



**Planning Committee
Electronic Meeting**

**Anderson Room, City Hall
6911 No. 3 Road**

**Tuesday, November 4, 2025
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-3 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on October 21, 2025.*



NEXT COMMITTEE MEETING DATE

November 18, 2025, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY RAV BAINS FOR REZONING AT 4920 AND 4940 MARIPOSA COURT FROM THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/L)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**
(File Ref. No. RZ 21-938604) (REDMS No. 8174298)

PLN-6

See Page PLN-6 for full report

Designated Speakers: Mark Tennenhouse & Andrew Norton

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10722, for the rezoning of 4920 and 4940 Mariposa Court from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

☐

2. **ZONING AMENDMENTS RELATING TO SMALL-SCALE MULTI-UNIT HOUSING**

(File Ref. No. 08-4430-03-01) (REDMS No. 8155344)

PLN-24

See Page PLN-24 for full report

Designated Speakers: Andrew Norton and Joshua Reis

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10716, to clarify setback provisions associated with Small-Scale Multi-Unit Housing and amend the definition of principal dwelling unit, be given first, second and third reading.

☐

3. **MANAGER’S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, October 21, 2025

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Carol Day
Councillor Andy Hobbs

Absent: Councillor Chak Au

Also Present: Councillor Kash Heed (entered the meeting at 4:08 p.m.)
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on October 7, 2025, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **EARLY REVIEW OF REZONING APPLICATIONS INVOLVING A MAJOR OCP AMENDMENT – ONE YEAR IMPLEMENTATION REVIEW**

(File Ref. No. 08-4105-00) (REDMS No. 8137422)

Staff provided a brief overview of the report.

Planning Committee
Tuesday, October 21, 2025

In response to queries from Committee, staff advised that (i) the early review process provides an opportunity for the applicant to receive feedback from Council early in the application review process, and (ii) any development that requires a major Official Community Plan (OCP) amendment including a change in land use or location of lands designated as Parks would be forwarded to Council for early review and input.

It was moved and seconded

That the report titled “Early Review of Rezoning Applications Involving a Major OCP – One Year Implementation Review”, dated September 26, 2025, from the Director, Development be received for information.

CARRIED

2. REFERRAL RESPONSE: TREE SURVIVAL SECURITIES

(File Ref. No. 08-4000-01) (REDMS No. 8152467)

It was moved and seconded

- (1) That the approved Pilot Program for On-Demand/Irrevocable Surety Bonds be extended to include Tree Survival Securities; and*
- (2) That Tree Protection Bylaw No. 8057, Amendment Bylaw No. 10715, be introduced and given first, second and third readings.*

CARRIED

The Chair added OCP and Urban Village Plan as Item 2A to the agenda

COUNCILLOR BILL MCNULTY

2A. OCP AND URBAN VILLAGE PLAN

(File Ref. No.) (REDMS No.)

It was moved and seconded

That staff be directed to investigate the merits and technical procedure for changing the OCP and Urban Village Plan for the intended use of mixed use and high density residential and rental in the area bounded by Leslie Road, Hazelbridge, Cambie and Brown Roads. As well, investigate change in the area bounded by Beckwith Road, Charles Street, Great Canadian Way and Bridgeport Road and report back to Planning Committee as soon as possible.

CARRIED

Councillor Kash Heed entered the meeting (4:08 p.m.).

Planning Committee
Tuesday, October 21, 2025

3. **MANAGER'S REPORT**

(i) ***Information on Provincial Bill 25 - Housing and Municipal Affairs Statutes Amendment Act***

Staff advised Committee of the new Provincial Housing and Municipal Affairs Statutes Amendment Act (Bill 25) which is meant to support the implementation of zones that support Small Scale Multi-Use Housing (SSMUH). If passed it will amend the Local Government Act to clarify definitions of where SSMUH type of housing is allowed, it will also expand the list of Provincial site standards that can be regulated such as, buildable area and number of buildings on a lot, housing forms and parking requirements. Staff will continue to monitor Bill 25 and report back to Council when needed.

Discussion ensued with respect to (i) measured impact of Bill 25 across the entire housing spectrum, not just by the number of SSMUH units built, (ii) buildable area and height requirements, (iii) Floor Area Ratio limits, and (iv) on-site residential parking requirements.

In response to queries from Committee, staff advised that (i) staff continue to monitor and manage the implementation of the RSM zone, and (ii) should the Province believe that the City of Richmond's zoning is overly restrictive, there would be a period of time granted to the City before the Province would enact any regulations overriding the City's zoning, and (iii) approximately 40 percent of new construction is either in a duplex or four-plex format. Staff can provide Council with further information as the units near completion.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:28 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, October 21, 2025.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate



City of Richmond

Report to Committee

To: Planning Committee
From: Joshua Reis
Director, Development

Date: October 22, 2025
File: RZ 21-938604

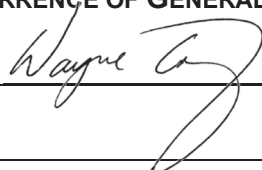
Re: Application by Rav Bains for Rezoning at 4920 and 4940 Mariposa Court from the "Small-Scale Multi-Unit Housing (RSM/L)" Zone to the "Small-Scale Multi-Unit Housing (RSM/M)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10722, for the rezoning of 4920 and 4940 Mariposa Court from the "Small-Scale Multi-Unit Housing (RSM/L)" zone to the "Small-Scale Multi-Unit Housing (RSM/M)" zone, be introduced and given first, second and third reading.

Joshua Reis
Director, Development
(604-247-4625)

JR:mt
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation	☒	
Housing Office	☒	

Staff Report

Origin

Rav Bains, on behalf of the property owners: Manpreet Bains, Amraj Bains and Amrik Lilly, has applied to the City of Richmond to rezone 4920 and 4940 Mariposa Court from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone to facilitate the property to be subdivided to create two new lots. The applicant proposes to construct a single-family home on each new lot, each with a secondary suite, with access provided from Mariposa Court. A location map and aerial photograph of the subject site are provided in Attachment 1. A topographic survey of the proposed subdivision is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Subject Site Existing Housing Profile

The subject site currently contains a stratified duplex with both units currently tenanted. The tenants are aware of the proposed rezoning application. The property owners have committed to provide notice in accordance with the BC Tenancy Act.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across the cul-de-sac are single-family dwellings and duplexes zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the South: Single-family dwellings zoned “Small-Scale Multi-Unit Housing (RSM/L)” fronting Granville Avenue.

To the East: A duplex zoned “Two Unit Dwellings (RD1)”. In addition, across the Railway Greenway are JN Burnett Secondary School, Thompson Burnett Community Park, and Thompson Community Centre zoned “School and Institutional Use (SI)”.

To the West: A single-family dwelling zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

Existing Legal Encumbrances

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) along the subject site’s south property line for sanitary sewer services. The applicant has been advised that no building encroachment into the SRW is permitted. No encroachment is proposed.

Related Policies & Studies

Official Community Plan – Thompson Planning Area

The subject site is in the Thompson Planning Area (Attachment 4). The 2041 Official Community Plan (OCP) Land Use Map and Thompson Planning Area designation for the subject site is “Neighbourhood Residential”. The subject rezoning complies with the “Neighbourhood Residential” land use.

Single-Family Lot Size Policy

The subject site is in an area governed by Single-Family Lot Size Policy 5473 (Attachment 5). This policy permits lots to be subdivided in accordance with the dimensions of the “Single Detached (RS1/E)” zone (i.e. 18.0 m widths), which is equivalent to the “Small-Scale Multi-Unit Housing (RSM/L)” zone.

Notwithstanding the lot size policy, the City’s Zoning Bylaw had, until March of 2025, previously permitted existing duplexes to rezone and subdivide into two new lots. As this application was in-stream prior to this change coming into force, the application may be considered under the previous policy in place at that time.

The proposed rezoning would facilitate the subdivision into two new lots of 15.57 m and 13.55 m widths, in keeping with the dimensions of the “Small-Scale Multi-Unit Housing (RSM/M)” zone.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. At the time of writing this report, staff have not received any comments from the public about the rezoning application.

Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the subject rezoning application.

Analysis

Site Planning, Access and Transportation

The subject property currently contains a duplex, which is strata titled. Prior to rezoning bylaw adoption, the existing Strata Plan (EPS NWS108) must be discharged.

The subject site is currently served by two driveways accessed on Mariposa Court. The subject rezoning proposes to remove the existing driveways and replace them with a single, central driveway that provides access to both proposed lots. Prior to subdivision approval, the applicant is required to register a reciprocal cross-access easement on Title. This easement will ensure each new lot has access over the common driveway.

