



**Richmond Zoning Bylaw 8500  
Amendment Bylaw No. 8864 (RZ 10-528877)  
4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080,  
9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500  
Alexandra Road**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting Section 32.0 thereof the following:

**“32.0 Neighbourhood Commercial (ZC32) – West Cambie Area**

**32.1 Purpose**

The **zone** provides for a mix of commercial and related **uses** oriented to vehicular access.

**32.2 Permitted Uses**

- amusement centre
- animal grooming
- building or garden supply
- broadcasting studio
- child care
- education, commercial
- education, university
- entertainment, spectator
- government service
- greenhouse & plant nursery
- health service, minor
- manufacturing, custom indoor
- office
- parking, non-accessory
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio

**32.3 Secondary Uses**

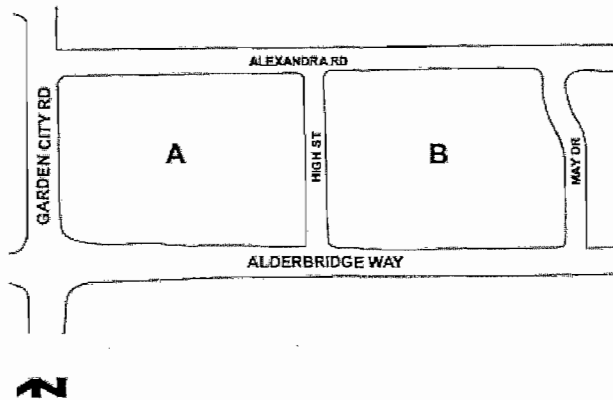
- amenity space, community

### 32.2 Permitted Uses

- veterinary service
- vehicle repair

### 32.3 Secondary Uses

Diagram 1



### 32.4 Permitted Density

1. The maximum **floor area ratio** is 2.0 FAR for the area identified as "A" in Diagram 1, Section 32.2.
2. The minimum **floor area ratio** is 0.60 for the area identified as "A" in Diagram 1, Section 32.2.
3. The maximum **floor area ratio** is 1.0 FAR for the area identified as "B" in Diagram 1, Section 32.2.

### 32.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

### 32.6 Yards & Setbacks

1. The minimum **setbacks** to a public **road** shall be:
  - a. 2.0 m for Alderbridge Way;
  - b. 3.0 m for Garden City Road;
  - c. 1.0 m for Alexandra Road;
  - d. 5.0 m for May Drive; and
  - e. 3.0 m for High Street.

### 32.7 Permitted Heights

1. The maximum **height** for all **buildings** is 22.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

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### 32.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 2 ha (4.94 ac.).

### 32.9 Landscaping & Screening

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

### 32.10 On-Site Parking and Loading

1. On-site **vehicle** loading and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
  - a. On-site **vehicle** parking shall be provided at a minimum rate of 3.0 parking stalls per 100 m<sup>2</sup> of **gross leasable floor area** of a building in the areas identified as "A" and "B" separately, in Diagram 1, Section 32.2.

### 32.11 Other Regulations

1. The maximum **gross leasable floor area** for each individual **business** shall not exceed:
    - a. 9,900 m<sup>2</sup> for the area identified as "A" in Diagram 1, Section 32.2; and
    - b. 15,100 m<sup>2</sup> for the area identified as "B" in Diagram 1, Section 32.2.
  2. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e. on a roof of a building).
  3. The overnight parking of **recreational vehicles** is prohibited.
  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.
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 and by designating it "**Neighbourhood Commercial (ZC32) - West Cambie Area**":

That area shown as Area 'A' on "Schedule A attached to and forming Part of Bylaw 8864"
  3. 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 and by designating it "**School & Institutional (SI)**":

That area shown as Area 'B' on "Schedule A attached to and forming Part of Bylaw 8864"

