



**Richmond Official Community Plan Bylaw 7100,
Amendment Bylaw 9164 (West Cambie Area Plan)**

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

1. Richmond Official Community Plan Bylaw 7100 is amended in Schedule 2.11A by the following:

a) Section 8.2 Alexandra's Character Areas: Amend the legend in the Alexandra Neighbourhood Character Areas Map by deleting the following text under the term Mixed Use:

- “• abutting the High Street, medium density residential over retail;
- not abutting the High Street, medium density residential.”

and replacing it with the following:

- “• a mix of low to medium density residential with low to medium density residential over retail or live/work uses.”;

b) Section 8.2.3 Character Area 3 – The High Street: Amend the legend in the Character Area 3 – The High Street Map by deleting the following text under the term Mixed Use:

- “• abutting the High Street, medium density residential over retail;
- not abutting the High Street, medium density residential.”

and replacing it with the following:

- “• a mix of low to medium density residential with low to medium density residential over retail or live/work uses.”;

c) Section 8.2.3 Character Area 3 – The High Street: Add the following immediately after the fifth bullet under the subsection Land Uses:

- “• Within the area designated Residential Mixed Use, a mix of low to medium density residential with low to medium density residential over retail or live/work uses. Live/work uses would include an occupation or profession carried out by an occupant and up to one non-resident employee that is conducted in a mixed commercial/residential unit, the commercial portion of which is clearly designated as being at grade with living space above. From the building exterior, it should

present an attractive mixed use image (e.g., retail display windows at grade with residential above) and the work use should be situated at grade fronting the street.”;

- d) Section 8.2.4 Character Area 4 – Medium Density Housing: Amend the legend in the Character Area 4 – Medium Density Housing Map by deleting the following text under the term Mixed Use:

- “• abutting the High Street, medium density residential over retail;
- not abutting the High Street, medium density residential.”

and replacing it with the following:

- “• a mix of low to medium density residential with low to medium density residential over retail or live/work uses.”;

- e) Section 8.2.4 Character Area 4 – Medium Density Housing: Add the following immediately after the third bullet under the subsection Land Uses:

“• Within the area designated Residential Mixed Use, a mix of low to medium density residential with low to medium density residential over retail or live/work uses. Live/work uses would include an occupation or profession carried out by an occupant and up to one non-resident employee that is conducted in a mixed commercial/residential unit, the commercial portion of which is clearly designated as being at grade with living space above. From the building exterior, it should present an attractive mixed use image (e.g., retail display windows at grade with residential above) and the work use should be situated at grade fronting the street.”;

- f) Section 9.3 Alexandra Neighbourhood Implementation Strategy: Amend the Alexandra Neighbourhood Land Use Map:

- i. by changing the land use designation from “Mixed Use” to “Residential Mixed Use” for the area that is hatched within the lands outlined in bold in Schedule A to this bylaw, and amending the Alexandra Neighbourhood Land Use Map accordingly; and
- ii. by adding the following to the legend:

“Residential Mixed Use:

- a mix of low to medium density residential with low to medium density residential over retail or live/work uses.

Max. 1.25 FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).”

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9164".

FIRST READING

JUL 28 2014

PUBLIC HEARING

SEP 02 2014

SECOND READING

SEP 02 2014

THIRD READING

SEP 02 2014

ADOPTED

MAR 04 2015

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Manager or Solicitor <i>[Signature]</i>