The subject site is located within 400 m of a frequent service bus stop. In accordance with Bill 44 and the City's Zoning Bylaw, minimum parking requirements are not applicable. The applicant is proposing a total of four parking spaces, with two spaces on each lot.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant is proposing to provide a total of two 41.8 m² (450 ft²) one-bedroom secondary suites, with one on each lot. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final BP inspection is granted until a minimum 41.8 m² (450 ft²) one-bedroom secondary suite is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Arborist Report assessed:

- On the subject site: one bylaw-sized tree (#481);
- On neighbouring properties: four bylaw-sized trees, and a cedar hedgerow (tagged #OS1-OS4 & #osHedge); and
- No trees on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and supports the findings of the report, with the following comments:

- One significant tree (tagged #481, a cherry tree with a DBH of 95 cm) is to be retained and protected per the Arborist Report.
- One tree (a plum tree with a DBH of 24 cm) had been identified by City staff in 2022 as having a suppressed, unbalanced canopy, was in declining health, and identified for removal. However, this tree was subsequently removed without authorization. Consequently, enforcement action has been undertaken separately from this rezoning application, with a fine of \$1,000.00. Additionally, and because of the unauthorized removal, the applicant has agreed to plant 3 replacement trees, exceeding the 2:1 replacement ratio as required in the City's Tree Protection Bylaw.
- Four trees (tagged #OS1-OS4) and one hedgerow of 28 Western cedars (#osHedge) are located off-site on the properties to the south and west and are to be protected.
- Per the Zoning Bylaw, two additional new trees must be planted, as one of the newly created lots currently has no trees.

Tree Replacement

As noted, the applicant has removed one on-site tree without a tree permit. The applicant is proposing three replacement trees to address the removal of this tree. Per the Zoning Bylaw, an additional two trees are required for newly created residential lots where there are currently no on-site trees. Therefore, a total of five replacement trees are proposed.

The required new trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of New and Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
5	8.0 cm	4.0 m

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Security of \$3,750 (\$750/tree) to ensure that all five new trees will be planted and maintained.

Tree Protection:

One tree (tagged #481) on the subject property and four trees (tagged #OS1-OS4), and one hedgerow of Western red cedars (tagged #osHedge) on neighbouring properties, are to be retained and protected. The applicant has provided a tree management plan (Attachment 6) showing the trees to be retained and the measures to be taken to protect them during and throughout construction. To ensure that the trees identified for retention are protected, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or near tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing duplex on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site. Tree protection fencing must remain in place until construction and landscaping on-site are completed.
- Prior to final adoption of the zoning bylaw, a \$20,000 tree security is required to ensure the existing significant tree (tagged #481) located on-site is retained and protected.

Sustainability

Prior to BP issuance, the applicant will be required to submit a report, signed and sealed by a Qualified Professional, confirming that the proposed design is compliant with the energy efficiency targets set out in the BC Energy Step Code: either Step 5 with EL-2, Step 4 with EL-3 or alternatively Step 3 with EL-4.

Site Servicing and Frontage Improvements

Prior to subdivision approval, the applicant is required to enter into a work order to complete necessary site servicing works and improvements, including but not limited to:

- A new 1.5 m wide sidewalk next to the curb and connected to the existing sidewalk to the east and west of the subject site.
- A landscaped boulevard between the sidewalk and the property line.
- Removal of the existing driveway letdowns and construction of a new shared central driveway servicing both newly created lots.
- Water, storm and sanitary service connections.

Complete details of the site servicing and frontage improvements required for this application are included in the rezoning considerations in Attachment 7.

Financial Impact or Economic Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure.

Conclusion

This application is to rezone 4920 and 4940 Mariposa Court from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Small-Scale Multi-Unit (RSM/M)” zone to facilitate the property to be subdivided to create two single-family homes, each with a secondary suite.

The subject rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10722 be introduced and given first, second and third reading.



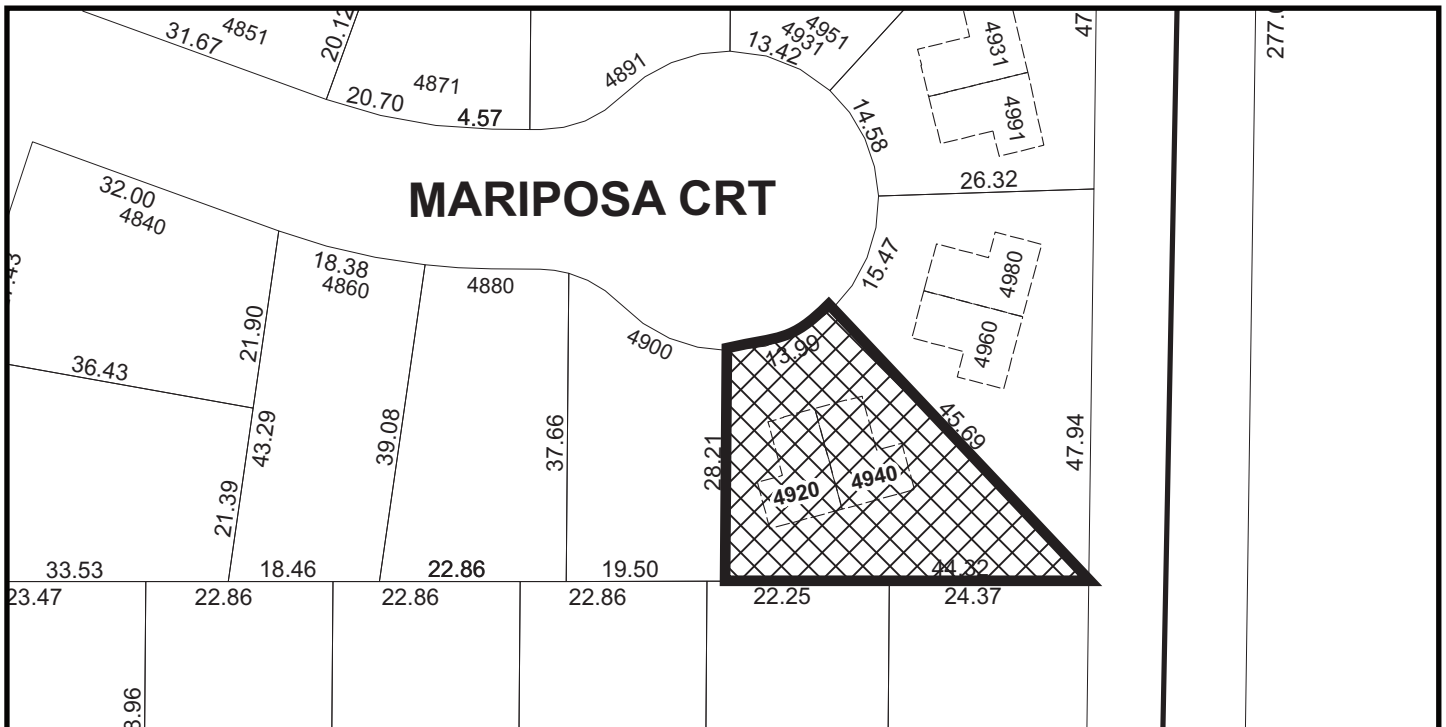
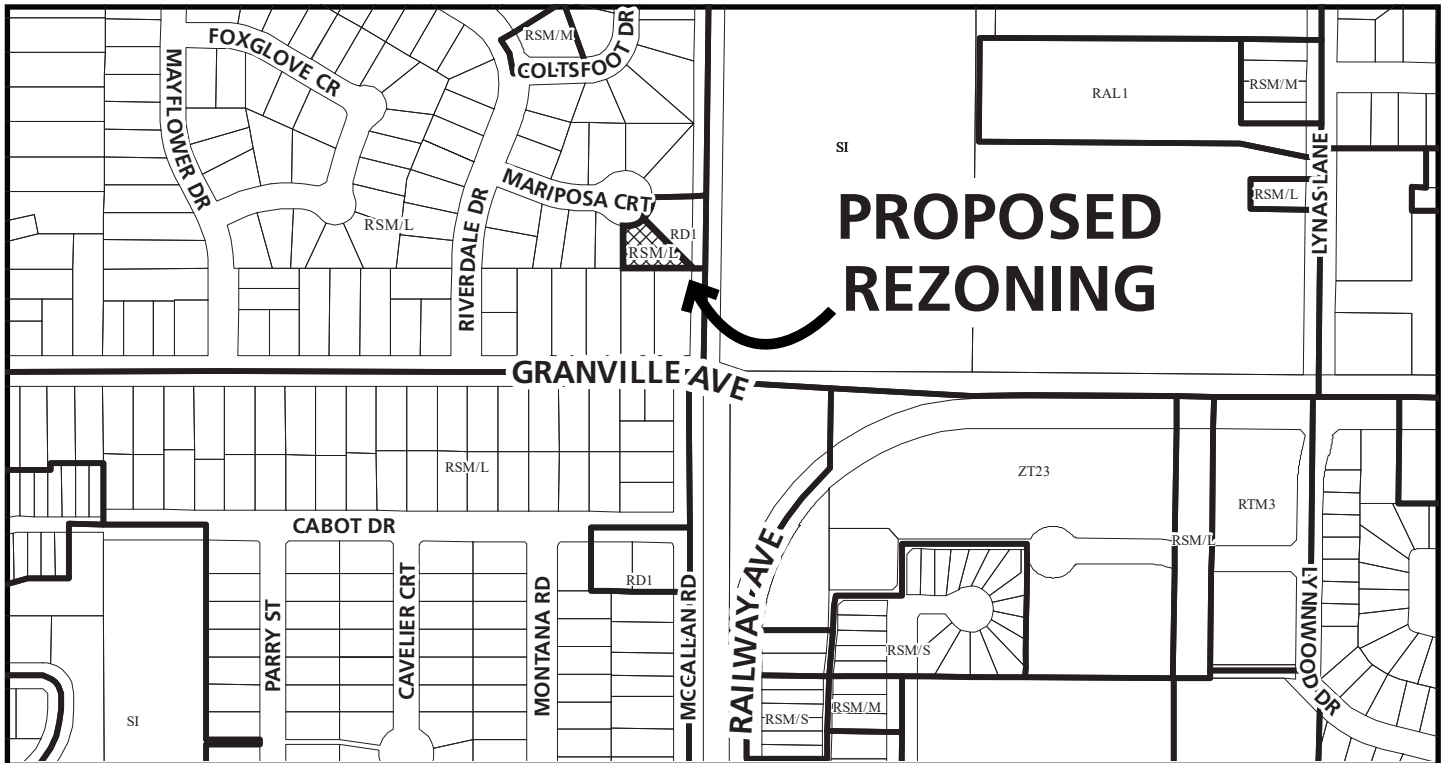
Mark Tennenhouse
Planning Technician
(604-276-4090)

