



**Richmond Zoning and Development Bylaw 8500
Amendment Bylaw 8748 (RZ 10-534751)
9251 and 9291 Alexandra Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw 8500 is amended by inserting as Section 20.20 thereof the following:

20.20 "Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)"

20.20.1 PURPOSE

The **zone** provides for mixed residential/commercial **development** with a **density bonus** for affordable housing.

20.20.2 PERMITTED USES

- child care
- health service, minor
- housing, apartment
- office
- restaurant
- retail, convenience
- retail, general
- service, financial
- service, personal

20.20.3 SECONDARY USES

- boarding and lodging
- community care facility, minor
- home business

20.20.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 1.25.
2. Notwithstanding Section 20.20.4.1, the reference to "1.25" is increased to a higher **density** of "1.50" if, prior to first occupancy of the **building**, the owner:
 - a) provides on the **lot** not less than four **affordable housing units** having a combined **habitable space** of at least 0.083 of the total maximum **floor area ratio**; and
 - b) enters into a **housing agreement** for the **affordable housing units** with the **City** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
3. Notwithstanding Section 20.20.4.2, the reference to "1.50" is increased to a higher **density** of "1.55" for the following **site** if, prior to the first occupancy of the **building**, the **owner** provides the amenity of a reduction in greenhouse gas emissions by connecting, or committing to connect in a manner satisfactory to the **City**, and **buildings** on the lands to the Alexandra District Energy Utility pursuant to Bylaw No. 8641.

9251 Alexandra Road
P.I.D 004-222-431

East Half Lot 25 Block "B" Section 34 Block 5 North Range 6 West New Westminster
District Plan 1224

9291 Alexandra Road

P.I.D 000-635-987

West Half Lot 24 Block B Section 34 Block 5 North Range 6 West New Westminster
District Plan 1224

4. A minimum of 0.024 of the total **floor area ratio** must be used for non-residential **uses**. The maximum non-residential area on the **lot** can not exceed 0.14 of the total **floor area ratio**.

20.20.5 **MAXIMUM LOT COVERAGE**

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

20.20.6 **MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road Setback:**

- a) Alexandra Road: 0 m for non-**residential** use and 1.5 m for **residential** use
- i. unenclosed patios may encroach into the **public road** setback; and
 - ii. the parking **structure** is setback 7.0 m.
- b) Tomicki Avenue: 6.0 m
- i. a parking **structure** may project into the **public road** setback, but shall be no closer to a **public road** than 2.6 m. 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.

- .02 **Side Yard setback:**

- a) 8.0 m for non-**residential** use and 6.0 m for **residential** use;
- b) unenclosed balconies may project into the **side yard** setback for a maximum distance of 1.2 m; and
- c) 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.

20.20.7 **MAXIMUM HEIGHTS**

- .01 **Buildings:** 20 m
- .02 **Accessory Buildings & Structures:** 5 m

20.20.8 **SUBDIVISION PROVISIONS/MINIMUM LOT SIZE**

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

20.20.9 **OFF-STREET PARKING AND LOADING**

- .01 Off-street parking shall be provided in accordance with Division 400 of the Richmond Zoning and Development Bylaw 8500.

20.20.10 **SIGNAGE**

CNCL - 258

- .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 (CN)" district.
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 8500, is amended by repealing the existing zoning designation of the following areas and by designating it "**Residential/Limited Commercial (ZMU20) – Alexandra Neighbourhood (West Cambie)**".
 - P.I.D 004-222-431
East Half Lot 25 Block "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224
 - P.I.D 000-635-987
West Half Lot 24 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 8500, Amendment Bylaw 8748**".

