

17.104.9 Landscaping & Screening

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

17.104.10 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 a maximum of 2 **parking spaces** can be small spaces.

17.104.11 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 "Town Housing (ZT104) – North McLennan (City Centre)"

P.I.D. 003-520-064

Lot 108 Section 10 Block 4 North Range 6 West New Westminster District Plan 64615

- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10586**".

FIRST READING

SEP 23 2024

SECOND READING

SEP 23 2024

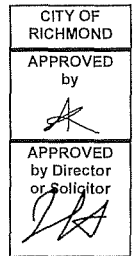
THIRD READING

SEP 23 2024

OTHER CONDITIONS SATISFIED

FEB 27 2025

ADOPTED



MAYOR

CORPORATE OFFICER