



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9812 (RZ 16-741722)  
9980 Westminster Highway**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 17 Site Specific Residential (Town Houses) Zones, in numerical order:

**"17.83 ZT83 Town Housing – North McLennan (City Centre)**

**17.83.1 Purpose**

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

**17.83.2 Permitted Uses**

- child care
- housing, town

**17.83.3 Secondary Uses**

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

**17.83.4 Permitted Density**

1. The maximum **floor area ratio** (FAR) is 0.75, together with an additional 0.10 **floor area ratio** provided that it is entirely **used** to accommodate **amenity space**.

**17.83.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 38% for **buildings**.

**17.58.6 Yards & Setbacks**

1. The minimum **road setback** is:
  - a) 5.7 m from No. 4 Road;
  - b) 5.1 m from Westminster Highway; and
  - c) 6.0 m on all other public **roads**.

2. The minimum **side yard** is 3.4 m.
3. The minimum **rear yard** is 5.2 m.
4. **Porches, bay windows and cantilevered roofs** forming part of the **principal building** may project into the **road setbacks** for a distance not more than 1.1 m.
5. **Porches, bay windows, electrical closets and cantilevered roofs** forming part of the **principal building** may project into the **side yard** for a distance not more than 0.4 m and into the **rear yard** for a distance not more than 1.1 m

#### 17.58.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

#### 17.58.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 3,180.0 m<sup>2</sup>.

#### 17.58.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

#### 17.58.10 On-Site Parking and Loading

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

#### 17.58.11 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 **"TOWN HOUSING (ZT83) – NORTH MCLENNAN (CITY CENTRE)"**.

P.I.D. 004-248-023

East Half Lot 12 Except: Firstly: The Northerly 33 Feet Shown On Plan With Bylaw Filed 16918; Secondly: Part Shown On Bylaw Plan 55607; Thirdly: Parcel "B" (Bylaw Plan 64702). Block A Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9812"**.

