



**Richmond Zoning Bylaw 8500,  
Amendment Bylaw 9107 (RZ 12-605038)  
7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street; and  
7211, 7231 and 7271 No. 4 Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:

a. Inserting the following at the end of the table contained in Section 5.15.1:

Zone	Sum Per Buildable Square Foot of Permitted <b>Principal Building</b>
"ZT70	\$2.00"

2. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting as Section 17.70 thereof the following:

"17.70 Town Housing (ZT70) – South McLennan

**17.70.1 PURPOSE**

The **zone** provides for **town housing** and other compatible uses.

**17.70.2 PERMITTED USES**

- **child care**
- **housing, town**

**17.70.3 SECONDARY USES**

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

**17.70.4 PERMITTED DENSITY**

1. The maximum **floor area ratio** is 0.40, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 17.70.4.1, the reference to "0.40" shall be increased to 0.72 if the **owner**, at the time **Council** adopts a zoning amendment bylaw to

include the owner's lot in the ZT70 zone, pays into the affordable housing reserve the sum specified in Section 5.15 of this bylaw.

#### 17.70.5 MAXIMUM LOT COVERAGE

1. Maximum Lot Coverage: 40% for all buildings.

#### 17.70.6 MINIMUM SETBACKS FROM PROPERTY LINES

1. Public Road Setback:
  - a) 6.0 m from No. 4 Road.
  - b) The minimum setback to any other road is 4.5 m, which can be reduced to 3.0 m, as specified by a Development Permit approved by the City.
2. The minimum rear yard is 3.0 m.
3. The minimum interior side yard is 3.0 m.

#### 17.70.7 MAXIMUM HEIGHTS

1. The maximum height for buildings is 12.0 m, but not exceeding 3 storeys.
2. The maximum height for accessory buildings is 6.0 m.
3. The maximum height for accessory structures is 9.0 m.

#### 17.70.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. There are no minimum lot width, lot depth or lot area requirements.

#### 17.70.9 LANDSCAPING AND SCREENING

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

#### 17.70.10 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.”

- 3. 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 area shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9107" and by designating that portion shown as Area "A" on "Schedule A attached to and forming part of Bylaw 9107" as "**Single Detached (ZS14) – South McLennan (City Centre)**"
- 4. 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 that portion shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9107" and by designating that portion shown as Area "B" on "Schedule A attached to and forming part of Bylaw 9107" as "**Town Housing (ZT70) – South McLennan**".
- 5. This Bylaw is cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9017**".

