

18.22 Low Rise Apartment (ZLR22) – Alexandra Neighbourhood (West Cambie)

18.22.1 Purpose

The **zone** provides for medium **density**, low to mid rise apartments and townhouses and limited retail **uses** in the Alexandra neighbourhood of the West Cambie area.

18.22.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**
- **manufacturing, custom indoor**
- **retail, convenience**
- **retail, general**
- **services, personal**

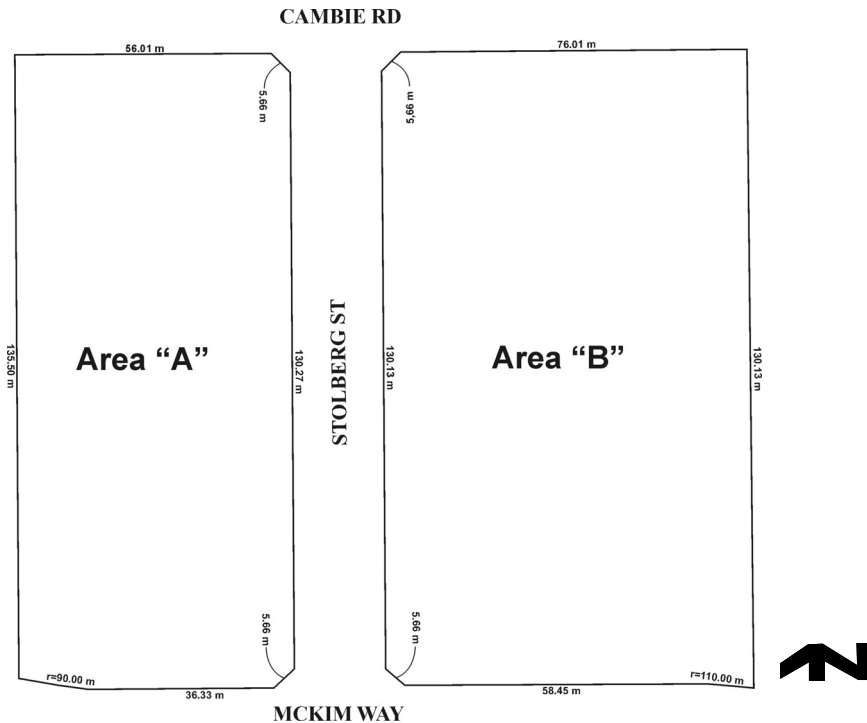
18.22.3 Secondary Uses

- **community care facility, minor**
- **home business**

18.22.4 Permitted Density

1. The maximum **floor area ratio** is 1.56 in the area identified as Area “A” on Diagram 1, Section 18.22.4.5, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**;
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**; and
 - c) 0.1 **floor area ratio** provided that it is entirely used to accommodate **child care**.
2. Despite Section 18.22.4.1, the reference to “1.56” in relation to the maximum **floor area ratio** is increased to the higher **density** of “1.96” if the **owner** provides not less than 22 **affordable housing units** having a combined **habitable space** of at least 0.09 of the total maximum **floor area ratio**. [Bylaw 8664, Jan 27/14]
3. The maximum **floor area ratio** is 1.52 in the area identified as Area “B” on Diagram 1, Section 18.22.4.5, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
4. For the purposes of this zoning district, **floor area ratio** excludes the **floor area** of those parts of the **building** used for:
 - a) covered **walkways**; and
 - b) mechanical and electrical rooms, provided that the total **floor area** of these facilities does not exceed 400.0 m² per **lot**.

5. Diagram 1



6. The maximum combined **floor area ratio** for Areas “A” and “B” identified on Diagram 1, Section 18.22.4.5 shall be 1.74.
7. For the purposes of this **zone** only, an **affordable housing unit** that is owned by the British Columbia Provincial Rental Housing Corporation does not require a **housing agreement**. [Bylaw 8664, Jan 27/14]

18.22.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 65% for **buildings**.

18.22.6 Yards & Setbacks

1. The minimum public **road setback** is:
- a) 2.85 m from Stolberg Street;
 - b) 4.5 m from Cambie Road;
 - c) 3.0 m from McKim Way; and
 - d) a parking **structure** may project into the public **road setback** but shall be no closer to a **lot line abutting** a public **road** than 1.5 m. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the **City**.
2. The minimum **side yard** and **rear yard** is 3.2 m, except that:
- a) a parking **structure** may project into the **side yard** and **rear yard** but shall be no closer to a **lot line** than 3.0 m. Such encroachments must be landscaped or screened by a

combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the **City**; and

- b) despite Section 18.22.6.2.a), the minimum east **side yard setback** for a parking **structure** in the area identified as Area “B” on Diagram 1, Section 18.22.4.5 shall be 0.0 m.

18.22.7 Permitted Heights

- 1. The maximum **height** for **buildings** is 24.0 m.
- 2. The maximum **height** for **accessory buildings** and **accessory structures** is 10.0 m.

18.22.8 Subdivision Provisions/Minimum Lot Size

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

18.22.9 Landscaping & Screening

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

18.22.10 On-Site Parking & Loading

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

In The Area Identified As Area “A” on Diagram 1, Section 18.22.4.5

- a) On-site parking shall be provided at the rate of:

Residential Use	Minimum Number of Parking Spaces Required per Dwelling Unit	
	For Residents	For Visitors
Housing, apartment	1.17	0.18
Housing, town		
Affordable Housing Units	0.81	0.18

Use	Minimum Number of Parking Spaces
Child Care	0.675 spaces per employee
	0.9 spaces for each 10 children in care

- b) Required **parking spaces** for residential **use** visitors and **child care** may be shared.
- c) A maximum of 70% of the total required parking stalls may be provided as small car spaces.

In The Area Identified As Area “B” on Diagram 1, Section 18.22.4.5

- d) On-site parking shall be provided at the rate of:

Residential Use	Minimum Number of Parking Spaces Required per Dwelling Unit	
	For Residents	For Visitors
Housing, apartment	1.5	0.2
Housing, town	1.5	0.2

- e) Required **parking spaces** for residential **use** visitors and **retail, convenience** and **retail, general** may be shared.

18.22.11 Other Regulations

1. The following **uses** are permitted only within the area identified as “B” in Diagram 1, Section 18.22.4.5:
 - a) manufacturing, custom indoor; *[Bylaw 8684, Jan 17/11]*
 - b) retail, convenience;
 - c) retail general; and
 - d) **services, personal.** *[Bylaw 8684, Jan 17/11]*

2. The following **uses** are limited to a total maximum **gross leasable floor area** of 200.0 m²:
 - a) manufacturing, custom indoor; *[Bylaw 8684, Jan 17/11]*
 - b) retail, convenience;
 - c) retail general; and
 - d) **services, personal.** *[Bylaw 8684, Jan 17/11]*

3. Signage for permitted residential uses shall be in accordance with the “Residential Zones” in Richmond *Sign Bylaw No. 9700*, as may be amended or replaced, and signage for permitted non-residential uses shall be in accordance with the “Other Zones” in Richmond *Sign Bylaw No. 9700*, as may be amended or replaced. *[Bylaw 9723, Jul 17/17]*

4. 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.