



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10760
(Density Bonus in Standard Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.1 (Single Detached) by:

- 1.1. Replacing Section 8.1.1 with the following:

“8.1.1 Purpose

The **zone** provides for **single detached housing** with a range of compatible **secondary uses**. **Subdivision** standards vary by sub-categories (A-H, J-K).”

- 1.2. Replacing Section 8.1.4.3 with the following:

“3. For **single detached housing** zoned RS2/A-H, J-K, the maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².”

- 1.3. Deleting Sections 8.1.4.4 and 8.1.4.5.

2. Richmond Zoning Bylaw 8500, as amended, is further amended by replacing Section 8.2 (Compact Single Detached) with the following:

“8.2 Intentionally blank.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by replacing Section 8.3 (Coach Houses) with the following:

“8.3 Intentionally blank.”

4. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.4 (Two-Unit Dwellings) by inserting the following as the first item in Section 8.4.11 (Other Regulations):

“1. Notwithstanding Section 3.4 (Use and Term Definitions), for the purpose of this **zone**, the following terms apply:

- a) **affordable housing reserve** means the statutory Capital Reserve Fund created by the Affordable Housing Density Benefits Reserve Fund Establishment Bylaw No. 10761;

- b) **affordable housing unit** means a **dwelling unit** that is subject to a **housing agreement** and **residential rental tenure** in perpetuity; and
- c) **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 affordable housing based on their **household** income and sets out the maximum permitted rent as follows:
- i. the maximum rent charged for any **affordable housing unit** will be 10% below the Canada Mortgage and Housing Corporation (CMHC) average market rents for the City of Richmond, specific to each unit type and reported annually through CMHC's Market Rental Survey; and
 - ii. while persons, families and **households** are in occupation of any **affordable housing unit**, rent may only be increased annually by the maximum percentage rent increase permitted under the *Residential Tenancy Act* (BC)."
5. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.5 (Infill Residential) by:
- 5.1. Replacing Section 8.5.1 with the following:

"8.5.1 Purpose

The **zone** provides for **single detached housing, coach houses, two-unit housing and town housing** and other compatible **uses** on small infill **lots**."
 - 5.2. Replacing Section 8.5.4.3 with the following:

"3. For town housing and two-unit housing zoned RI2, the maximum floor area ratio is 0.55, together with an additional 0.05 floor area ratio provided that it is entirely used to accommodate amenity space and the lot contains four or more dwelling units."
 - 5.3. Deleting Section 8.5.4.5.
6. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.6 (Low Density Townhouses) by:
- 6.1. Replacing Section 8.6.1 with the following:

"8.6.1 Purpose

The **zone** provides for low **density town housing** and **single detached housing** in certain existing **zones**, plus other compatible **uses**."

6.2. Replacing Section 8.6.4.1.b) with the following:

“b) 0.55 for **town housing** zoned RTL1 or RTL2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.”

6.3. Replacing Section 8.6.4.1.c) with the following:

“c) 0.60 for **town housing** zoned RTL3 or RTL4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.”

6.4. Deleting Sections 8.6.4.1.d) and Section 8.6.4.2.

7. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.7 (Medium Density Townhouses) by:

7.1. Replacing Section 8.7.1 with the following:

“8.7.1 Purpose

The **zone** provides for medium **density town housing**, plus other compatible **uses**.”

7.2. Replacing Section 8.7.4.1.a) with the following:

“a) 0.70 for **town housing** zoned RTM1 or RTM3, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.”

7.3. Replacing Section 8.7.4.1.b) with the following:

“b) 0.65 for **town housing** zoned RTM2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.”

7.4. Deleting Section 8.7.4.2.

8. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.8 (High Density Townhouses) by:

8.1. Replacing Section 8.8.1 with the following:

“8.8.1 Purpose

The **zone** provides for high **density town housing** and other compatible **uses** in the **City Centre** and other select areas.”

8.2. Replacing Section 8.8.4.1 with the following:

“1. The maximum **floor area ratio** is:

- a) 0.75 for **lots** zoned RTH1, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
- b) 0.80 for **lots** zoned RTH2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
- c) 0.85 for **lots** zoned RTH3, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
- d) 0.90 for **lots** zoned RTH4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.”

8.3. Deleting Sections 8.8.4.2 and 8.8.4.3.

9. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.9 (Parking Structure Townhouses) by:

9.1. Replacing the title of Section 8.9 with the following:

“8.9 Parking Structure Townhouses (RTP4)”

9.2. Replacing Section 8.9.1 with the following:

“8.9.1 Purpose

The **zone** provides for high **density town housing** with a parking **structure** and other compatible **uses** in the **City Centre**.”

