



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9028 (RZ 13 - 631467)
6433 Dyke 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:

i. Inserting the following after Section 16.3:

16.4 Heritage Two-Unit Dwelling (ZD4) – London Landing (Steveston)

16.4.1 Purpose

The zone provides for a heritage-style two-unit dwelling.

16.4.2 Permitted Uses

- housing, two-unit

16.4.3 Secondary Uses

- boarding and lodging
- home business

16.4.4 Permitted Density

1. The maximum density is one two-unit housing unit.
2. The maximum floor area ratio is 0.70, together with 0.1 floor area ratio which must be used exclusively for covered areas of the principal building which are open on one or more sides.

16.4.5 Permitted Lot Coverage

1. The maximum lot coverage is 50% for buildings.
2. No more than 80% 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.

16.4.6 Yards & Setbacks

1. The minimum front yard is 6.5 m, except that entry stairs may project into the front yard for a distance of no more than 1.5 m.
2. The minimum west side yard is 3.0 m.
3. The minimum east side yard is 2.2 m, except that entry stairs may project into the east side yard by no more than 1.0 m.

4. The minimum north-east **side yard** is 1.5 m.
5. The minimum **rear yard** is 6.0 m.
6. **Porches, balconies, bay windows, and cantilevered roofs** forming part of the **principal building** may project into the **exterior side yard** and **side yard** for a distance of not more than 0.6 m.

16.4.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 12.5 m, but containing not more than 2 habitable **storeys**.
2. The **maximum height** for **accessory structures** is 4.0 m.

16.4.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 500.0 m².
2. There are no minimum **frontage, lot width** or **lot depth** requirements.

16.4.9 Landscaping & Screening

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

16.4.10 On-site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

16.4.11 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 **HERITAGE TWO-UNIT DWELLING (ZD4) – LONDON LANDING (STEVESTON)**.

P.I.D. 024-669-750

Lot 4 Section 18 Block 3 North Range 6 West New Westminster District Plan
LMP44643

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9028".

