



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9159 (RZ13-649641)
9700 and 9740 Alexandra Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 17.71 thereof the following:

“17.71 Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)

17.71.1 Purpose

The **zone** provides for **town housing** with a **density bonus** for a monetary contribution to the City’s capital Affordable Housing Reserve Fund.

17.71.2 Permitted Uses

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

17.71.3 Secondary Uses

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

17.71.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.65, together with an additional:
 - a) 0.10 **floor area ratio** provided that is entirely used to accommodate **amenity space**; and
 - b) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for:
 - i. covered areas of the **principal building** which are open on one or more sides; or
 - ii. enclosed **balconies** provided that the total area of such enclosed **balconies** does not exceed 50% of the total area permitted by Section 17.71.4.1.b. i.
2. Notwithstanding Section 17.71.4.1, the reference to “0.65” in relation to the maximum **floor area ratio** is increased to a higher **density** of “0.72” if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$678,107.00 to the **City’s** capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812.

17.71.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

17.71.6 Yards & Setbacks

1. The minimum **front yard** is 3.0 m for the accessory amenity **building** and 4.0 m for all other **buildings**.
2. Portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** may project into the **front yard** for a distance of not more than 1.5 m.
3. **Bay windows** may project into the **front yard** for a distance of not more than 0.6 m.
4. The minimum **side yard** is 3.0 m.
5. The minimum **rear yard** is 4.0 m.
6. **Balconies, bay windows**, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** and the **rear yard** for a distance of not more than 0.6 m.

17.71.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.2 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.71.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 10,000 m².

17.71.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.71.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 1.5 spaces per **dwelling unit** for residents, together with 0.2 spaces per **dwelling unit** for visitor, for a total of 1.7 spaces per **dwelling unit**.

17.71.11 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. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it “**TOWN HOUSING (ZT71) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**”;

 P.I.D. 003-874-117
 Lot 51 Section 34 Block 5 North Range 6 West New Westminster District Plan 35213

 P.I.D. 007-176-830
 Lot 52 Section 34 Block 5 North Range 6 West New Westminster District Plan 35213.

3. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 9159”.

