



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10588 (RZ 22-023116)
9511 Granville Avenue**

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 17 (Site Specific Residential (Town Housing) Zones) in numerical order:

“17.105 Town Housing (ZT105) – North McLennan (City Centre)

17.105.1 Purpose

The zone provides for **two-unit housing** and **town housing**, along with other compatible **uses**.

17.105.2 Permitted Uses

- child care
- housing, town

17.105.3 Secondary Uses

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

17.105.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.70 together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

17.105.5 Permitted Lot Coverage

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

17.105.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** and **rear yard** is 3.0 m.
3. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming parts of the **principal building** may project into the any **yard** or **setbacks** for a distance of not more than 1.2 m.

17.105.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.

2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.105.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 25.0 m.
2. The minimum **lot depth** is 70.0 m.
3. The minimum **lot area** is 1,950.0 m².

17.105.9 Landscaping & Screening

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

17.105.10 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; except that not more than 7 of the required residential **parking spaces** shall be small spaces.

17.105.11 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 areas and by designating them as follows:

- **“SCHOOL & INSTITUTIONAL USE (SI)”.**

That portion of PID 000-472-689 LOT 29, EXCEPT: PART ON PLAN BCP14107 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 23818 shown hatched and indicated as area “A” on Schedule “A” attached to and forming part of this bylaw.

- **“TOWN HOUSING (ZT105) – NORTH MCLENNAN (CITY CENTRE)”.**

That portion of PID 000-472-689 LOT 29, EXCEPT: PART ON PLAN BCP14107 SECTION 10 BLOCK 4 NORTH RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 23818 shown hatched and indicated as area “B” on Schedule “A” attached to and forming part of this bylaw.

3. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 10588”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

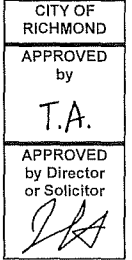
SEP 09 2024

OCT 15 2024

OCT 15 2024

OCT 15 2024

FEB 26 2025



MAYOR

CORPORATE OFFICER



City of
Richmond