MT:aa

- Att.
- 1: Location Map
 - 2: Site Survey and Subdivision Plan
 - 3: Development Application Data Sheet
 - 4: Thompson Area Map
 - 5: Single Family Lot Size Policy 5473
 - 6: Tree Management Plan
 - 7: Rezoning Considerations



City of Richmond



RZ 21-938604

PLN - 12

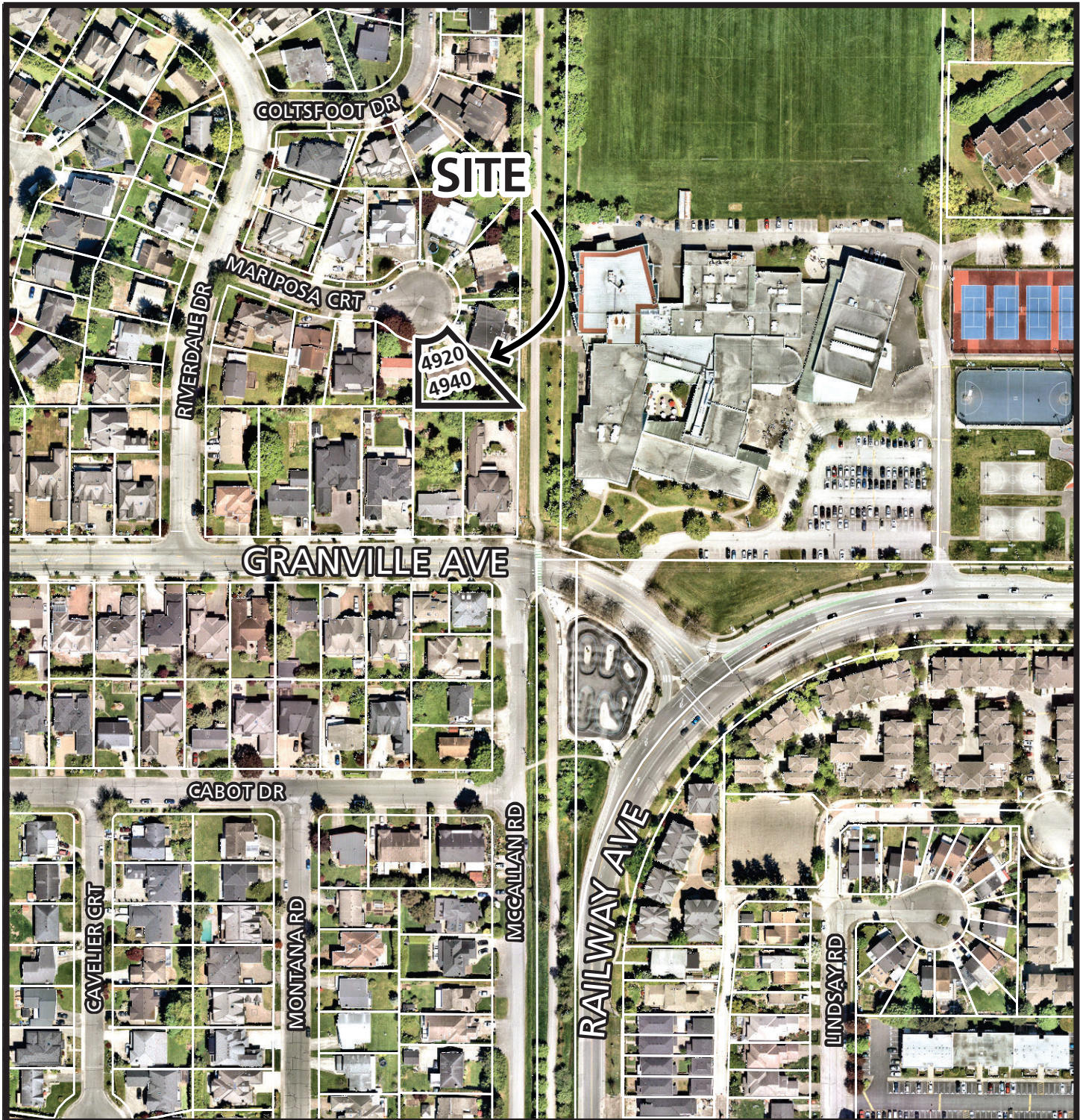
Original Date: 09/20/21

Revision Date: 10/20/25

Note: Dimensions are in METRES



City of Richmond



RZ 21-938604

PLN - 13

Original Date: 09/20/21
Revision Date: 10/20/25

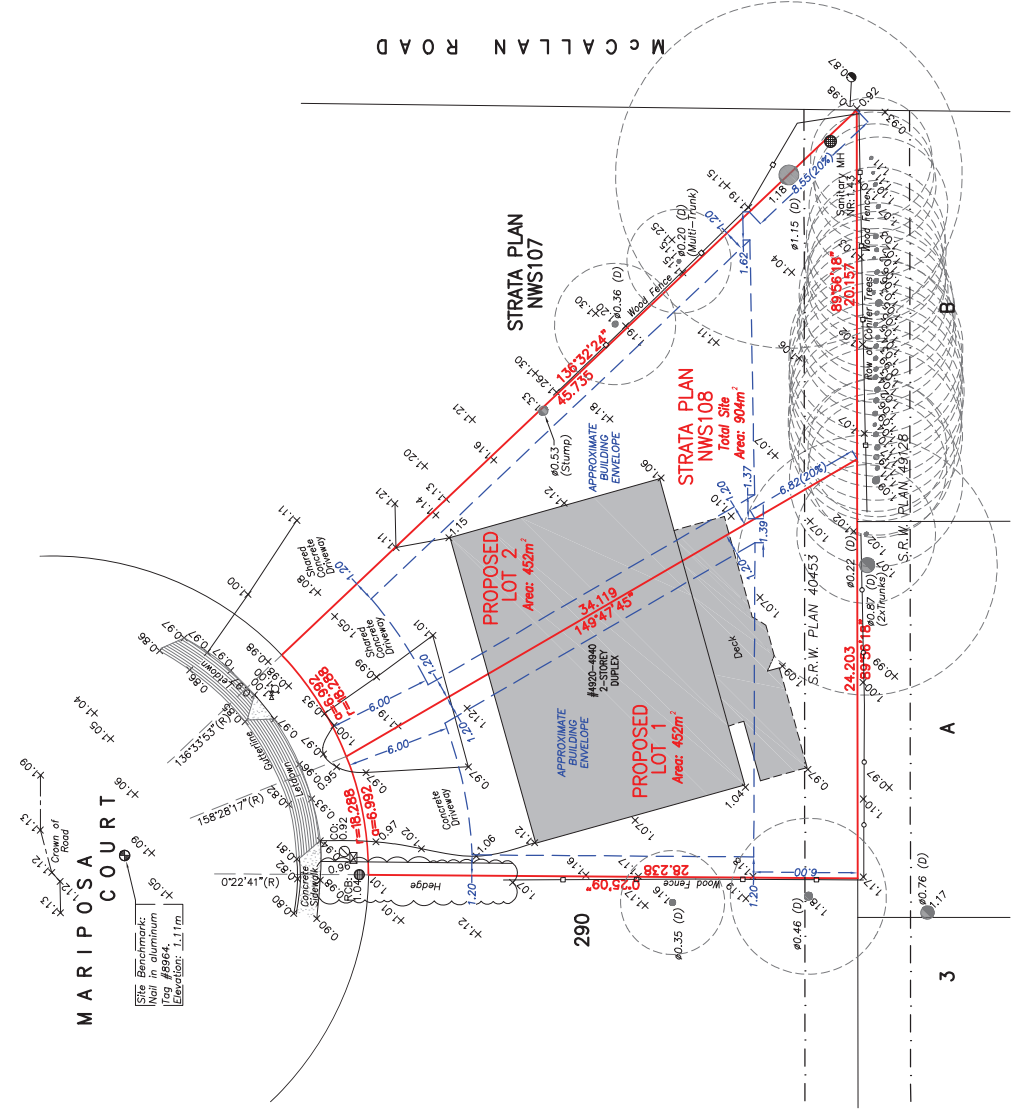
Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY OF STRATA PLAN NW108 SECTION 11
BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