4. This Bylaw is cited as "Richmond Zoning Bylaw 8500 Amendment Bylaw 8864".

FIRST READING

OCT 15 2013

A PUBLIC HEARING WAS HELD ON

NOV 18 2013

SECOND READING

NOV 18 2013

THIRD READING

NOV 18 2013

OTHER REQUIREMENTS SATISFIED

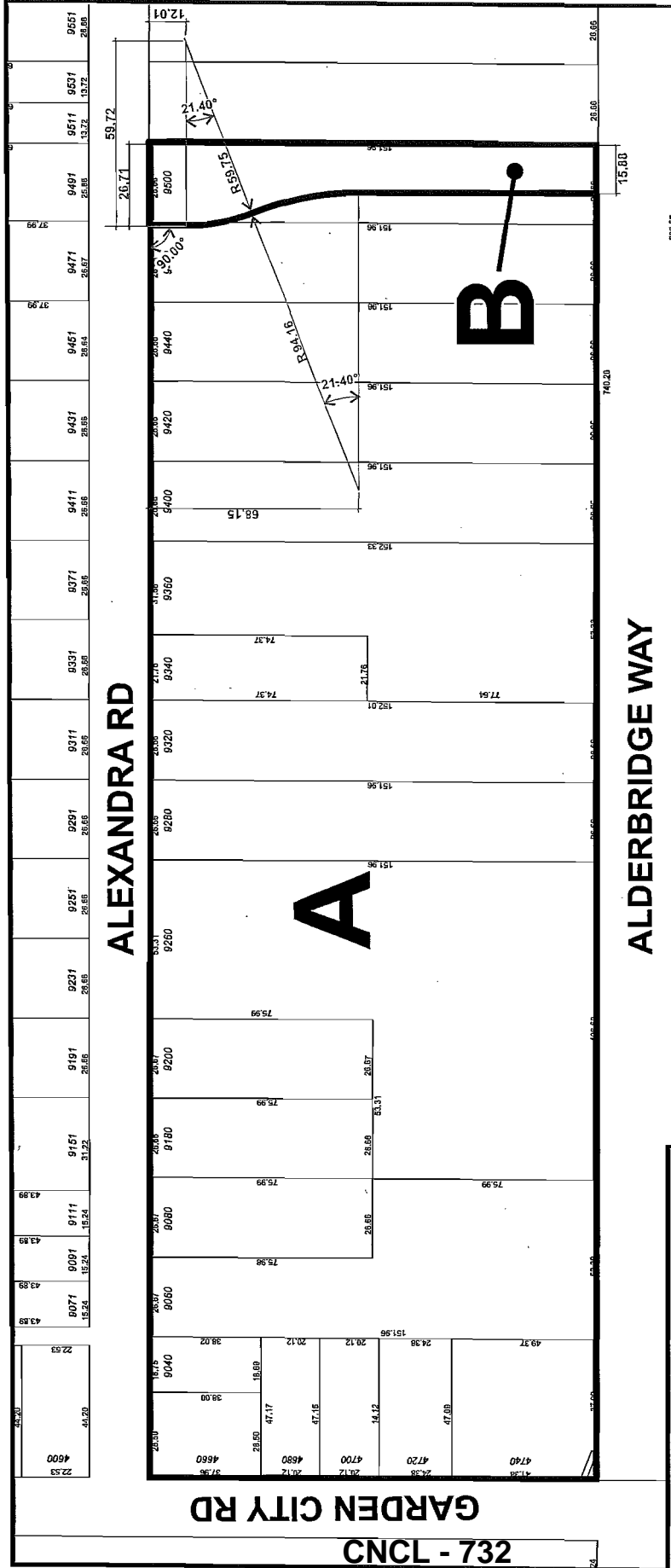
JUL 22 2014

ADOPTED

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

\_\_\_\_\_  
MAYOR

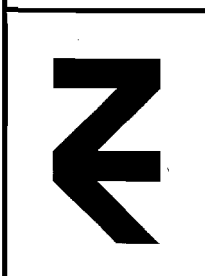
\_\_\_\_\_  
CORPORATE OFFICER



**LEGEND**  
 Area A to be rezoned to ZC32  
 Area B to be rezoned to SI

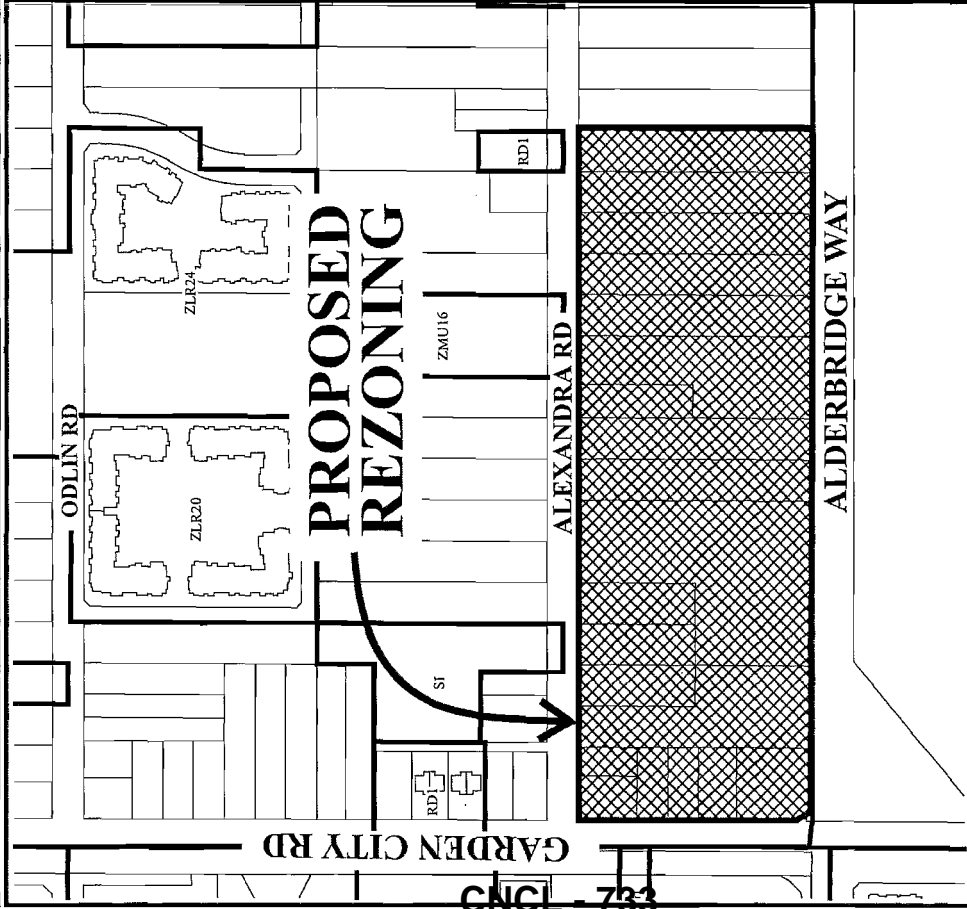
Original Date: 11/27/12  
 Revision Date: 10/10/13  
 Note: Dimensions are in METRES