FIRST READING

JUL 22 2013

A PUBLIC HEARING WAS HELD ON

SEP 03 2013

SECOND READING

SEP 03 2013

THIRD READING

SEP 03 2013

OTHER CONDITIONS SATISFIED

JUN 18 2014

ADOPTED

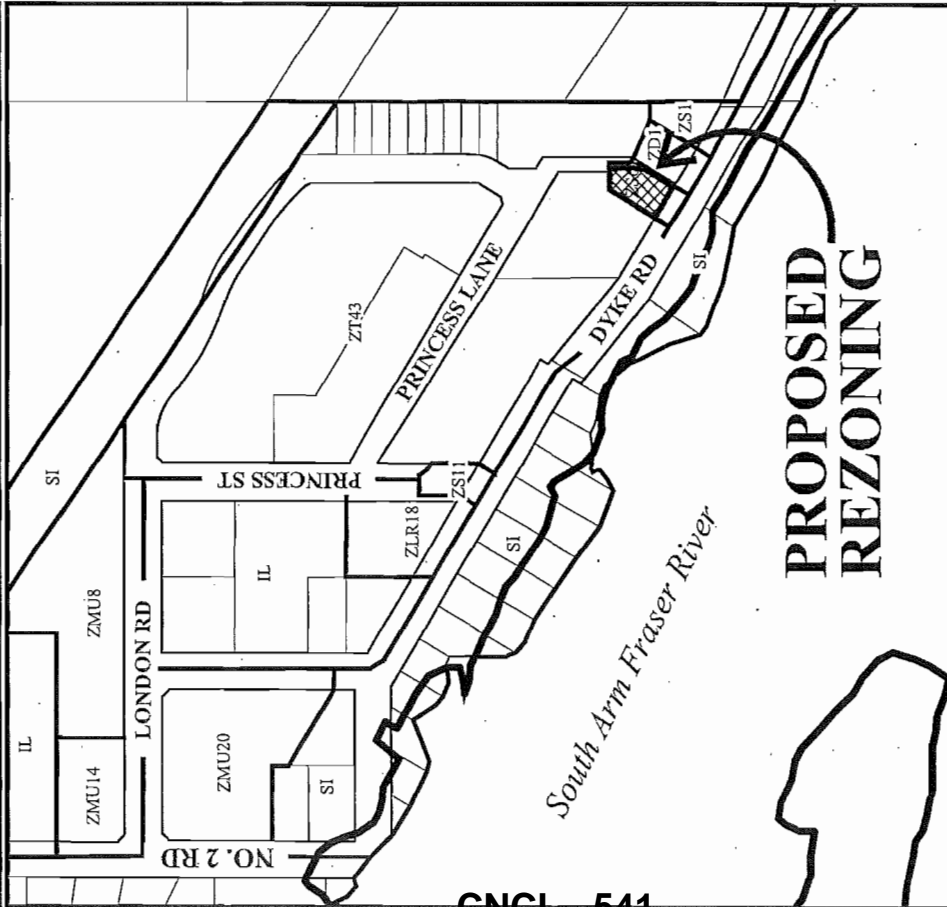
MAYOR

CORPORATE OFFICER



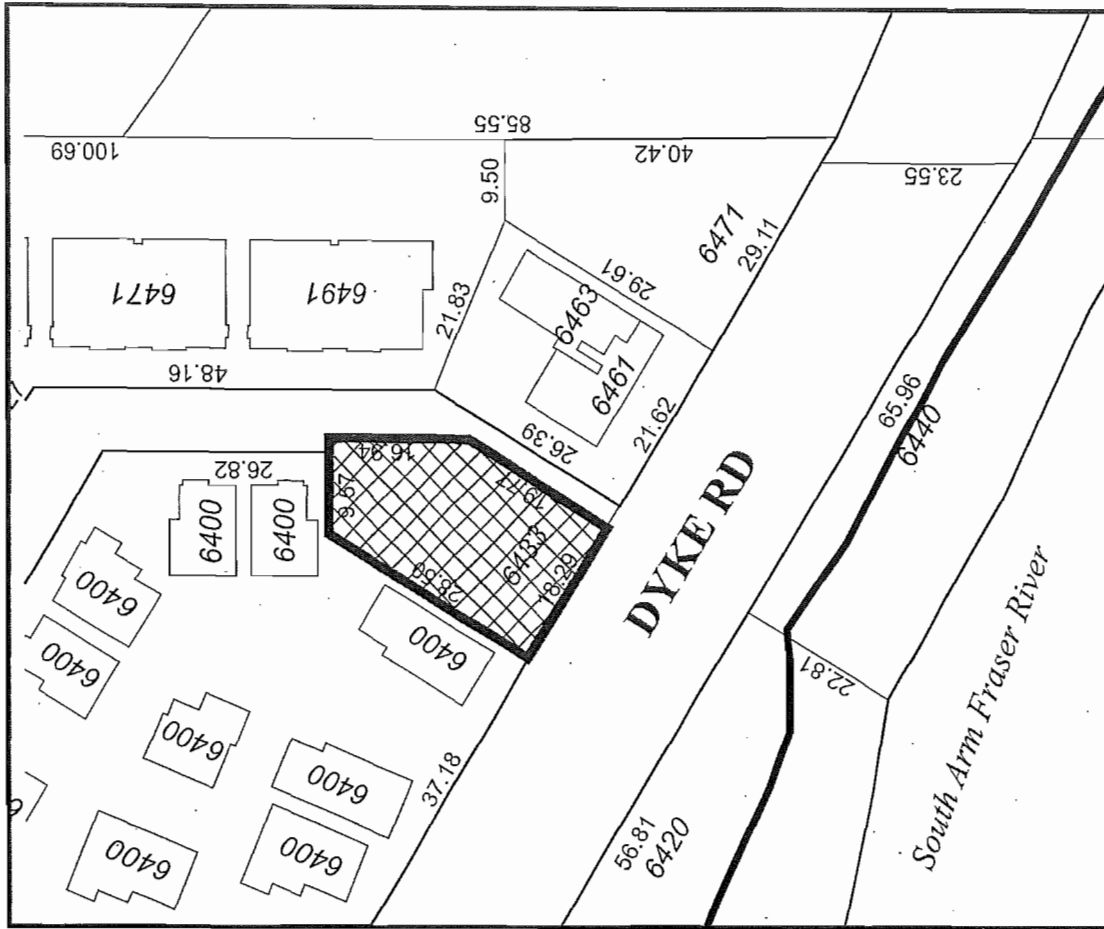


City of Richmond



**PROPOSED
REZONING**

GNCL-541



Original Date: 03/08/13

Revision Date:

Note: Dimensions are in METRES

RZ 13-631467