4920 & 4940 MARIPOSA COURT,
RICHMOND, B.C.
P.L.D. 001-111-337 (STRATA LOT 1)
P.L.D. 001-111-345 (STRATA LOT 2)

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: Control Monument GCM# 336099
Elevation: 3.741m
Benchmark: Control Monument 77H4891
Elevation: 1.128m

Use site Benchmark Tag #9864 for
construction elevation control.



PLN - 14

- LEGEND:
- (C) denotes contour
 - (O) denotes occluded
 - (B) denotes buried catch basin
 - (W) denotes water valve
 - (M) denotes manhole
 - (X) denotes cleanout
 - (I) denotes inspection chamber
 - (H) denotes fire hydrant
 - (A) denotes guy wire anchor
 - (P) denotes power post
 - (F) denotes main floor
 - (R) denotes radial bearing

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3T7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 8365
FB-454 P20-21
Drawn By: WK

DWG No. 8365-Topo

DISCLAIMER:
Building envelope shown is only an approximate
interpretation of City Zoning Bylaws. J. C. Tam &
Associates does not guarantee the accuracy nor
assume any responsibility in the interpretation of
these bylaws. All parties using this plan must
consult and confirm with the appropriate city
department(s) for the approval of the building
envelope before commencing on design work.

For construction, use city survey monument only
for elevation control.

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.
Johnson Tam JQSMB3
JQQ5M3
13627-49709
JOHNSON C. TAM, B.C.L.S., C.L.S.
August 20th, 2025.

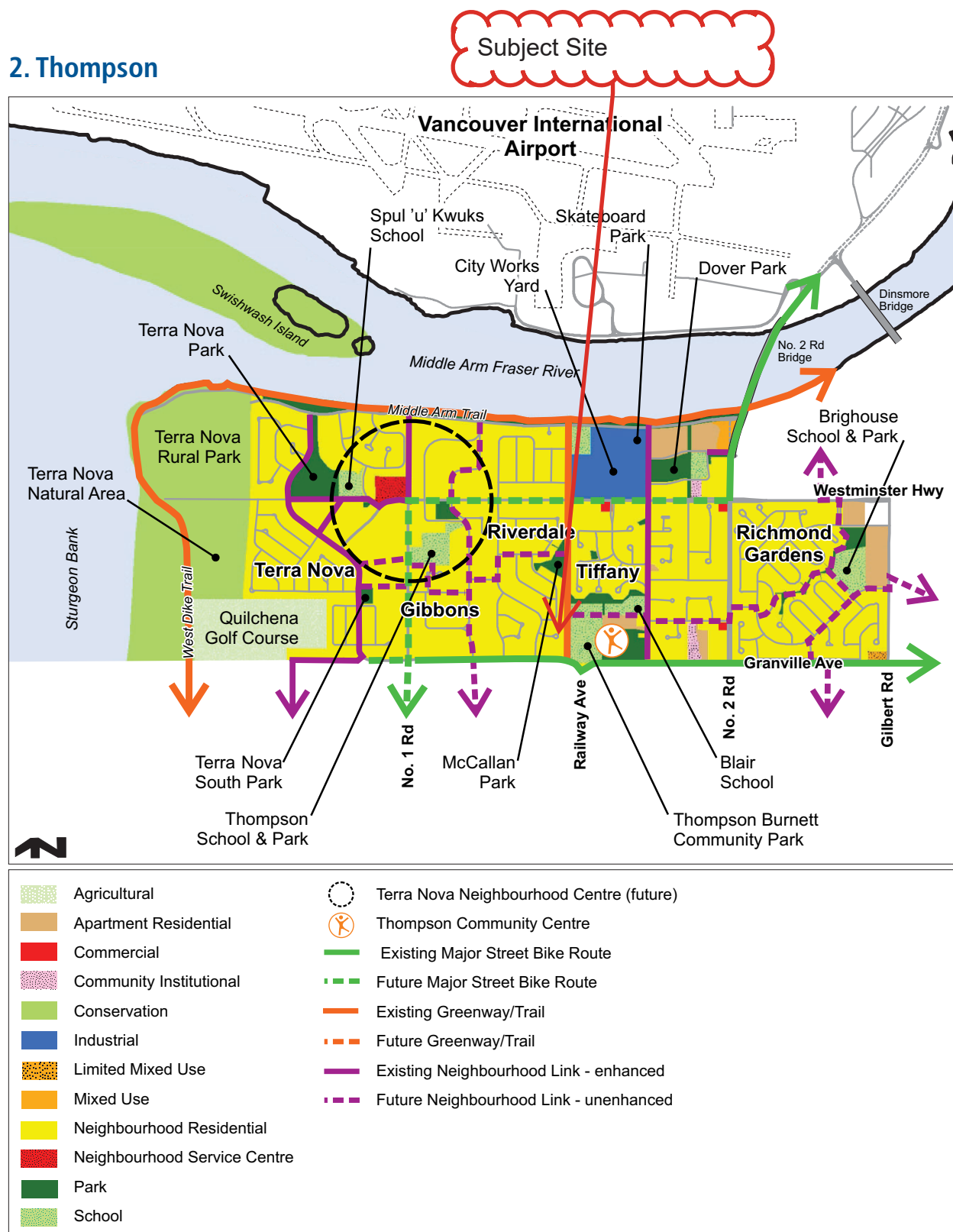
**RZ 21-938604****Attachment 3**Address: 4920/4940 Mariposa CourtApplicant: Rav BainsPlanning Area(s): Thompson

	Existing	Proposed
Owner:	Amrik Lilly, Amraj Bains, Manpreet Bains	No Change
Site Size (m²):	904 m ²	Lot 1: 452 m ² Lot 2: 452 m ²
Land Uses:	Duplex	Single-family detached with secondary suites
OCP Designation:	Neighbourhood Residential (NRES)	No change
Area Plan Designation:	Thompson	No change
702 Policy Designation:	5473	No change
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	Small-Scale Multi-Unit Housing (RSM/M)
Number of Units:	2	2 units + 2 secondary suites

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	None permitted
Buildable Floor Area (m ²)	Lot A: Max. 248.6 m ² (2676 ft ²) Lot B: Max. 248.6 m ² (2676 ft ²)	Lot A: Max. 248.6 m ² (2676 ft ²) Lot B: Max. 248.6 m ² (2676 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	None permitted
Lot Size:	360 m ² (minimum)	452 m ²	None
Lot Dimensions (m):	Width: 12.0 m (min) Depth: 24.0 m (min)	Lot A Width: 15.57 m Depth: 31.2m Lot B Width: 13.55 m Depth: 39.927	None
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	None permitted
Height (m):	10.0 m	10.0 m	None permitted
Off-street Parking Spaces – Regular (R) / Visitor (V):	Not applicable (within 400m of a prescribed bus stop)	4 (2 on each lot)	None permitted

Connected Neighbourhoods With Special Places

2. Thompson





City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: July 18th, 2005**POLICY 5473**

