



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8494 (RZ 08-410760)
9371, 9411 Alexandra Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.206 thereof the following:

"COMPREHENSIVE DEVELOPMENT DISTRICT (CD/206)

The intent of this zoning district is to accommodate mixed commercial/residential use in the West Cambie Area Plan – Alexandra Neighbourhood.

291.206.1 **PERMITTED USES**

RESIDENTIAL, limited to **multiple-family dwellings**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
COMMUNITY USE;
FOOD CATERING ESTABLISHMENT;
RETAIL TRADE & SERVICES; and
ACCESSORY USES, BUILDINGS & STRUCTURES, but excluding **secondary suites**.

291.206.2 **PERMITTED DENSITY**

- .01 Subject to subsection .03, herein, the maximum **Floor Area Ratio** shall be: 1.4 plus an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**.
- .02 Despite section 291.206.01, the reference to "1.4" in relation to the maximum **Floor Area Ratio** is increased to a higher density of "1.6" if prior to first occupancy of the **building**, the owner:
 - a) provides on the **lot** not less than four **affordable housing units** having the combined **habitable space** of at least 0.075 of the total maximum **Floor Area Ratio**; and
 - b) has entered into a **housing agreement** for the **affordable housing units** with the City and registered the **housing agreement** against title to the **lot**, and filed a notice, in the **Land Title Office**.
- .03 A minimum 0.04 of the total **Floor Area Ratio** must be used for non-**residential** uses. The maximum non-**residential** area on the **lot** can not exceed 1.2 of the total **Floor Area Ratio**.
- .04 For the purpose of this subsection, **Floor Area Ratio** excludes the following:
 - a) **buildings** or portions of a **building** that are **used** exclusively for off-site parking & loading, bicycle storage located within the parking level, unenclosed balconies, or garbage & recycling facilities;
 - b) common stairwells and elevator shafts above the ground floor level; and

- c) common mechanical and electrical storage rooms, provided that the total floor area of these facilities does not exceed 53 m² (567 ft²).

291.206.3 **MAXIMUM LOT COVERAGE**

- .01 **Maximum Lot Coverage:** 45%

291.206.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road Setback:**

- a) **Tomicki Avenue:** 5.6 m (18 ft.)
 - i. a parking **structure** may project into the **public road** setback, but shall be no closer to a **public road** than 3.6 m (12 ft.). Such encroachments must be architecturally treated and landscaped by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.
- b) **Alexandra Road:** 0 m for non-**residential** use and 1.2 m (4 ft) for **residential** use
 - i. unenclosed patios may encroach into the **public road** setback;
 - ii. the parking **structure** is setback 8.5 m (28 ft.).
- c) **Side Yard setback:**
 - i. **West:** 0 m (0 ft.) for non-**residential** use and 5.5 m (18 ft.) for **residential** use;
 - ii. **East:** 12 m (39 ft.) for non-**residential** use and 5.1 m (17 ft.) for **residential** use;
 - iii. unenclosed balconies may project into the **side yard** setback for a maximum distance of 2.1 m (6.8 ft.) on the west elevation and 1.4 m (4.3 ft.) on the east elevation; and
 - iv. a parking **structure** may project into the **side yard** setback. Such encroachments must be landscaped or screened by a combination of landscaping and parking structure treatment as specified by a Development Permit approved by the City.

291.206.5 **MAXIMUM HEIGHTS**

- .01 **Buildings:** 20 m (66 ft.)
- .02 **Accessory Buildings & Structures:** 5 m (16 ft.)

291.206.6 **OFF-STREET PARKING AND LOADING**

- .01 Off-street parking shall be provided in accordance with Division 400 of the Richmond Zoning and Development Bylaw 5300 except that:
 - a) a maximum of 33% of the parking spaces provided may be small car stalls.

291.206.7 **SIGNAGE**

- .01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Neighbourhood Commercial District (C2)".

291.206.8 **ACOUSTICS**

.01 A development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the aircraft noise levels in those portions of the **dwelling units** listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the **dwelling units**. For the purposes of this section, noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

<u>Portions of the Dwelling Units</u>	<u>Noise Level (decibels)</u>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways, & utility rooms	45

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/206)**.

P.I.D. 012-032-395

East Half Lot 23 Block "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 003-483-690

West Half Lot 22 Block "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

3. This Bylaw is cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8494**".

FIRST READING

JUN 22 2009

A PUBLIC HEARING WAS HELD ON

JUL 20 2009

SECOND READING

JUL 20 2009

THIRD READING

JUL 20 2009

OTHER REQUIREMENTS SATISFIED

SEP 21 2010

ADOPTED



MAYOR

CORPORATE OFFICE