FIRST READING

MAR 10 2014

A PUBLIC HEARING WAS HELD ON

APR 22 2014

SECOND READING

APR 22 2014

THIRD READING

APR 22 2014

OTHER REQUIREMENTS SATISFIED

SEP 09 2015

ADOPTED

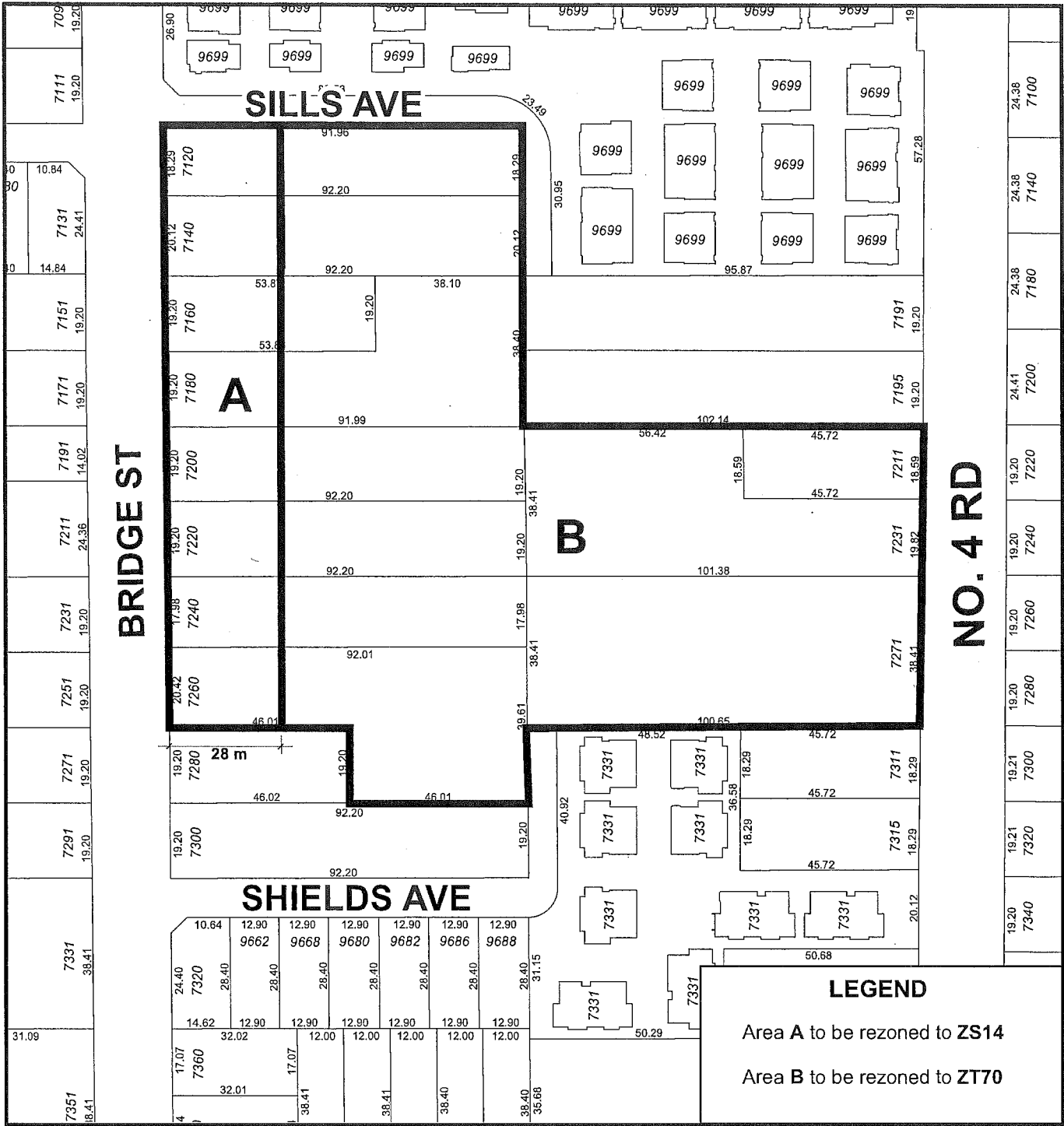
CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>ml</i>

