



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10656 (RZ 23-033712)
9000 No. 3 Road**

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 the following into Section 20 [Site Specific Mixed Use Zones], in numerical order:

**“20.61 Commercial Mixed Use (ZMU61) – No. 3 Road
and Francis Road (Broadmoor)”**

20.61.1 Purpose

This **zone** provides for a limited range of **commercial uses** and services to the surrounding community, along with **residential rental tenure apartment housing** and other compatible **secondary uses**.

20.61.2 Permitted Uses

- animal grooming
- child care
- government service
- health service, minor
- housing, apartment
- office
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- veterinary service

20.61.3 Secondary Uses

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

20.61.4 Permitted Density

1. The maximum **floor area ratio** is 2.05, of which:
 - a) 1.80 is for residential **uses** only, which must include no less than seven (7) **moderate market rental units**, where such **moderate market rental units**:
 - i. have a combined **habitable space** of at least 374.45 m²; and

- ii. are subject to a **moderate market rental housing agreement** to apply in perpetuity with respect to the **moderate market rental units**, which agreement the owner must enter into with the **City** and register against title to the **lot** and file a notice in the Land Title Office;

b) 0.25 is for non-residential **uses** only,

together with an additional 0.1 **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.

20.61.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 80% for **buildings** and landscaped roofs over **parking spaces**.

20.61.6 Yards & Setbacks

1. The minimum **setback** from any **road** is 2.0 m, except that the northwest corner of the principal **building** may project into the minimum **setback** up to the corner cut **lot line** as specified by a Development Permit approved by the **City**.
2. The minimum **setback** to the south and east **lot line** is 3.0 m.

20.61.7 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

20.61.8 Subdivision Provisions/Minimum Lot Size

3. The minimum **lot area** is 2,200.0 m².

20.61.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that portions of the **lot** within 2.0 m of a **property line** abutting a **road** shall be treated and maintained with a combination of shrubs, ornamental plants, lawn and hard surface on the ground and in planters.

20.61.10 On-site Parking & Loading

1. On-site **vehicle** and bicycle parking and **loading spaces** shall be provided according to the standards set out in Section 7.0, except as follows:
 - a) the minimum number of **parking spaces** for the residential **uses** is:
 - i. for **moderate market rental units**: 0.56 **parking spaces** per **dwelling unit**; and
 - ii. for **apartment housing**, excluding the **moderate market rental units**: 0.67 **parking spaces** per **dwelling unit**;
 - b) the minimum number of required **loading spaces** for the **site** is one (1) undesignated medium **loading space** shared between the residential and non-residential **uses**;
 - c) on-site **parking spaces** shall be located no closer than 2.0 m to a **lot line** which abuts a **road**, and no closer than 1.5 m to any other **lot line**; and
 - d) Section 7.5.18 does not apply to **parking spaces** enclosed within a **building**.

20.61.11 Residential Rental Tenure

1. All **dwelling units** in this **zone** are restricted to **residential rental tenure** only.

20.61.12 Other Regulations

1. For the purposes of this **zone**, the following definitions apply:
 - a) **CPI** means the All-Items Consumer Price Index for Vancouver, British Columbia, published from time to time by Statistics Canada, or its successor in function;
 - b) **HILS Monthly Gross Income** means one twelfth of the annual gross household income applicable to the **dwelling unit** based on number of bedrooms as set out in the **HILS Report**;
 - c) **HILS Report** means BC Housing's Housing Income Limit Report for the City of Richmond, and if the City of Richmond is not listed, for the City of Vancouver;
 - d) **moderate market rental unit** means a **dwelling unit** that is subject to a **moderate market rental housing agreement** and **residential rental tenure**; and
 - e) **moderate market rental housing agreement** means an agreement in a form satisfactory to the **City**, which limits occupancy of the **dwelling unit** that is subject to the agreement to persons, families and **households** that qualify for moderate market rental housing based on their **household** income and sets out the maximum permitted rent as follows:
 - i. the maximum rent charged for any **moderate market rental unit** will be 30% of the **HILS Monthly Gross Income** for the applicable

calendar year. However, should a **HILS Report** not be published as of February 1 of any year, the previous year's maximum rent is increased by any increase in **CPI** for the previous calendar year; and