FIRST READING

MAY 09 2011

A PUBLIC HEARING WAS HELD ON

JUN 20 2011

SECOND READING

JUN 20 2011

THIRD READING

JUN 20 2011

OTHER REQUIREMENTS SATISFIED

NOV 09 2017

ADOPTED

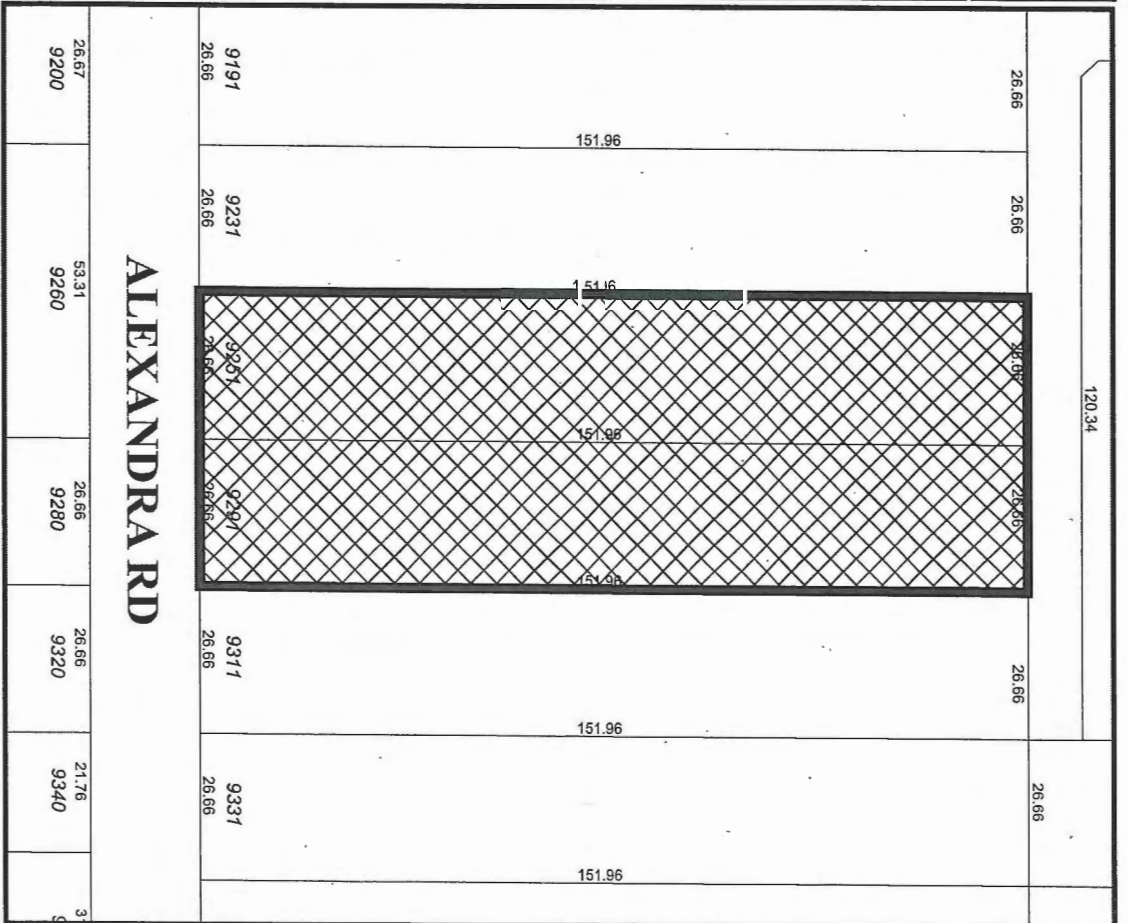
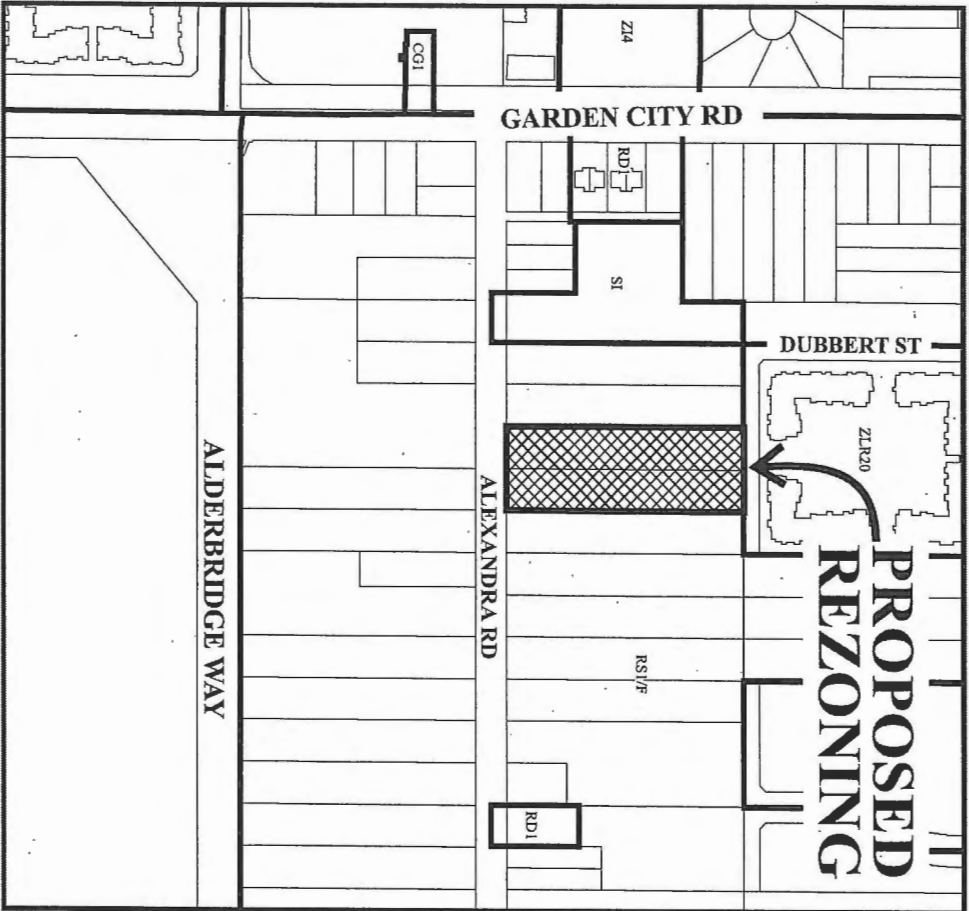
CITY OF RICHMOND
APPROVED for content by originating dept.
<i>ml</i>
APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICE



City of Richmond



RZ 10-534751

Original Date: 06/16/10
 Revision Date:
 Note: Dimensions are in METRES