



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9814 (RZ 16-737146)
4360 Garry Street**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Insert the following into Section 21 – Site Specific Residential (Other) Zones, in numerical order:

“21.12 **Assembly and Congregate Housing – Garry Street (Steveston)(ZR12)**

21.12.1 **Purpose**

The **zone** provides for **religious assembly, congregate housing** and other limited supporting and accessory **uses**.

21.12.2 **Permitted Uses**

 - **religious assembly**
 - **congregate housing**

21.12.3 **Secondary Uses**

 - **childcare**
 - **interment facility**
 - **health service, minor**
 - **residential security/operator unit**

21.12.4 **Permitted Density**

 1. The maximum **floor area ratio** is 0.78.
 2. Notwithstanding Section 21.12.4.1, the maximum **floor area ratio** for a **congregate housing** complex is 9,130 m² (0.7 **floor area ratio**).
 3. For the purposes of this **zone** any covered unenclosed walkway is not included in the calculation of **floor area ratio**.

21.12.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

21.12.6 Yards & Setbacks

1. For a **religious assembly building**:
 - a) The minimum **front yard** is 20 m.
 - b) The minimum **interior side yard** (east) is 7 m.
 - c) The minimum **side yard** (west) is 30 m.
 - d) The minimum **rear yard** is 80 m.
2. For a **congregate housing building**:
 - a) The minimum **front yard** is 70 m.
 - b) The minimum **interior side yard** (east) is 6 m.
 - c) The minimum **side yard** (west) is 14.5 m.
 - d) The minimum **rear yard** is 6 m.

21.12.7 Permitted Heights

1. The maximum **building height** for a **religious assembly building** and **accessory structure** is 12 m.
2. The maximum **building height** for a **congregate housing building** is 15 m.

21.12.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 13,000 m².

21.12.9 Landscaping & Screening

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

21.12.10 On-Site Parking

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

21.12.11 **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 **“ASSEMBLY AND CONGREGATE HOUSING – GARRY STREET (STEVESTON)(ZR12)”**.

P.I.D. 001-235-265

Lot 132 Except: Firstly: Part Road on Plan LMP20538, Secondly: Part Subdivided by Plan LMP25471, Section 2 Block 3 North Range 7 West New Westminster District Plan 40449

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9814”**.

FIRST READING

FEB 13 2018

A PUBLIC HEARING WAS HELD ON

MAR 19 2018

SECOND READING

MAR 19 2018

THIRD READING

MAR 19 2018

OTHER CONDITIONS SATISFIED

JUN 12 2019

ADOPTED



MAYOR

CORPORATE OFFICER