FIRST READING

DEC 20 2017

PUBLIC HEARING

JAN 22 2018

SECOND READING

JAN 22 2018

THIRD READING

JAN 22 2018

OTHER CONDITIONS SATISFIED

MAR 23 2021

ADOPTED

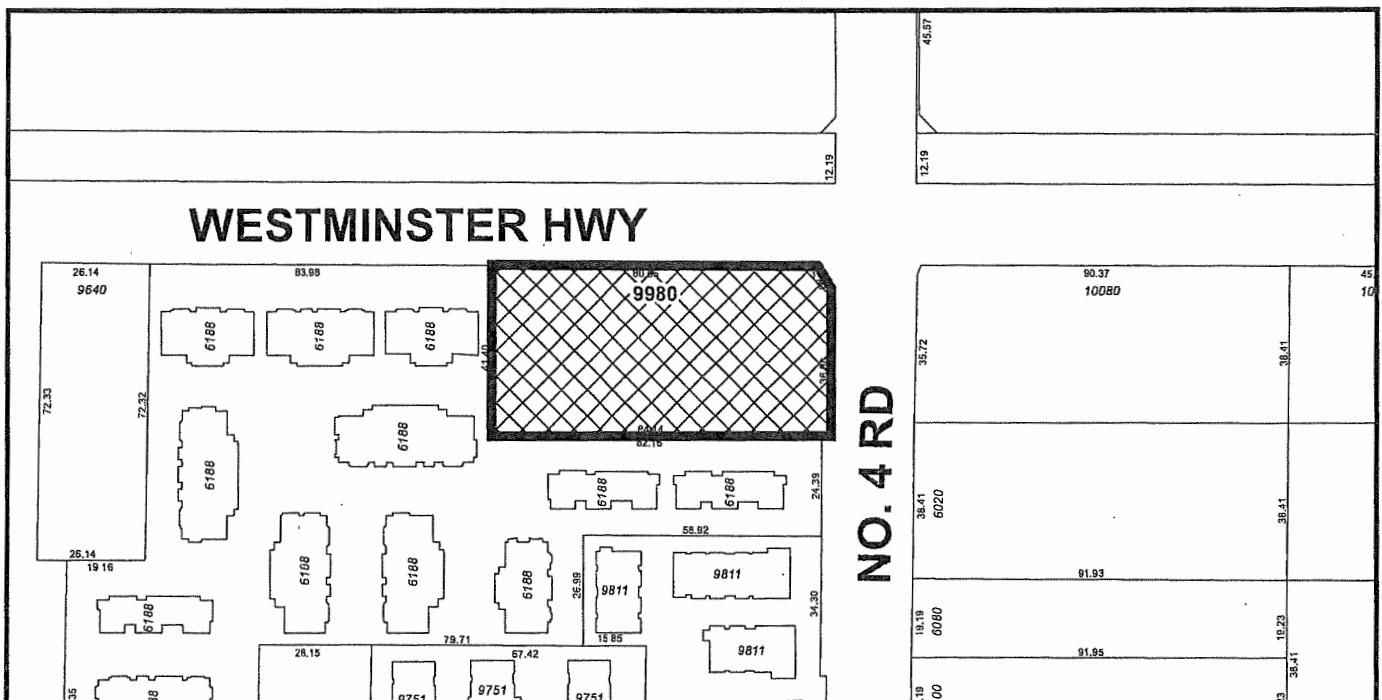
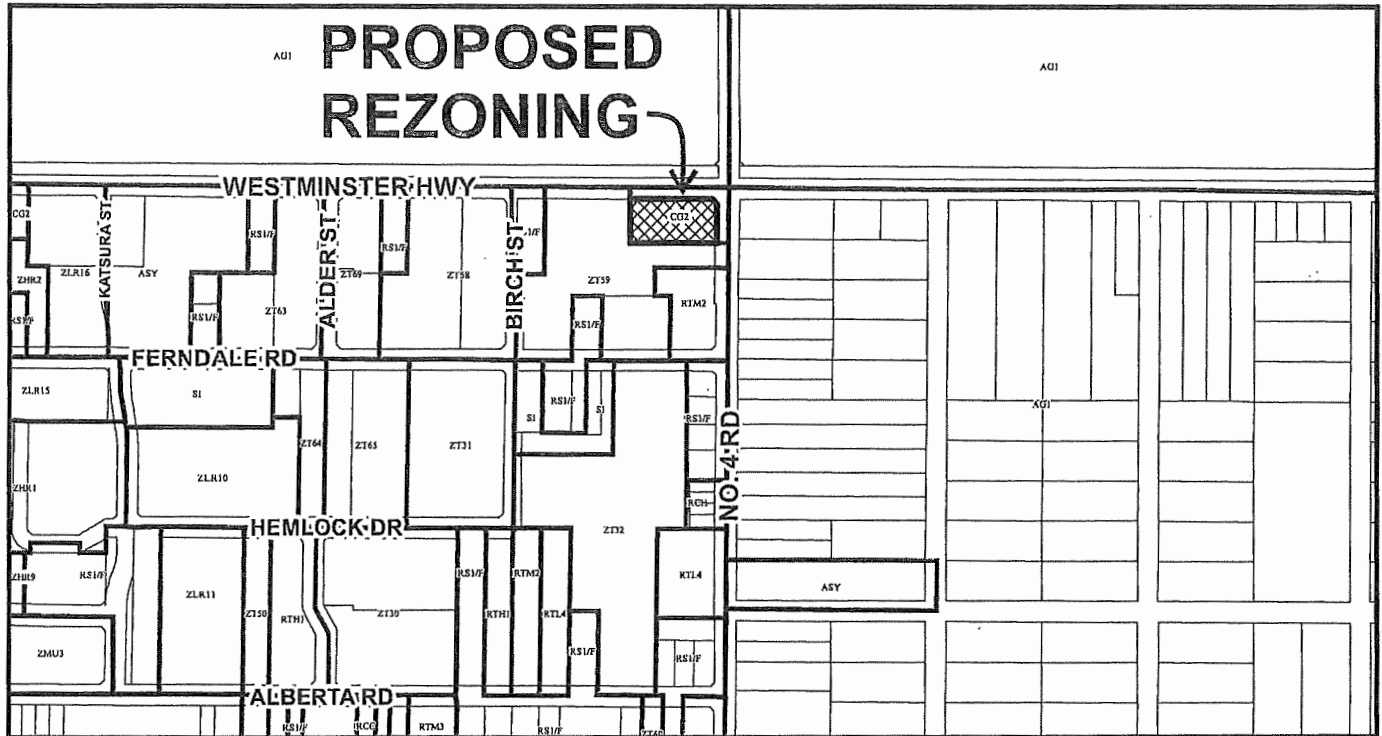


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MAYOR

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CORPORATE OFFICER



# City of Richmond



**RZ 16-741722**  
**CNCL - 447**

Original Date: 09/19/16

Revision Date:

Note: Dimensions are in METRES