- ii. while persons, families and **households** are in occupation of a **moderate market housing unit**, rent may only be increased annually by the maximum percentage rent increase permitted under the *Residential Tenancy Act* (BC).
 2. Notwithstanding Sections 20.61.2 and 20.61.3, **apartment housing, boarding and lodging, and home business uses** are only permitted on the second and upper floors of the **building** (exclusive of residential **building** entrance lobbies, which are permitted on the ground floor of the **building**).
 3. 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, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "**COMMERCIAL MIXED USE (ZMU61) – No. 3 Road and Francis Road (Broadmoor)**".
- P.I.D. 003-672-191
Lot 537 Section 28 Block 4 North Range 6 West New Westminster District Plan 54754
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10656**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

APR 28 2025

MAY 20 2025

MAY 20 2025

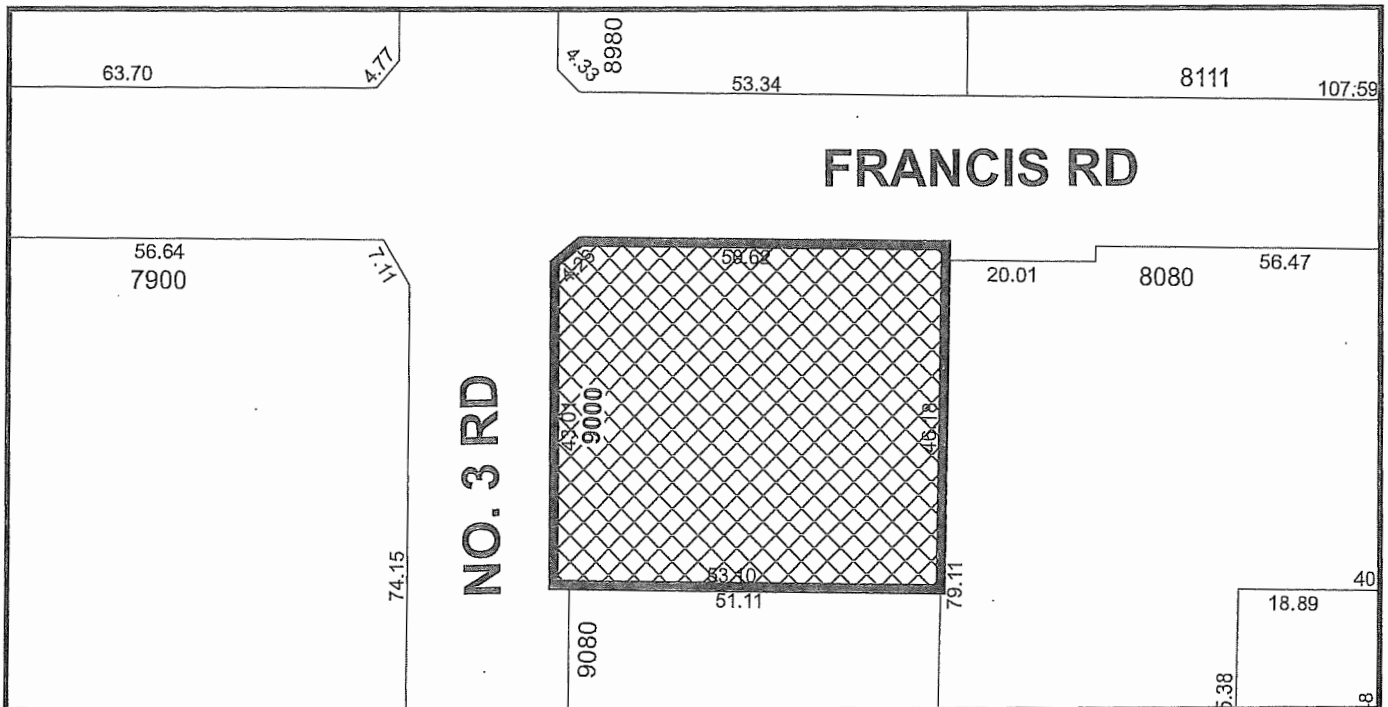
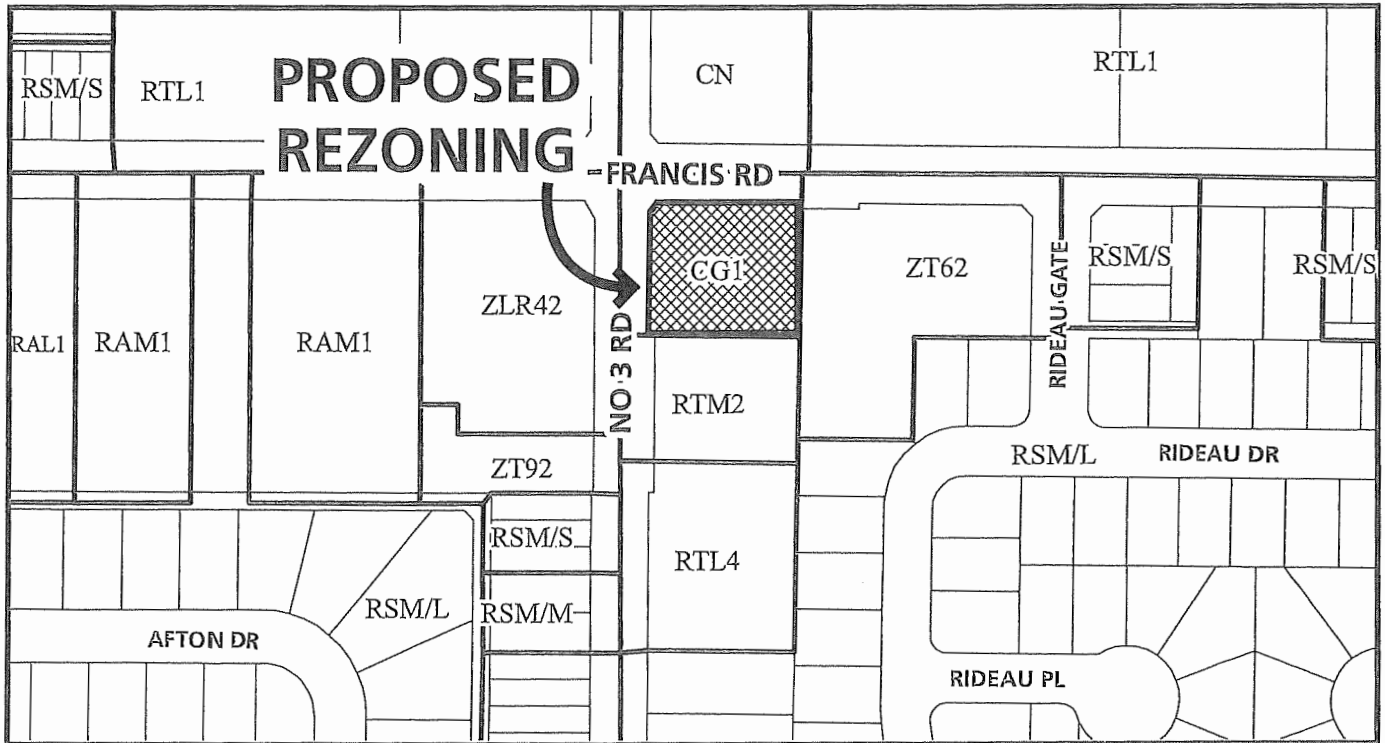
MAY 20 2025

JUN 10 2026

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MAYOR_____
CORPORATE OFFICER



City of Richmond



RZ 23-033712

Original Date: 11/28/23

Revision Date: 03/13/25

Note: Dimensions are in METRES

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