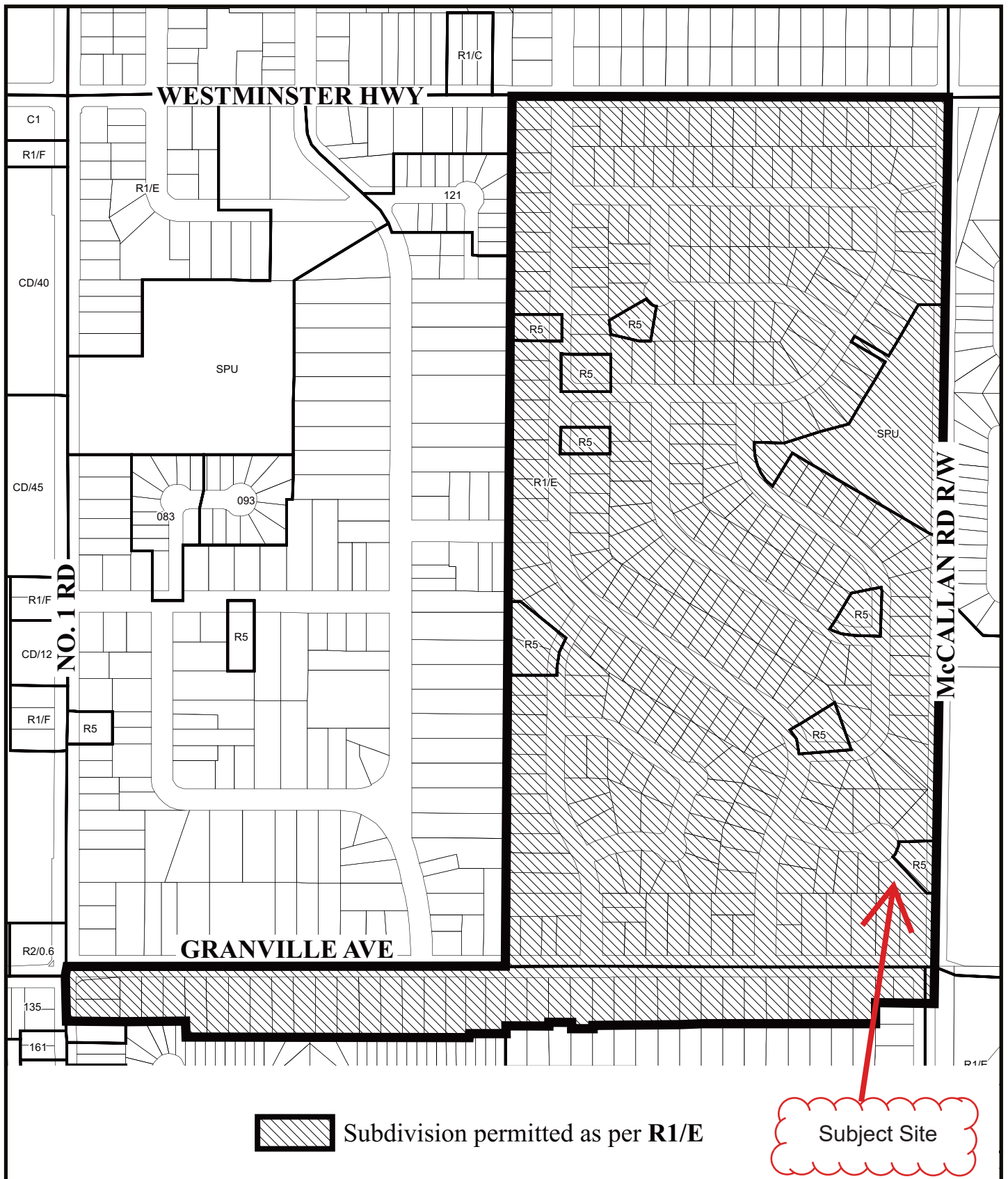
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 11-4-7 AND 14-4-7

POLICY 5473:

The following policy establishes lot sizes for that portion of Section 11-4-7, bounded by **Granville Avenue, Westminster Highway, the McCallan Road Right-of-Way, and the property line to the rear of the properties on the west side of Mayflower and Riverdale Drive, and for the lots abutting Granville Avenue between Railway Avenue and No. 1 Road** in a portion of Section 14-4-7:

1. All lots resulting from subdivision shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300.
2. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.
3. Property boundaries are outlined on the accompanying plan.
4. Multiple-family residential development shall not be permitted.

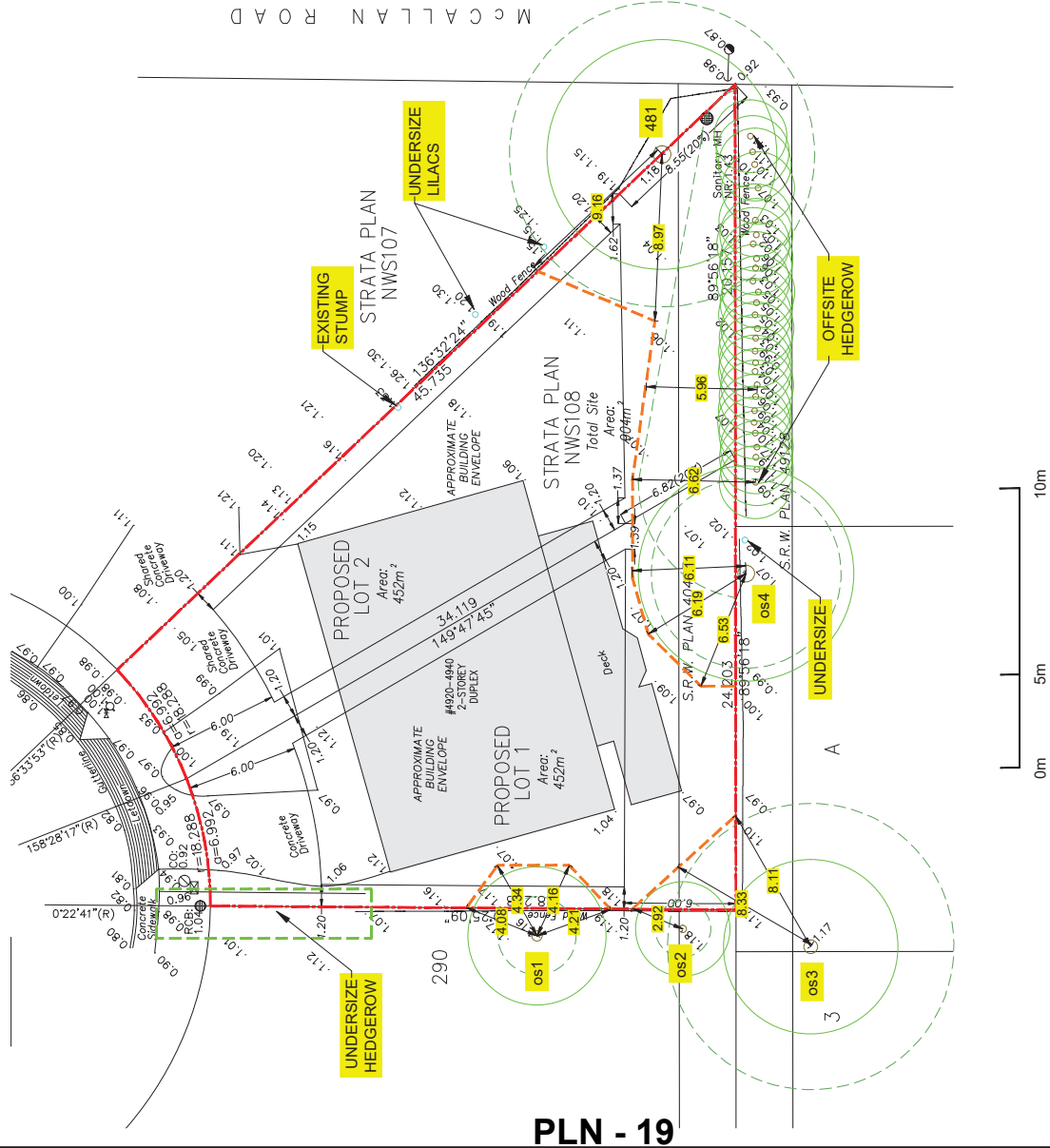


Policy 5473 Section 11-4-7 and 14-4-7 PLN - 18

Adopted Date: 07/18/05

Amended Date:

Note: Dimensions are in METRES



PLN - 19

TREE INVENTORY				
ID #	SPECIES	DBH (cm)	CR (m)	TPZ (m)
481	CHERRY	95	8.20	5.70
os1	JAPANESE MAPLE	57	2.10	3.42
os2	BEECH	39	1.50	2.34
os3	HORSE CHESTNUT	72	7.60	4.32
os4	SYCAMORE MAPLE	89	5.10	5.34
osHedge	WESTERN RED CEDAR HEDGEROW	30	2.60 TO 6.30	1.80

WOODRIDGE TREE
CONSULTING ARBORISTS LTD.