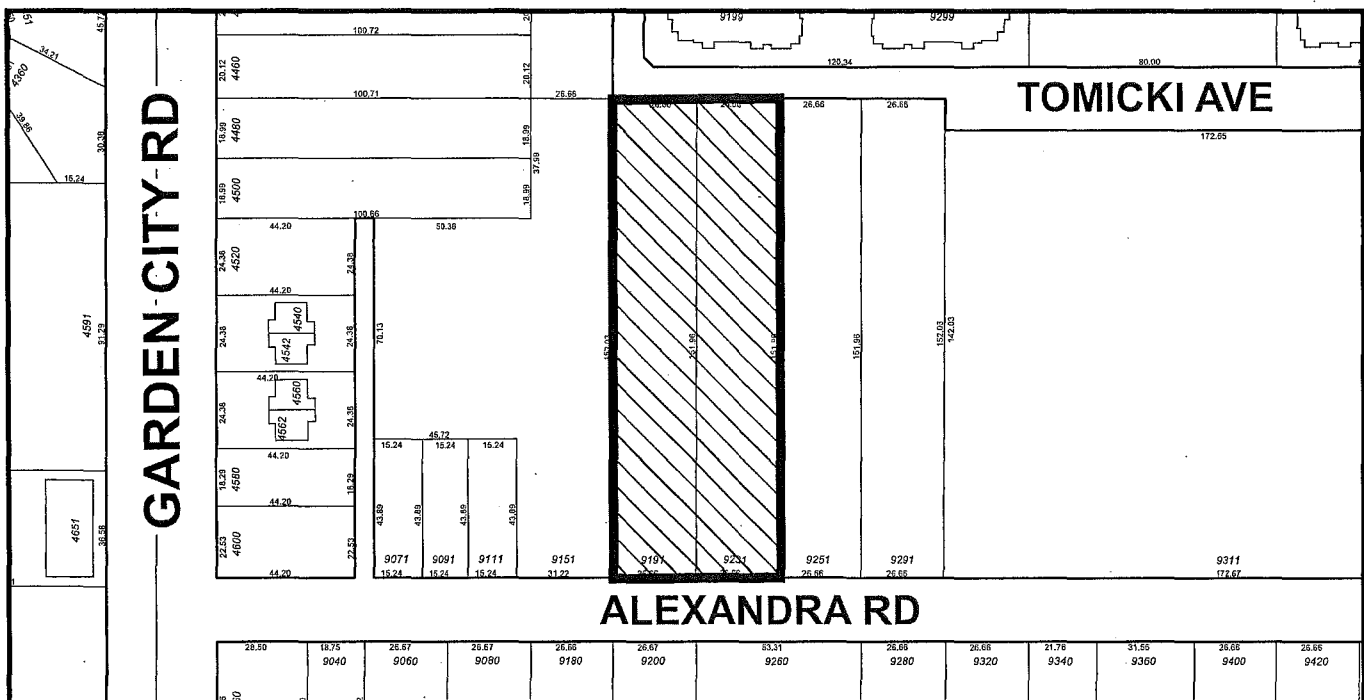
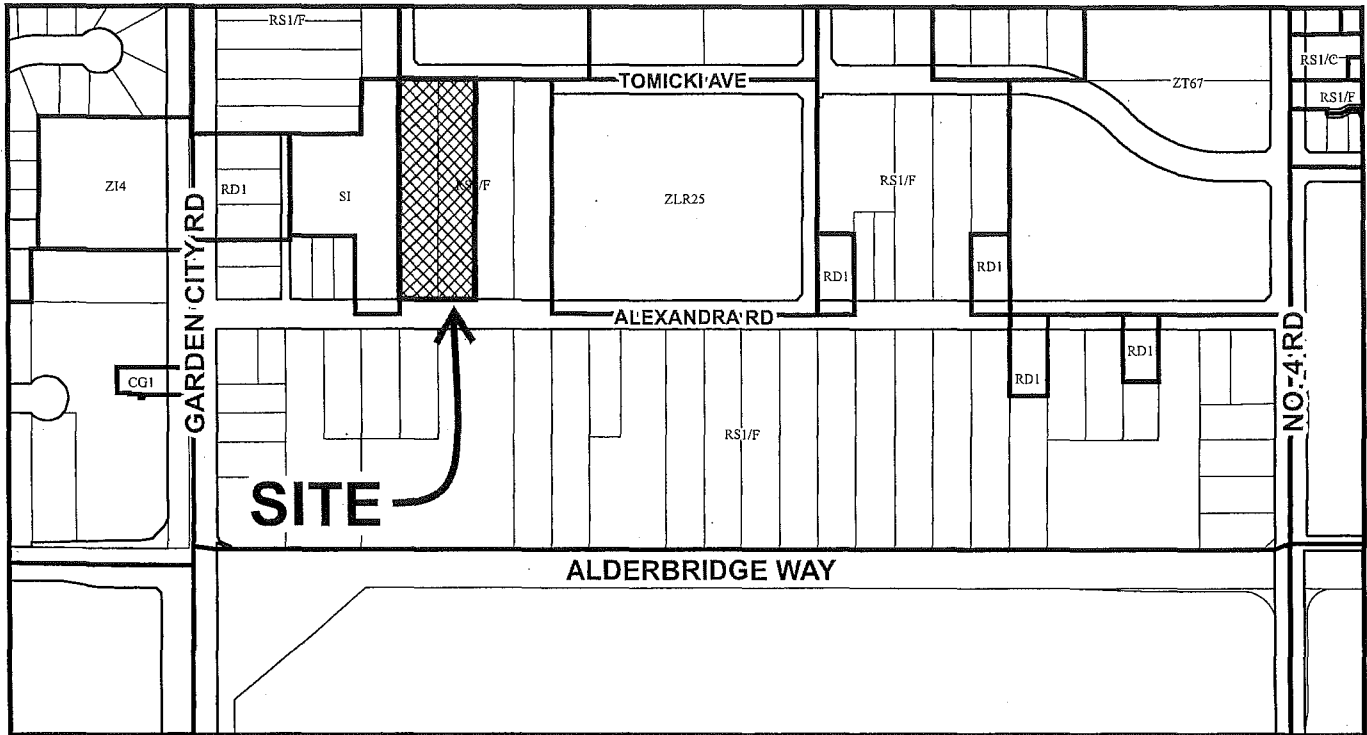
MAYOR


CORPORATE OFFICER



City of Richmond

“Schedule A” attached to and forming part of Bylaw 9164.





Proposed OCP Amendment
(RZ 14-656219)

Original Date: 07/09/14
Revision Date: 07/16/14
Note: Dimensions are in METRES