9.3. Replacing Section 8.9.4.1 with the following:

“1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.”

9.4. Deleting Section 8.9.4.2.

10. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.10 (Low Density Low Rise Apartments) by:

10.1. Replacing the title of Section 8.10 with the following:

“8.10 Low Density Low Rise Apartments (RAL1)”

10.2. Replacing Section 8.10.1 with the following:

“8.10.1 Purpose

The **zone** provides for 3 to 4 **storey** apartments outside the **City Centre**, plus compatible **uses**.”

10.3. Replacing Section 8.10.4.2 with the following:

- “2. For **apartment housing** including more than 60 **dwelling units**, **residential rental tenure** shall apply to **dwelling units**, being **market rental units**, on the **site** with a combined **habitable space** equal to at least 15% of the total residential **floor area** of the **buildings**, excluding residential **floor area** secured as **affordable housing units**.”

10.4. Replacing Section 8.10.4.3 with the following:

- “3. Notwithstanding to Section 8.10.4.2 above, if **market rental units** or **affordable housing units** are provided on the **site**, **residential rental tenure** shall apply to those **dwelling units**.”

10.5. Replacing Section 8.10.5.1.b) with the following:

- “b) 0.10 **floor area ratio** provided that it is entirely used to accommodate **market rental units**.”

10.6. Deleting Sections 8.10.5.2, 8.10.5.3, and 8.10.8.1.b).

11. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.11 (Medium Density Low Rise Apartments) by:

11.1. Replacing the title of Section 8.11 with the following:

- “**8.11 Medium Density Low Rise Apartments (RAM1)**”

11.2. Replacing Section 8.11.1 with the following:

“**8.11.1 Purpose**

The zone provides for 4 to 5 **storey** apartments, plus compatible **uses**.”

11.3. Replacing Section 8.11.4.2 with the following:

- “2. For **apartment housing** including more than 60 **dwelling units**, **residential rental tenure** shall apply to **dwelling units**, being **market rental units**, on the **site** with a combined **habitable space** equal to at least 15% of the total residential **floor area** of the **buildings**, excluding residential **floor area** secured as **affordable housing units**.”

11.4. Replacing Section 8.11.4.3 with the following:

- “3. Notwithstanding Section 8.11.4.2 above, if **market rental units** or **affordable housing units** are provided on the **site**, **residential rental tenure** shall apply to those **dwelling units**.”

11.5. Replacing Section 8.11.5.1.c) with the following:

- “c) 1.2 for portions of the **lot area** over 9,000.0 m², together with an additional:
- i) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - ii) 0.1 **floor area ratio** provided that it is entirely used to accommodate **market rental units.**”

11.6. Deleting Sections 8.11.5.2, 8.11.5.3, 8.11.7.2, 8.11.7.3, 8.11.8.1.b), 8.11.9.1.b), and 8.11.9.2.b).

12. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.12 (High Density Low Rise Apartments) by:

12.1. Replacing Section 8.12.1 with the following:

“8.12.1 Purpose

The **zone** provides for 4 to 6 **storey** apartments, plus compatible **uses.**”

12.2. Replacing Section 8.12.4.2 with the following:

- “2. For **apartment housing** including more than 60 **dwelling units**, **residential rental tenure** shall apply to **dwelling units**, being **market rental units**, on the **site** with a combined **habitable space** equal to at least 15% of the total residential **floor area** of the **buildings**, excluding residential **floor area** secured as **affordable housing units.**”

12.3. Replacing Section 8.12.4.3 with the following:

- “3. Notwithstanding Section 8.12.4.2 above, if **market rental units** or **affordable housing units** are provided on the **site**, **residential rental tenure** shall apply to those **dwelling units.**”

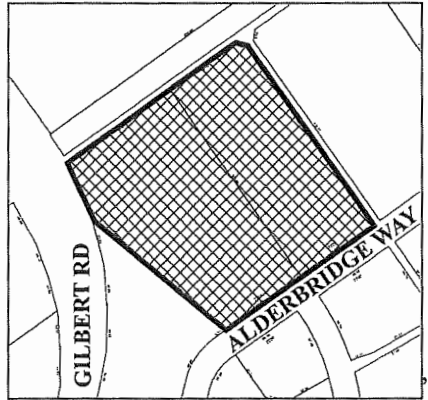
12.4. Replacing Section 8.12.5.1 with the following:

- “1. The maximum **floor area ratio** is 2.0, together with an additional:
- i) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - ii) 0.1 **floor area ratio** provided that it is entirely used to accommodate **market rental units.**”

12.5. Deleting Sections 8.12.5.2 and 8.12.5.3 and replacing them with the following:

- “2. Notwithstanding Section 8.12.5.1, for the RAH2 **zone** the maximum **floor area ratio** for the net **site** area of the **development site** located within the **City Centre** and shown on Figure 1 below, regardless of subdivision, is 2.28.