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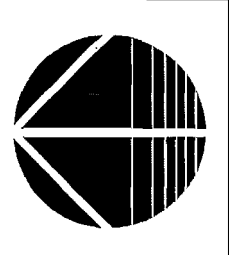
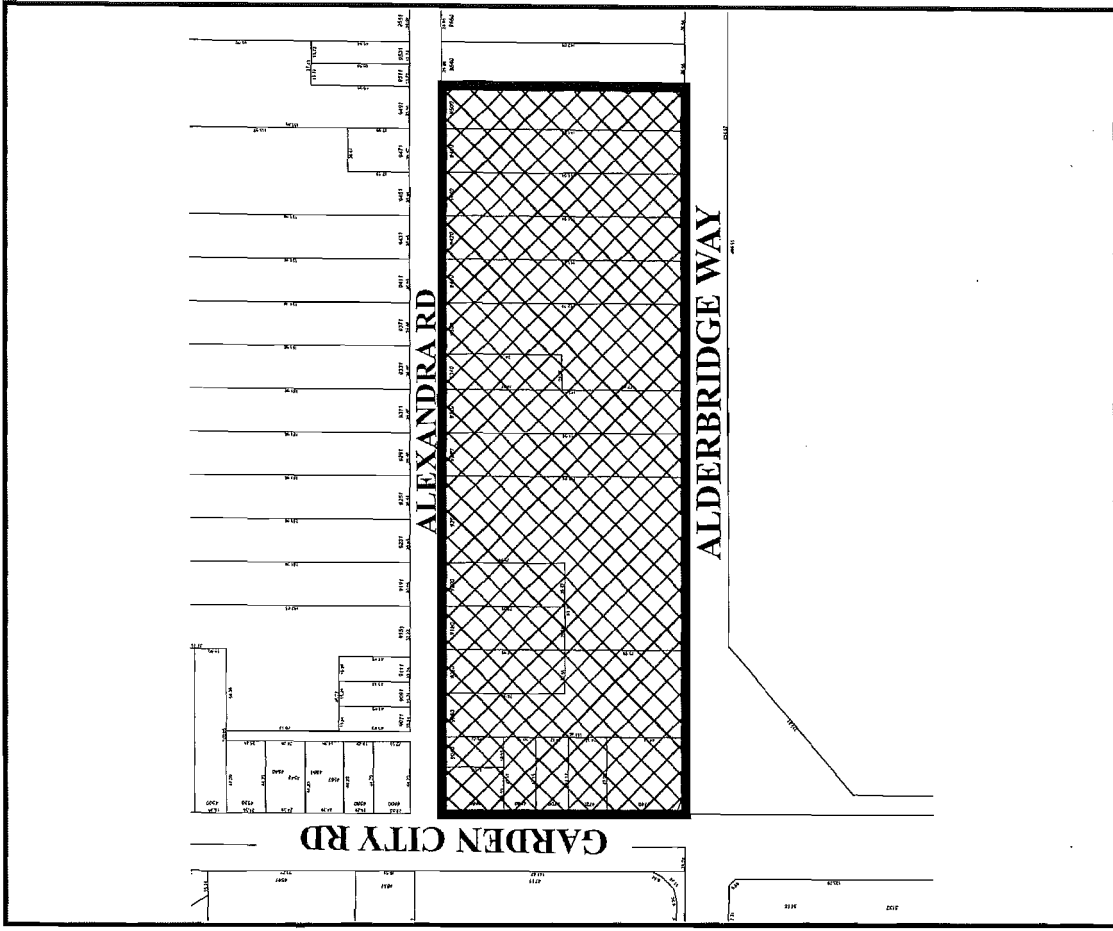




# City of Richmond



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## RZ 10-528877

Original Date: 05/10/10

Revision Date: 10/30/13

Note: Dimensions are in METRES