FIRST READING

JUL 28 2014

PUBLIC HEARING

SEP 02 2014

SECOND READING

SEP 02 2014

THIRD READING

SEP 02 2014

OTHER CONDITIONS SATISFIED

DEC 04 2014

ADOPTED

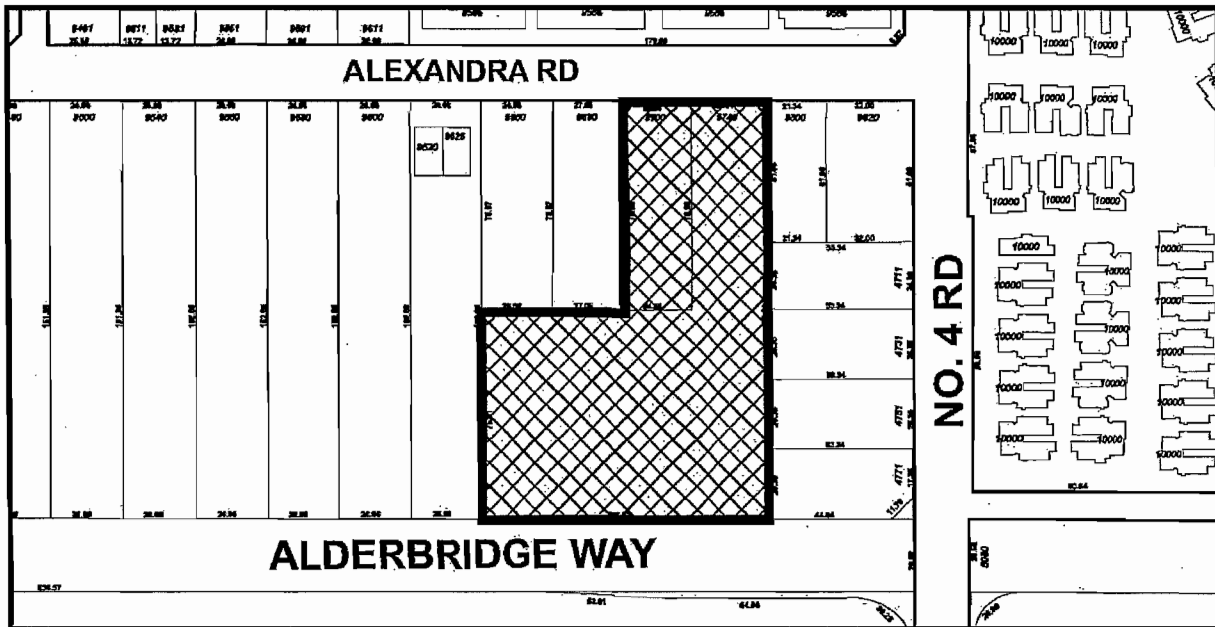
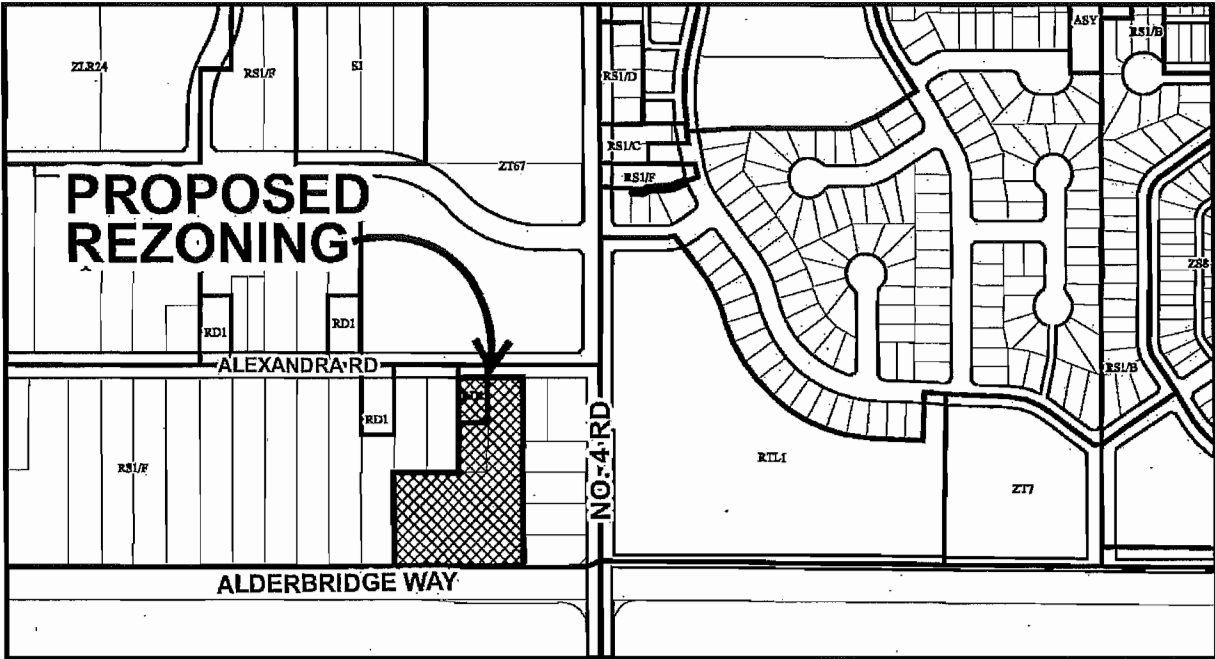


MAYOR

CORPORATE OFFICER



City of
Richmond



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| | <h1>RZ 13-649641</h1> | <p>Original Date: 03/05/14 Revision Date: Note: Dimensions are in METRES</p> |
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