Figure 1



13. Richmond Zoning Bylaw 8500, as amended, is further amended by replacing Section 8.14 (Single Detached with Granny Flat or Coach House – Edgemere) with the following:

“8.14 Intentionally blank.”

14. Richmond Zoning Bylaw 8500, as amended, is further amended by replacing Section 8.15 (Large Lot Arterial Road Coach House) with the following:

“8.15 Intentionally blank.”

15. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.16 (Arterial Road Two-Unit Dwellings) by inserting the following as the first item in Section 8.16.11 (Other Regulations):

“1. Notwithstanding Section 3.4 (Use and Term Definitions), for the purpose of this **zone**, the following terms apply:

- a) **affordable housing reserve** means the statutory Capital Reserve Fund created by the Affordable Housing Density Benefits Reserve Fund Establishment Bylaw No. 10761;
- b) **affordable housing unit** means a **dwelling unit** that is subject to a **housing agreement** and **residential rental tenure** in perpetuity; and
- c) **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 affordable housing based on their **household** income and sets out the maximum permitted rent as follows:

- i. the maximum rent charged for any **affordable housing unit** will be 10% below the Canada Mortgage and Housing Corporation (CMHC) average market rents for the City of Richmond, specific to each unit type and reported annually through CMHC’s Market Rental Survey; and
 - ii. while persons, families and **households** are in occupation of any **affordable housing unit**, rent may only be increased annually by the maximum percentage rent increase permitted under the *Residential Tenancy Act* (BC).”
16. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.17 (Arterial Road Three-Unit Dwellings) by:
- 16.1. Replacing Section 8.17.4.2.a) with the following:
- “a) the **floor area** calculated using the **floor area ratio** of 0.6; and”
- 16.2. Deleting Section 8.17.4.3.
17. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.18 (Arterial Road Compact Two-Unit Dwellings) by inserting the following as the first item in Section 8.18.11 (Other Regulations):
- “1. Notwithstanding Section 3.4 (Use and Term Definitions), for the purpose of this **zone**, the following terms apply:
- a) **affordable housing reserve** means the statutory Capital Reserve Fund created by the Affordable Housing Density Benefits Reserve Fund Establishment Bylaw No. 10761;
 - b) **affordable housing unit** means a **dwelling unit** that is subject to a **housing agreement** and **residential rental tenure** in perpetuity; and
 - c) **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 affordable housing based on their **household** income and sets out the maximum permitted rent as follows:
 - i. the maximum rent charged for any **affordable housing unit** will be 10% below the Canada Mortgage and Housing Corporation (CMHC) average market rents for the City of Richmond, specific to each unit type and reported annually through CMHC’s Market Rental Survey; and
 - ii. while persons, families and **households** are in occupation of any **affordable housing unit**, rent may only be increased annually by the maximum percentage rent increase permitted under the *Residential Tenancy Act* (BC).”

18. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.19 (Small-Scale Multi-Unit Housing) by inserting the following as the first item in Section 8.19.12 (Other Regulations):

“1. Notwithstanding Section 3.4 (Use and Term Definitions), for the purpose of this **zone**, the following terms apply:

- a) **affordable housing reserve** means the statutory Capital Reserve Fund created by the Affordable Housing Density Benefits Reserve Fund Establishment Bylaw No. 10761;
- b) **affordable housing unit** means a **dwelling unit** that is subject to a **housing agreement** and **residential rental tenure** in perpetuity; and
- c) **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 affordable housing based on their **household** income and sets out the maximum permitted rent as follows:
 - i. the maximum rent charged for any **affordable housing unit** will be 10% below the Canada Mortgage and Housing Corporation (CMHC) average market rents for the City of Richmond, specific to each unit type and reported annually through CMHC’s Market Rental Survey; and
 - ii. while persons, families and **households** are in occupation of any **affordable housing unit**, rent may only be increased annually by the maximum percentage rent increase permitted under the *Residential Tenancy Act* (BC).”

19. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 9.3 (Downtown Commercial) by:

19.1. Replacing the title of Section 9.3 with the following:

“**9.3 Downtown Commercial (CDT1)**”

19.2. Replacing Section 9.3.1 with the following:

“**9.3.1 Purpose**

The **zone** provides for a broad range of commercial, service, **business**, entertainment and residential needs typical of a **City Centre**.”

19.3. Replacing Section 9.3.4.2 with the following:

“2. For **apartment housing** including more than 60 **dwelling units**, **residential rental tenure** shall apply to **dwelling units**, being **market rental units**, on the **site** with a combined **habitable space** equal to at least 15% of the total

residential **floor area** of the **buildings**, excluding residential **floor area** secured as **affordable housing units**.”

19.4. Inserting a new Section 9.3.4.3 with the following:

“3. Notwithstanding Section 9.3.4.2 above, if **market rental units** or **affordable housing units** are provided on the **site**, **residential rental tenure** shall apply to those **dwelling units**.”

19.5. Replacing Section 9.3.5.2 with the following:

“2. The maximum **floor area ratio** is 3.0 together with an additional:

- a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
- b) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
- c) 0.1 **floor area ratio** provided that it is entirely used to accommodate **market rental units**.”

19.6. Deleting Sections 9.3.5.3, 9.3.5.4, 9.3.5.5, 9.3.5.6, 9.3.5.7, 9.3.5.8, 9.3.5.9, 9.3.5.10 and replacing them with the following:

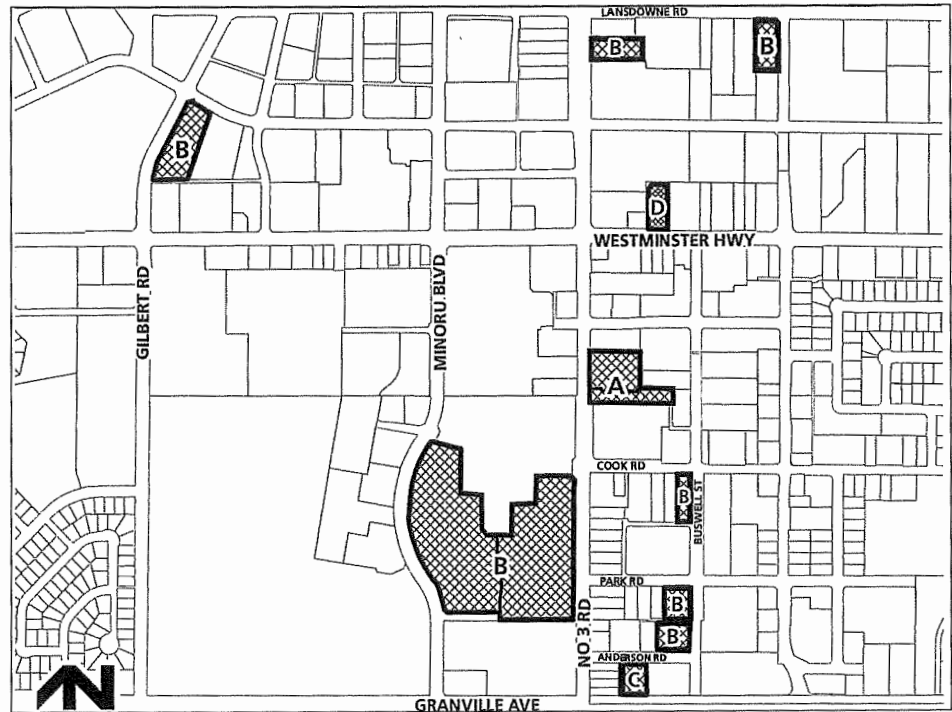
“3. Notwithstanding Section 9.3.5.2, the maximum **floor area ratio** for the net **site** area of the **development sites** located within the **City Centre** and shown in Figure 1 below, regardless of **subdivision**, is:

- a) 3.0 for the areas indicated as “A”;
- b) 3.15 for the areas indicated as “B”;
- c) 3.18 for the areas indicated as “C”;
- d) 4.37 for the areas indicated as “D”,

together with an additional:

- e) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**;
- f) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**; and
- g) 0.1 **floor area ratio** provided that it is entirely used to accommodate **market rental units**.

