



Richmond Zoning Bylaw 8500
Amendment Bylaw 9163 (RZ 14-656219)
9191 and 9231 Alexandra Road

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

1. Richmond Zoning Bylaw 8500, as amended further by inserting Section 20.28 thereof the following:

20.28 Residential /Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie)

20.28.1 Purpose

The zone provides for low density town housing and live/work uses.

20.28.2 Permitted Uses

- housing, town
- live/work dwelling

20.28.3 Secondary Uses

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

20.28.3 Permitted Density

1. The maximum floor area ratio (FAR) is 0.90.

20.28.4 Permitted Lot Coverage

1. The maximum lot coverage is 45% for buildings.
2. No more than 70% of the lot may be occupied by buildings, structures and non-porous surfaces.
3. 20% of the lot area is restricted to landscaping with live plant material.

20.28.5 Yards & Setbacks

1. The minimum front yard, exterior side yard, interior side yard and rear yard is 3.0 m.

20.28.6 Permitted Heights

1. The maximum **height** for **buildings** is the lesser of 12.0 m or 3 storeys.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

20.28.7 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** area is 0.60 ha.

20.28.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided and maintained in accordance with Section 6.0 of this bylaw.

20.28.9 On-Site Parking and Loading

1. On-site **vehicle** parking and loading shall be provided according to the standards set out in Section 7.0, except that:
 - a. the minimum number of **parking spaces** per **dwelling unit** shall be 1.5; and
 - b. the maximum number of **dwelling units** that may utilize a **tandem arrangement** is 55% of the total number of **dwelling units**.

20.28.10 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. 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 of the following areas and by designating them "Residential/Limited Commercial (ZMU28) - Alexandra Neighbourhood (West Cambie)".

P.I.D. 012-032-441

East Half Lot 26 Block "B" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 012-032-425

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

- 3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9163".