TREE PLAN FOR CONSTRUCTION AT
4920 & 4940 MARPOSA COURT,
RICHMOND
SCALE: 1:250
DATE: AUGUST 29, 2025

NOTES:

- NON SURVEYED TREE LOCATIONS ARE APPROXIMATE. LOCATIONS CAN ONLY BE CONFIRMED BY A REGISTERED BC LAND SURVEYOR
- TREE PROTECTION DISTANCES ARE SHOWN IN METERS (m). DIMENSIONS ARE SHOWN FROM THE TREE CENTER
- TREE PROTECTION BARRIERS ARE TO BE PLACED AT THE EDGE OF THE TREE CROWN / DRIPLINE OR TPZ, WHICHEVER THE LARGER OF THE TWO

LEGEND

- = Tree Location
- = Non Surveyed Tree
- = Undersize Tree
- ✗ = Remove Tree
- = Tree Barrier
- = Assumed Excavation
- ⊕ = Replacement tree

CR
TPZ
TREE LOCATION



City of Richmond

Rezoning Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 4920/4940 Mariposa Court

File No.: RZ 2021-938604

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10722, the developer is required to complete the following:

1. **(Landscape Security)** Submission of a Landscape Security in the amount of \$3,750.00 (\$750/tree) to ensure that five trees are planted and maintained (a minimum of two on each future lot), each with a minimum 8 cm for deciduous caliper or 4 m for high conifers.
2. **(Arborist Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$20,000.00 for the significant tree (tagged #481).
4. **(Flood indemnity Covenant)** Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
5. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite, with an area of 41.8m² (450 ft²) or larger, is constructed on each of the future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. **(Strata Plan)** Cancellation of the existing Strata Plan (EPS NWS108)
7. **(Fees – Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to Demolition Permit Issuance, the developer must complete the following requirements:

1. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

At Subdivision* stage, the developer must complete the following requirements:

1. **(Shared Access Agreement)** Register a reciprocal cross-access easement on Title over the area of the shared driveway so that each owner of the future lots can legally pass over the common property line to access their respective properties.
2. **(Charges)** Pay Development Cost Charges (City, GVS& DD and Translink), School Site Acquisition Charge, Address Assignment Fees, and other costs associated with the completion of the required servicing works (water, storm, sanitary, and sidewalk/driveway crossing installation).
3. **(Servicing)** Complete the following servicing works via work order which are to include (but are not limited to):

Water Works

- a) Using the OCP Model, there is 328.0 L/s of water available at a 20 psi residual at the Mariposa Court frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At the Developer's cost, the Developer is required to:
 - i) Install a new 25mm diameter water service connection complete with water meter and meter box for the east lot as per standard City drawings.
 - ii) Remove the existing water service connection and install a new 25mm diameter water service connection complete with water meter and meter box for the west lot as per standard City drawings.
 - iii) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.

- iv) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Confirm the diameter of the existing north-west storm sewer service connection. If the existing storm service connection is not 100mm diameter as per city bylaw, install a new service connection and cap the existing connections at the IC.
 - ii) Install a new storm sewer service connection complete with inspection chamber to service the east lot.
- a) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii) Confirm the diameter of the existing south west sanitary service connection. If the existing water service connection is not 100mm diameter as per city bylaw, install a new service connection and cap the existing connection at main to service the west lot.
 - iii) Install a new 100 mm diameter service connection complete with IC along the south east corner to service the east lot
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements & Vehicular Access

- a) At the applicant's cost, the applicant is required to complete the following frontage and driveway improvements via City work order, including but not limited to:
 - a. Frontage Improvements
 - i. A 1.5 m wide concrete sidewalk next to the curb. The sidewalk is to connect to the existing sidewalk to the east and west of the subject site.
 - ii. A landscaped boulevard over the remaining width between the sidewalk and property line.
 - b. Vehicular Access
 - i. The existing road frontage of the subject site is not adequate in supporting separate driveways for the two subdivided lots. The existing driveway is to be closed permanently. A new single driveway shared between the two subdivided properties, centered at the common property line, is to be constructed. The shared driveway is to be constructed per Bylaw 7222 (Schedule B)

General Items

- a) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as per Transportation requirements.
 - ii) Cancel the existing Strata Plan (NWS108).
 - iii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - vi) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
3. Provide plans that are compliant with City's EV-Ready Construction Requirements and Zoning Bylaw and demonstrate that all new residential parking stalls will be equipped with Level 2 energised outlets or higher.
4. Provide a report, signed and sealed by a Qualified Professional, confirming that the proposed plans are in compliance with the energy efficiency targets set out in the BC Energy Step Code: either Step 5 with EL-2, Step 4 with EL-3 or alternatively Step 3 with EL-4.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date

(Signed copy on file)



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10722 (21-938604)
4920 and 4940 Mariposa Court**

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, is amended by repealing the existing zoning designation of the following area and by designating it **“SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)”**.

P.I.D 001-111-337

Strata Lot 1 Section 11 Block 4 North Range 7 West New Westminster District Strata Plan NW108 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

P.I.D 001-111-345

Strata lot 2 Section 11 Block 4 North Range 7 West New Westminster District Strata Plan NW108 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10722”**.

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>M7</i>
APPROVED by Director or Solicitor <i>Amor</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Joshua Reis
Director, Development

Date: October 21, 2025
File: 08-4430-03-01

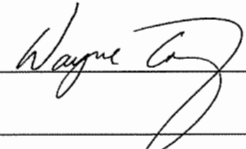
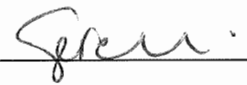
Re: Zoning Amendments Relating to Small-Scale Multi-Unit Housing

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10716, to clarify setback provisions associated with Small-Scale Multi-Unit Housing and amend the definition of principal dwelling unit, be given first, second and third reading.

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:an
Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Building Approvals	☒	
Policy Planning	☒	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

On June 24, 2024, Council amended zoning for nearly 27,000 single-family and duplex lots throughout the city to permit Small-Scale Multi-Unit Housing (SSMUH) in compliance with the Province's Bill 44 legislation.

As part of staff's regular monitoring of the implementation of SSMUH development in the Richmond context, and through feedback from homeowners, builders and designers, the following changes to the provisions of the Zoning Bylaw are proposed:

- Establishing the same minimum interior and exterior side yard setback requirements for single-family (or single-family with a secondary suite) and SSMUH development; and
- That a secondary suite is not considered a principal dwelling unit.

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.

2.2 Develop and implement innovative and proactive solutions that encourage a range of housing options and prioritize affordability.

Background

In June 2024, the City amended Zoning Bylaw 8500 to permit SSMUH development. Those changes generally included:

- A new zoning district, "Small-Scale Multi-Unit Housing (RSM)", and amendments to duplex zones to permit up to three, four and six units on eligible lots, subject to lot size and location criteria; and
- Removing residential parking minimums for development on lots where up to six units are permitted (e.g., areas within 400 m of a frequent transit service bus stop that provides bus service every 15 minutes during the day).

Table 1 below identifies the total number of Building Permits (BP) that have been received for new development on RSM zoned lots between July 2024 and September 2025.

Table 1 – Building Permits Received on RSM Lots (July 2024-September 2025)

Dwelling Type	BPs Received
Single Family Dwelling (with/without secondary suite)	92 (40%)
New Secondary Suite in an Existing Building	51 (22%)
2–4 Unit Development	86 (37%)
4+ Unit Development	2 (1%)
Total	231 (100%)
Total Dwelling Units (including Secondary Suites)	380 units

Approximately 37 per cent of building permits received on RSM zoned lots are comprised of two to four dwelling units, while only a small proportion of applications propose the maximum permitted density of up to four and six dwelling units. A total of 40 per cent of new development is comprised of single-family dwellings (with or without a secondary suite), while 22 per cent of permits seek to add a secondary suite to an existing building. This indicates that the development objectives of homeowners, builders and designers on RSM zoned lots are varied and that design flexibility is important.

Since June 24, 2024, the City has received seven Development Permit (DP) and Development Variance Permit (DVP) applications for SSMUH development. Three of the applications have been endorsed by the DP Panel, and four are currently under review.

Through the review and processing of DP, DVP and BP applications, staff have received feedback from homeowners, builders and designers about the common design and viability challenges they face when contemplating SSMUH development in the City. These include:

- Delivering market acceptable interior floor plans; and
- Meeting minimum side yard setbacks on different sized and shaped lots, or those lots accessed via a rear lane.

