



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10734 (25-029406)
12871, 12873, 12875 Railway Avenue**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. 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 for the following area, outlined in bold on “Schedule A attached to and forming part of Bylaw 10734”, and designating it “**Medium Density Low Rise Apartments (RAM1)**”:

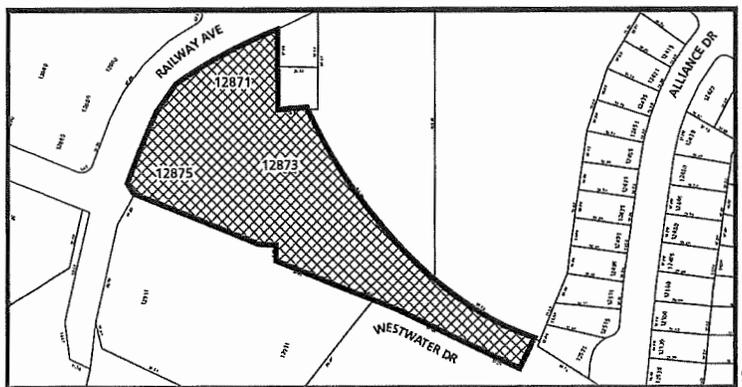
Strata Lots 1-78, and the Common Property
Section 11 and 12, Block 3 North
Range 7 West New Westminster District
Strata Plan NWS3101

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.11 by inserting the following as new subsection 8.11.13.3:

“3. Notwithstanding Section 8.11.5, 8.11.7 and 8.11.8, the **site** municipally known as 12871, 12873, 12875 Railway Avenue and identified in **figure 1** below shall have:

- a) a maximum **floor area ratio** of 0.85;
- b) a maximum **height for buildings** of 16.0 m; and
- c) a minimum **front yard, interior side yard and exterior side yard** of 4.0 m.

Figure 1



3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10734**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

JAN 26 2026

JAN 26 2026

JAN 26 2026

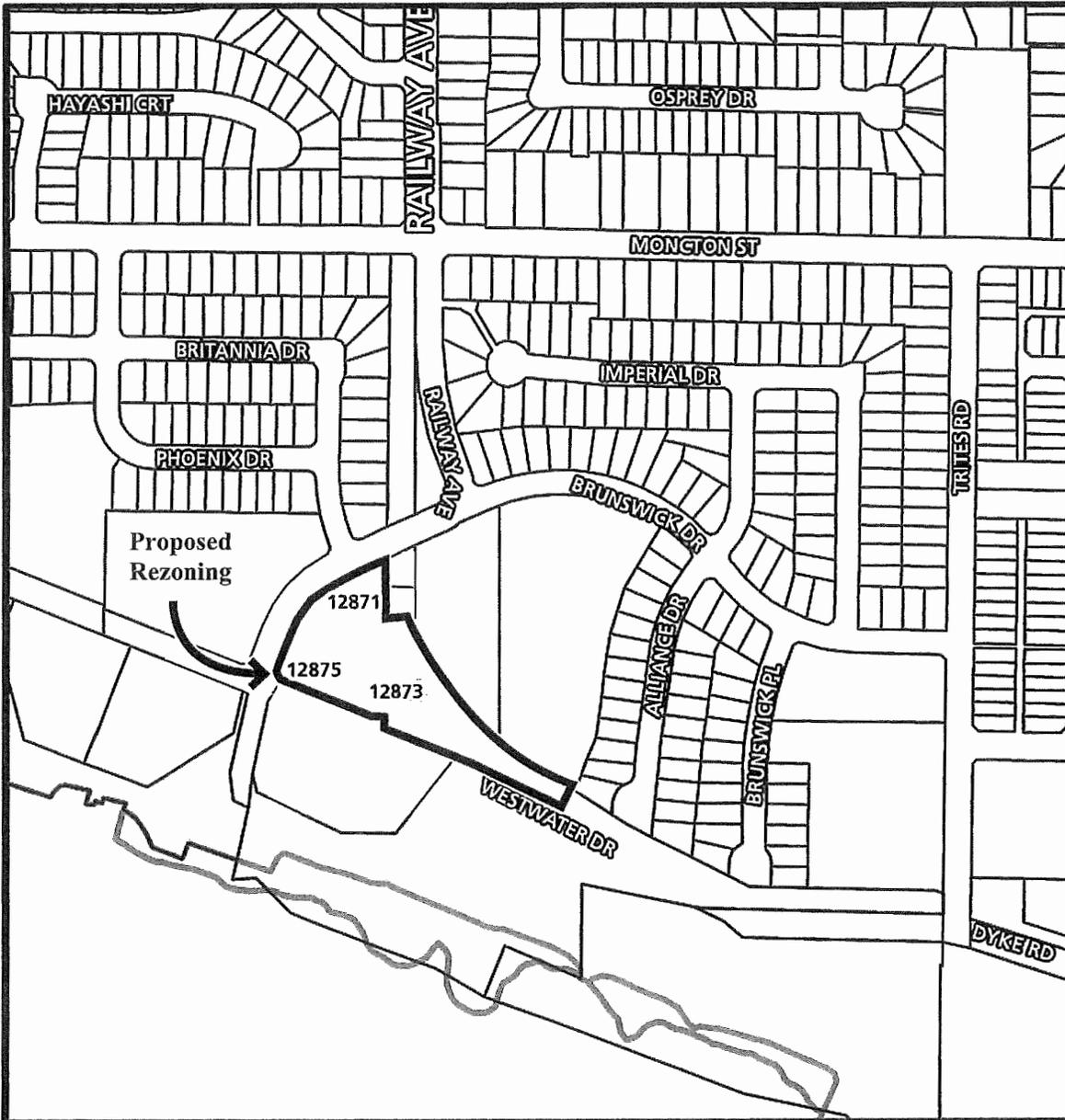
CITY OF RICHMOND
APPROVED by
117
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER



City of Richmond



	<h2>Bylaw 10734 Schedule "A"</h2>	<p>Original Date: 12/11/25 Revision Date: Note: Dimensions are in METRES</p>
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