FIRST READING

JUL 28 2014

PUBLIC HEARING

SEP 02 2014

SECOND READING

SEP 02 2014

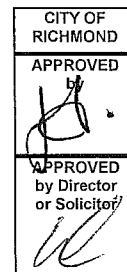
THIRD READING

SEP 02 2014

OTHER CONDITIONS SATISFIED

MAR 04 2015

ADOPTED

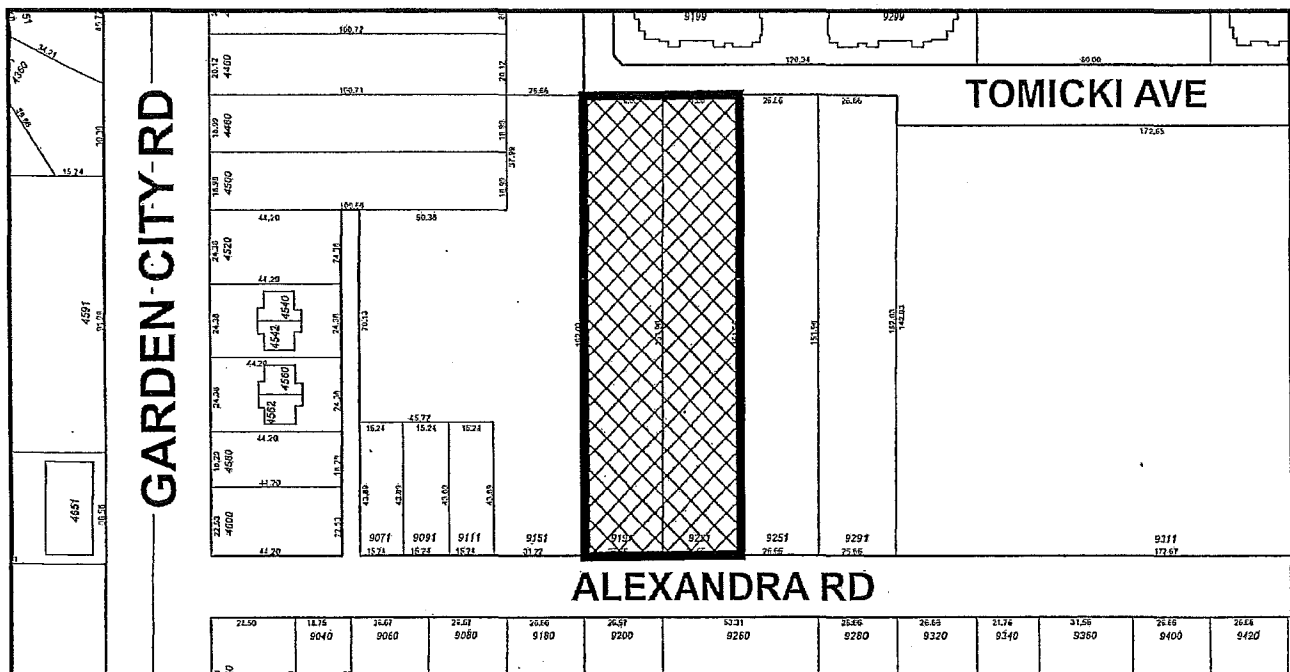
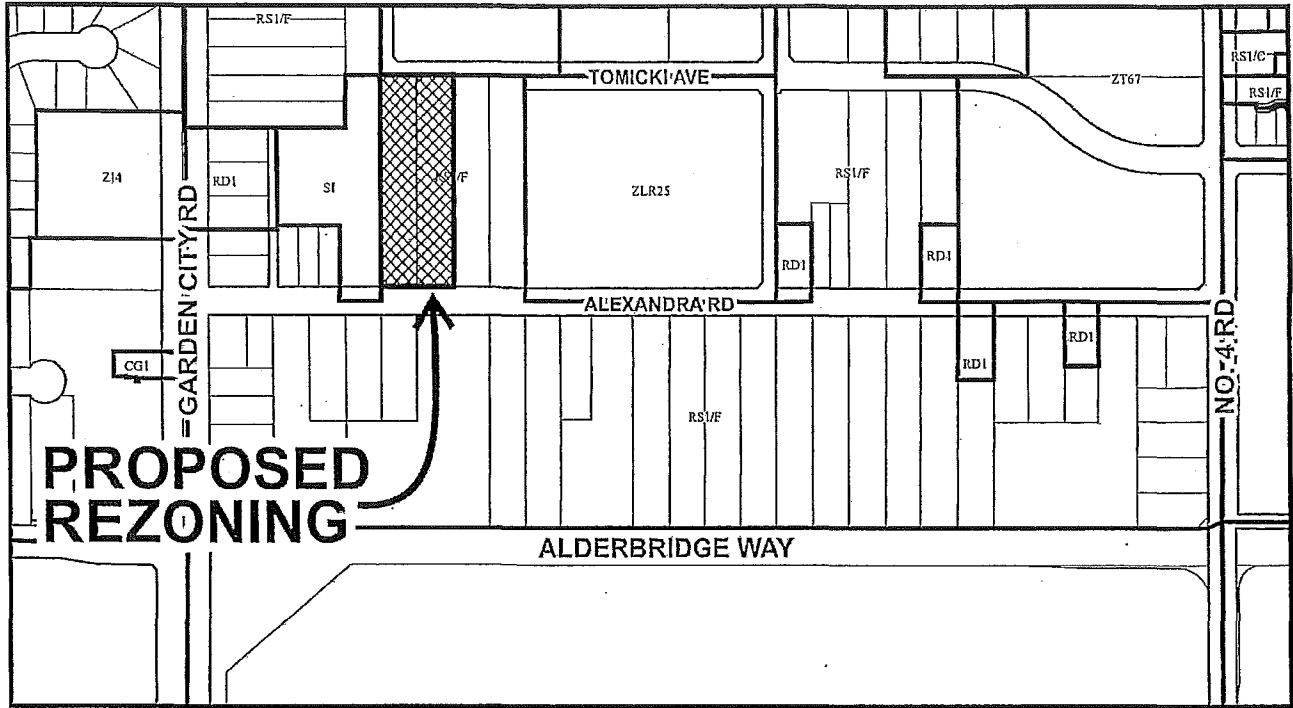


MAYOR

CORPORATE OFFICER



City of
Richmond



RZ 14-656219

Original Date: 03/06/14

Revision Date:

Note: Dimensions are in METRES