This report identifies targeted zoning amendments that address the feedback received, while balancing housing delivery, design viability and local character considerations that:

- Simplify zoning provisions to support ease of use and application;
- Enhance site planning and building design flexibility while respecting local character; and
- Reduce time and costs to developers and builders associated with variance requests.

Public Consultation

The proposed amendments are a result of feedback and discussion from homeowners, builders and designers. Bill 44 prohibits a local government from holding a Public Hearing on zoning bylaws and amendments tied to the implementation of SSMUH and where the changes are consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the proposed amendments. Notice of Council's consideration of First Reading is to be provided in accordance with the Local Government Act.

Analysis

1. Align minimum interior side yard setback requirements for single-family (or single-family with a secondary suite) and SSMUH development.

The RSM zone has different interior side yard setback requirements based on whether a single-family building (with or without a secondary suite) or a SSMUH building is proposed. Table 2 below outlines the current interior side yard setback requirements in the RSM zone, while Table 3 shows what is proposed through this amendment. In addition, Attachment 1 includes building envelopes comparing the existing and proposed interior side yard setback requirements for different development types within the RSM zone.

Table 2 – Existing Interior Side Yard Setback Requirements in the RSM Zone

Development Type	Existing Interior Side Yard Setback Requirement	
Single-Family (with or without a secondary suite)	• 2.0 m for lots with width 20.0 m or greater • 1.8 m for lots with width 18.0 m or greater, but less than 20.0 m • 1.2 m for lots with width less than 18.0 m	
SSMUH	• On lots with a width of 14.9 m or less	• 1.2 m on both sides
	• On lots with a width of 15.0 m or more	• 1.2 m on one side and 4.0 m on other side

Table 3 – Proposed Interior Side Yard Setback Requirements in the RSM Zone

Development Type	Proposed Interior Side Yard Setback Requirement
All Development	• 2.0 m for lots with width 20.0 m or greater • 1.8 m for lots with width 18.0 m or greater, but less than 20.0 m • 1.2 m for lots with width less than 18.0 m

The current required 4.0 m interior side yard setback on one side of a lot with a width of 15.0 m or greater, accommodates internal driveways that connect the front of the lot to parking spaces in the rear, where required, or to provide opportunities for enhanced pedestrian connectivity, building separation and landscaping. It was considered that wider lots have more capacity to accommodate these design objectives.

Feedback from homeowners, builders and designers has noted that accommodating the 4.0 m setback is unnecessary and an inefficient use of outdoor space on lots, where parking and access is provided from a rear lane and where an internal driveway is not required. Three of the seven DPs received by the City have proposed side yard setback variances and have access from a rear lane. For lots where this applies, the requirement results in building mass being pushed to upper floors and internal floor plan inefficiencies.

Staff have observed that reducing the 4.0 m interior side yard setback is the most requested variance, particularly for lots marginally wider than 15.0 m.

The proposed amendment removes the 4.0 m setback provision for SSMUH development on lots wider than 15.0 m and establishes a common setback requirement applicable to all development in the RSM zone. The proposed interior side yard setback is based on the existing single-family dwelling (or single-family and secondary suite) requirements in the RSM zone, as shown in Table 2. Establishing a common setback requirement as proposed means that character and adjacency considerations are generally consistent for all lots, while it provides greater flexibility for homeowners, builders and designers to address the spatial and viability aspects presented by different sized and shaped lots.

The amendment acknowledges the original intent of the interior side yard setback requirements in the RSM zone as it relates to internal driveways, pedestrian connectivity, landscaping and building siting, while seeking to balance this with homeowner, builder and designer feedback relating to design and viability, including common variance requests.

Zoning Bylaw 8500 requires that SSMUH development on lots with a width of 15.0 m or greater, and that provide three or more units, must provide parking in the rear of the lot. Accordingly, the building must be setback at least 4.0 m from one property line to accommodate an internal driveway access from the fronting street. Regardless of the minimum setbacks in the Zoning Bylaw, the parking provisions of the zone require the homeowner, builder and designer to setback the building to accommodate the driveway.

For a two-unit SSMUH development on lots with a width of 15.0 m or greater, the required parking may be accommodated in garages in the front of the building and does not need driveway access to the rear of the property. In addition, for SSMUH development on lots greater than 15.0 m and where the lot is accessed via a lane, additional side yard setbacks are not required to facilitate a driveway. In these situations, permitting a smaller side yard setback would provide for greater design flexibility. The proposed changes to the interior side yard setback would not reduce the amount of live on-site landscaping or outdoor amenity space required.

For a two-unit SSMUH development where an internal driveway is not required or proposed, the proposed amendments provide greater design flexibility and building siting, which may result in greater setbacks to the rear of the lot, enhancing landscape and on-site outdoor amenity provision. The amendment does not preclude SSMUH development from providing a 4.0 m interior side yard setback in support of enhanced pedestrian connectivity and building separation.

The amendment is proposed for the following reasons:

- It provides a consistent design standard for all development on RSM zoned lots;
- The minimum side yard setbacks and resulting adjacency and character considerations are consistent with those currently permitted for SSMUH development on lots that are less than 15.0 m in width;
- Where an internal driveway is proposed, a setback of 4.0 m along one side of the lot is already commonly provided. This provides design flexibility where one is not proposed;

- It provides greater design flexibility, particularly important for lots with a width less than 18.0 m, where design and viability challenges are typically more acute; and
- It addresses a common variance request which has previously received support.

2. Align minimum exterior side yard setback requirements for single-family (or single-family with a secondary suite) and SSMUH development.

The RSM zone has different exterior side yard setback requirements based on whether a single-family building (with or without a secondary suite) or a SSMUH building is proposed. Table 4 below outlines the current exterior side yard setback requirements in the RSM zone, while Table 5 shows what is proposed through this amendment. In addition, Attachment 1 includes diagrams comparing the existing and proposed exterior side yard setback requirements.

Table 4 – Existing Exterior Side Yard Setback Requirements in the RSM Zone

Development Type	Existing Exterior Side Yard Setback Requirement	
Single-Family (with or without a secondary suite)	• 3.0 m	
SSMUH	• On lots with a width of 14.9 m or less	• 3.0 m
	• On lots with a width of 15.0 m or more	• 4.0 m

Table 5 – Proposed Exterior Side Yard Setback Requirements in the RSM Zone

Development Type	Proposed Exterior Side Yard Setback Requirement
All Development	• 3.0 m

The intent of the additional 1.0 m setback for lots with a width of 15.0 m or greater was to support attractive frontages for SSMUH development facing the exterior side yard and flanking street, to allow for increased landscaping complementary to adjacent 6.0 m deep front yards and to accommodate parking accessed from the exterior side yard. It was also considered that larger lots have more capacity to accommodate these design objectives.

Feedback from homeowners, builders and designers has indicated that the additional 1.0 m requirement, in addition to the existing 6.0 m front and rear yard setback requirements, is resulting in building mass on upper floors and internal floor plan inefficiencies.

The proposed amendment establishes a common exterior side yard standard for all development in the RSM zone that is based on the existing requirement for single-family (with/without a secondary suite), and SSMUH development on lots with a width less than 15.0 m.

The same design principles that apply to these lots can be achieved on lots with a width greater than 15.0 m. The proposed amendment provides greater design flexibility for homeowners, builders and designers to respond to different lot sizes and shapes. The proposed changes to the exterior side yard setback would not reduce the amount of live on-site landscaping or outdoor amenity space required.

The amendment is proposed for the following reasons:

- It provides a consistent standard for all development on RSM zoned lots; and
- It supports greater design flexibility, particularly important for lots with a width less than 18.0 m where design and viability challenges are typically more acute.

3. Clarifies in the Zoning Bylaw definitions section that a secondary suite is not a principal dwelling unit.

The City's current Zoning Bylaw definition for a principal dwelling unit does not reference a secondary suite. Given SSMUH development may include a secondary suite, this proposed amendment updates the definition of principal dwelling unit to make clear that a secondary suite is not considered a principal dwelling unit. This amendment is consistent with the BC Building Code and other sections of the City's Zoning Bylaw which only permit one secondary suite per principal dwelling unit and do not permit a secondary suite to be stratified. The proposed amendment and clarification do not impact the overall number of units permitted on an RSM zoned lot.

The proposed amendment provides further clarity for all homeowners, builders and designers.

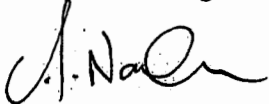
Financial Impact

None.

Conclusion

Amendment Bylaw 10716 responds to feedback received from homeowners, builders and designers and clarifications identified by staff through the regular monitoring of SSMUH development in the City. The proposed amendments are targeted and address interior and exterior side yard setbacks, and the definition of a principal dwelling unit. They balance housing delivery, design flexibility and local character considerations.