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MAYOR

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CORPORATE OFFICE



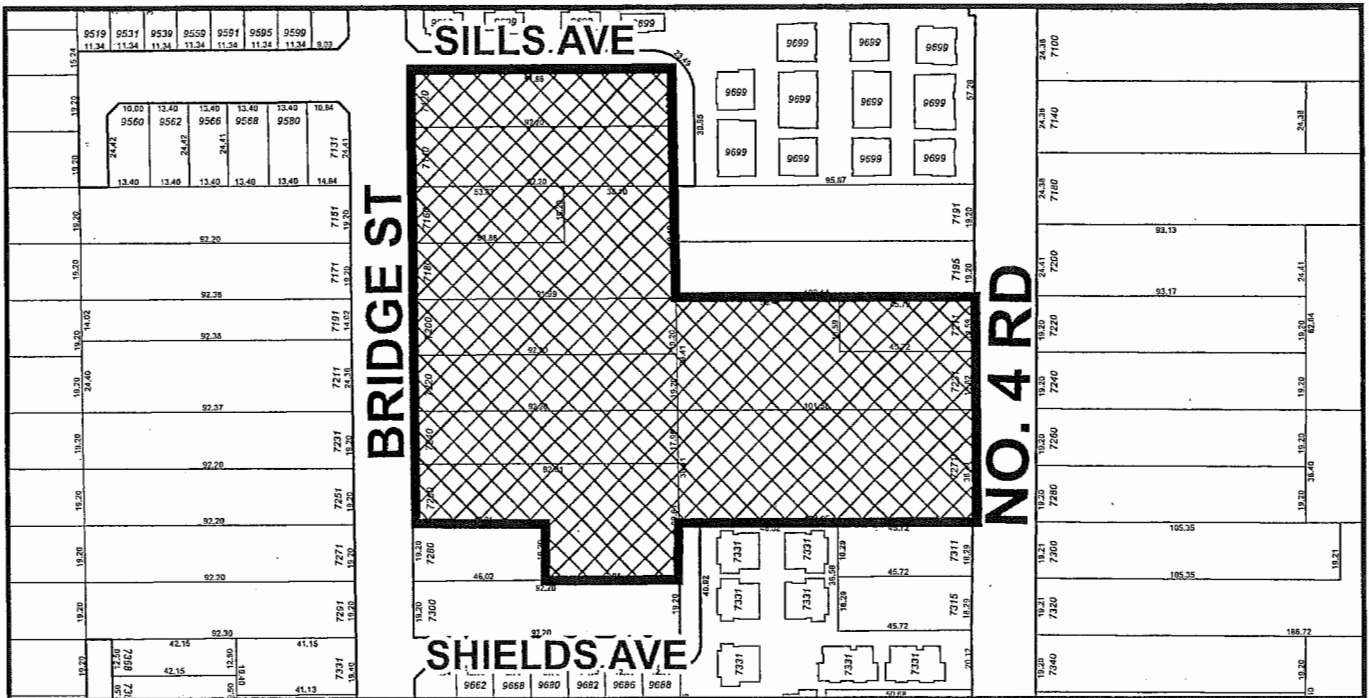
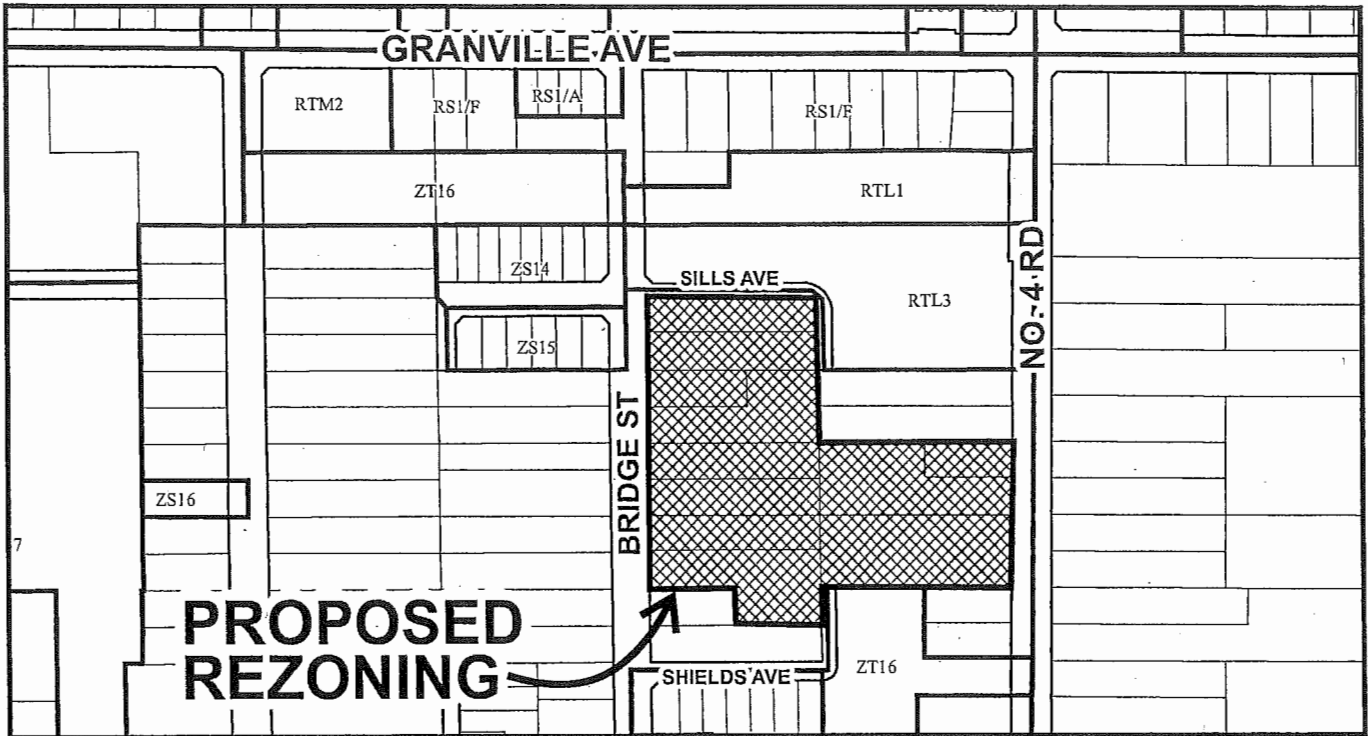
City of  
Richmond



	<h1>RZ 12-605038</h1>	<p>Original Date: 02/07/14</p> <p>Revision Date: 02/19/14</p> <p>Note: Dimensions are in METRES</p>
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# City of Richmond



## RZ 12-605038

CNCL - 602

Original Date: 03/26/14

Revision Date:

Note: Dimensions are in METRES