Figure 1



19.7. Deleting Sections 9.3.9.2, 9.3.9.3, 9.3.9.4, 9.3.9.5.

20. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 9.4 (Residential/Limited Commercial) by:

20.1. Replacing Section 9.4.1 with the following:

“9.4.1 Purpose

The **zone** accommodates mid- to high-rise apartments within the **City Centre** and other select areas, plus a limited amount of **commercial use** and compatible **secondary uses.**”

20.2. Replacing Section 9.4.4.2 with the following:

“2. For **apartment housing** including more than 60 **dwelling units**, **residential rental tenure** shall apply to **dwelling units**, being **market rental units**, on the **site** with a combined **habitable space** equal to at least 15% of the total residential **floor area** of the **buildings**, excluding residential **floor area** secured as **affordable housing units.**”

20.3. Inserting a new Section 9.4.4.3 with the following:

“3. Notwithstanding Section 9.4.4.2 above, if **market rental units** or **affordable housing units** are provided on the **site**, **residential rental tenure** shall apply to those **dwelling units.**”

20.4. Replacing Section 9.4.5 with the following:

“9.4.5 Permitted Density

1. For residential/limited commercial **sites** zoned RCL1, the maximum **floor area ratio** is:

- a) 0.70 for **lots** less than 3,000.0 m² in **lot area**;
- b) 1.0 for **lots** between 3,000.0 m² and 6,000.0 m² in **lot area**; and
- c) 2.0 for **lots** 6,000.0 m² or larger in **lot area**,

together with an additional:

- d) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**;
- e) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**; and
- f) 0.1 **floor area ratio** provided that it is entirely used to accommodate **market rental units**.

2. For residential/limited commercial **sites** zoned RCL2, RCL3, RCL4 or RCL5, the maximum **floor area ratio** is:

- a) 2.0 for **lots** zoned RCL2 or RCL3; and
- b) 2.5 for **lots** zoned RCL4 or RCL5,

together with an additional:

- c) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**;
- d) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**; and
- e) 0.1 **floor area ratio** provided that it is entirely used to accommodate **market rental units**.

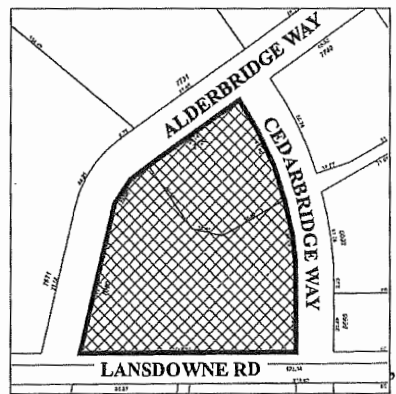
3. Notwithstanding Section 9.4.5.2, for **sites** zoned RCL3 or RCL5, an additional 1.0 **floor area ratio** is permitted provided that the **owner** uses:

- a) the additional 1.0 **floor area ratio** to accommodate non-residential purposes only, which non-residential purposes shall provide, in whole or in part, for **convenience retail uses** (e.g., large format grocery store, drug store), **minor health services**, pedestrian-

oriented **general retail**, or other **uses** important to the viability of the **City Centre**, as determined to the satisfaction of the **City**; and

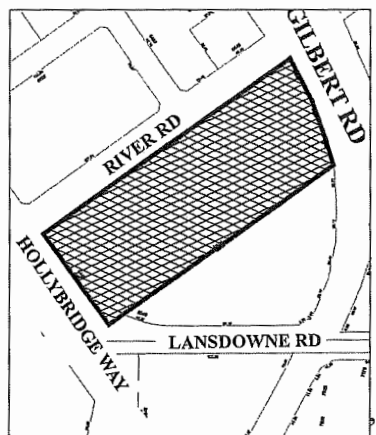
- b) a maximum of 49% of the **gross floor area** of the **building**, including the additional 1.0 **floor area ratio**, for non-residential purposes.
4. Notwithstanding Section 9.4.5.2, for the RCL2 **zone** the maximum **floor area ratio** for the net **site area** of the **development site** located within the **City Centre** and shown on Figure 1 below, regardless of subdivision, is 2.252.

Figure 1



5. Notwithstanding Sections 9.4.5.2 and 9.4.5.3, for the RCL3 **zone** the maximum **floor area ratio** for the net **site area** of the **development site** located within the **City Centre** and shown on Figure 2 below, regardless of subdivision, is 3.463, provided that at least 1.0 of the maximum **floor area ratio** is entirely used to accommodate non-residential purposes, as determined to the satisfaction of the **City**.

Figure 2



22. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10760”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAY 25 2026

MAY 25 2026

MAY 25 2026



MAYOR

CORPORATE OFFICER