It is recommended that Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10716, be introduced and given first, second and third reading.



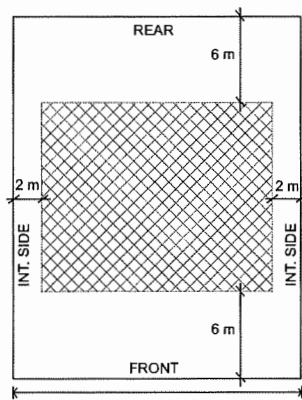
Andrew Norton, BA, MSc, MRTPI
Manager, Development - West
(604-276-4138)

AN:aa

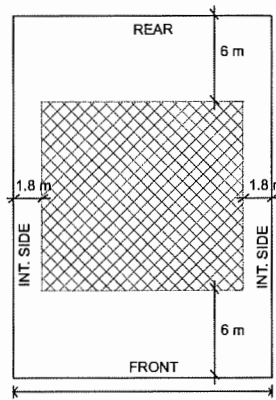
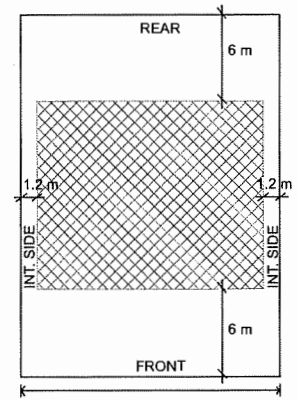
Att. 1. Comparison of Existing and Proposed Setbacks for RSM Development

EXISTING INTERIOR SIDE YARD SETBACKS

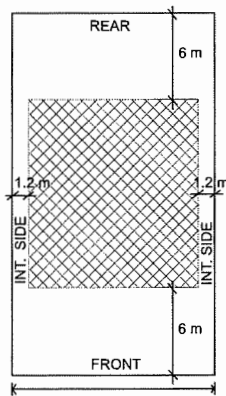
Single Family (With/ Without Secondary Suite)



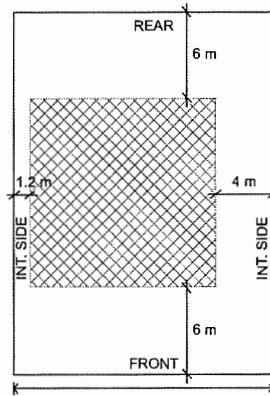
20 m or greater

18 m or greater but
less than 20 m

Less than 18 m

Small-Scale Multi-Unit Housing (SSMUH)

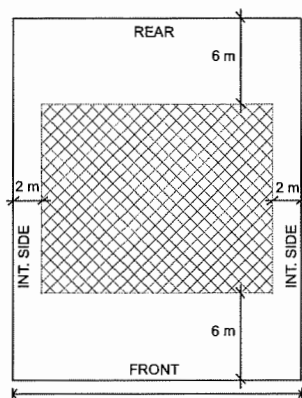
Less than 15 m



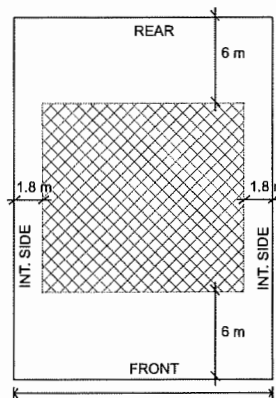
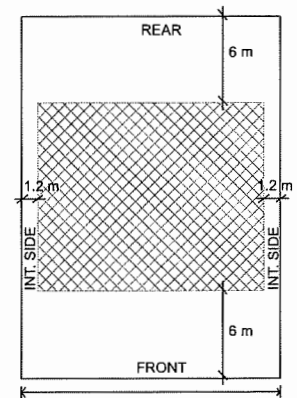
15 m or greater

PROPOSED INTERIOR SIDE YARD SETBACKS

Single Family (With/ Without Secondary Suite) & SSMUH



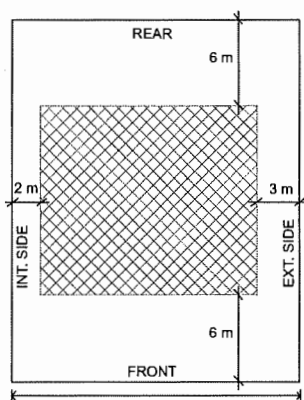
20 m or greater

18 m or greater but
less than 20 m

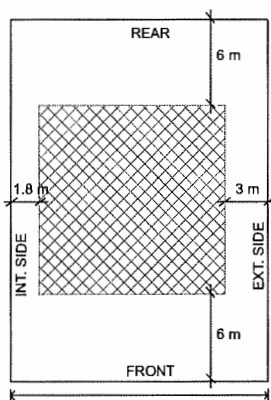
Less than 18 m

EXISTING EXTERIOR SIDE YARD SETBACKS (CORNER LOTS)

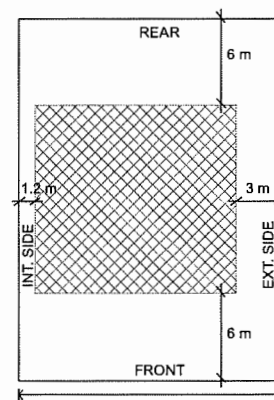
Single Family (With/ Without Secondary Suite)



20 m or greater

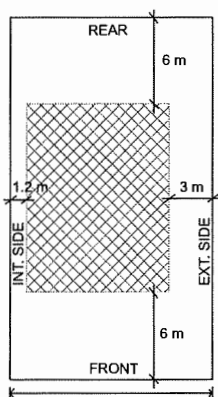


18 m or greater but
less than 20 m

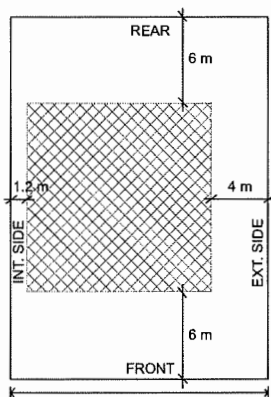


Less than 18 m

Small-Scale Multi-Unit Housing (SSMUH)



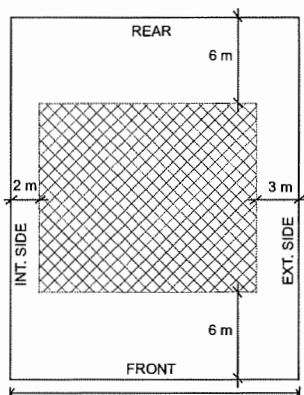
Less than 15 m



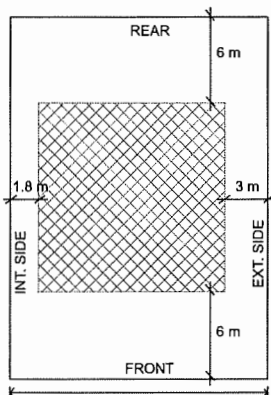
15 m or greater

PROPOSED EXTERIOR SIDE YARD SETBACKS (CORNER LOTS)

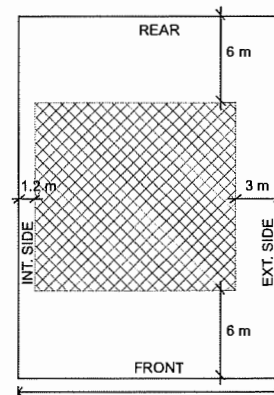
Single Family (With/ Without Secondary Suite) & SSMUH



20 m or greater



18 m or greater but
less than 20 m



Less than 18 m



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10716
(Small-Scale Multi-Unit Housing)**

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 3.4 Use and Term Definitions by replacing the definition of “Dwelling unit, principal” with the following:

“Dwelling unit, principal means either a **dwelling unit** for which a building permit was issued prior to any other **dwelling unit** on a **site** or a **dwelling unit** which occupies the entirety of a **building** or a larger **gross floor area** than another **dwelling unit** in the same **building**. A **secondary suite** is not a **principal dwelling unit**.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended in Section 8.19 Small-Scale Multi-Unit Housing (RSM/S, RSM/M, RSM/L, RSM/XL) by

2.1. Replacing Section 8.19.7.2 with the following:

“2. The minimum **interior side yard** for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, or **development** involving **small-scale multi-unit housing**, is:

- i) 2.0 m for **lots** with a **lot width** of 20.0 m or greater;
- ii) 1.8 m for **lots** with a **lot width** of 18.0 m or greater, but less than 20.0 m; or
- iii) 1.2 m for **lots** with a **lot width** of less than 18.0 m.”

2.2 Replacing Section 8.19.7.3 with the following:

“3. The minimum **exterior side yard** for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, or **development** involving **small-scale multi-unit housing**, is 3.0 m.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10716**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by AN
APPROVED by Director or Solicitor 