



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9841 (RZ 17-765557)
5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351
Steveston Highway**

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:
 - a. Inserting the following into the end of the table contained in Section 5.15.1(c) regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT85	\$4.00"

- b. Inserting the following into Section 17 (Site Specific Residential (Town Houses) Zones), in numerical order:

"17.85 Town Housing - Steveston Highway (Steveston) (ZT85)

17.85.1 Purpose

The zone provides for **town housing**, plus other compatible uses.

17.85.2 Permitted Uses

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

17.85.3 Secondary Uses

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

17.85.4 Permitted Density

1. The maximum **floor area ratio** is 0.40.
2. Notwithstanding Section 17.85.4.1, the reference to "0.4" shall be increased to a higher **density** of "0.66" if the **owner**, at the time

Council adopts a zoning amendment bylaw to include the **owner's lot** in the **ZT85 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

17.85.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for all **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.85.6 Yards & Setbacks

1. The minimum **front yard** is 4.5 m.
2. The minimum **interior side yard** is 3.0 m
3. The minimum **rear yard** is 6.0 m.

17.85.7 Permitted Heights

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

17.85.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 50.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.85.9 Landscaping & Screening

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

17.85.10 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.

17.85.11 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 - STEVESTON HIGHWAY (STEVESTON) (ZT85)**”.

P.I.D. 002-746-565

Lot 992 Section 36 Block 4 North Range 7 West New Westminster District Plan 61320

P.I.D. 002-746-573

Lot 993 Section 36 Block 4 North Range 7 West New Westminster District Plan 61320

P.I.D. 003-644-146

Lot 3 Except: Part Subdivided by Plan 53481, Section 36 Block 4 North Range 7 West New Westminster District Plan 6967

P.I.D. 003-581-420

Lot 456 Section 36 Block 4 North Range 7 West New Westminster District Plan 52683

P.I.D. 003-768-775

Lot 466 Section 36 Block 4 North Range 7 West New Westminster District Plan 53481

P.I.D. 002-178-427

Lot 457 Section 26 Block 4 North Range 7 West New Westminster District Plan 52683

P.I.D. 003-768-864

Lot 467 Section 36 Block 4 North Range 7 West New Westminster District Plan 53481

P.I.D. 003-672-310

Lot 480 Section 36 Block 4 North Range 7 West New Westminster District Plan 54587

P.I.D. 003-745-562

Lot 479 Section 36 Block 4 North Range 7 West New Westminster District Plan 54587

P.I.D. 003-672-301

Lot 478 Section 36 Block 4 North Range 7 West New Westminster District Plan 54587

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9841".

FIRST READING

MAR 26 2018

A PUBLIC HEARING WAS HELD ON

APR 16 2018

SECOND READING

APR 16 2018

THIRD READING

APR 16 2018

OTHER CONDITIONS SATISFIED

JUL 10 2019

ADOPTED

CITY OF RICHMOND
APPROVED by E.L.
APPROVED by Director or Solicitor JK

MAYOR

CORPORATE OFFICER