

# Richmond Zoning Bylaw 8500 Amendment Bylaw 9597 (RZ 15-692812) 9240, 9248, 9260 Cambie 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 17.79 thereof the following:

"17.79 Town Housing (ZT79) – Alexandra Neighbourhood (West Cambie)

### 17.79.1 Purpose

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

#### 17.79.2 Permitted Uses

- child care
- housing, town

### 17.79.3 Secondary Uses

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

## 17.79.4 Permitted Density

- 1. The maximum floor area ratio (FAR) is 0.60, 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:
    - 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 17.79.4.1.b. i.
- 2. Notwithstanding Section 17.79.4.1, the reference to "0.60" in relation to the maximum floor area ratio is increased to a higher density of "0.82" if the owner has paid or secured to the satisfaction of the City a monetary contribution of \$5.10 per square foot of net buildable area to the City's capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812.

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## 17.79.5 Permitted Lot Coverage

- 1. The maximum lot coverage is 42% for buildings.
- 2. No more than 70% of the lot may be occupied by buildings, structures and non-porous surfaces.

#### 17.79.6 Yards & Setbacks

- 1. The minimum setback from public roads is 4.0 m.
- 2. The minimum side yard south of McKim Way is 3.0 m.
- 3. The minimum rear yard north of McKim Way is 4.5 m.
- 4. The minimum rear yard south of McKim Way is 4.2 m.
- 5. Bay windows, enclosed and unenclosed fireplaces and chimneys may project into the front yard for a distance of not more than 1.0 m and into the side and rear yards for a distance of not more than 0.6 m.
- 6. Balconies may not project into the front yards.
- 7. Electrical or DEU/Mechanical rooms may project into the side and rear yards for a distance of not more than 0.6 m.

#### 17.79.7 Permitted Heights

- 1. The maximum height for buildings is 12.0 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.

#### 17.79.8 Subdivision Provisions/Minimum Lot Size

- 1. There are no minimum lot width or lot depth requirements.
- 2. The minimum lot area is  $8,500 \text{ m}^2$ .

## 17.79.9 Landscaping & Screening

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

#### 17.79.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading according to the standards set out in Section 7.0.

CITY OF RICHMOND APPROVED

### 17.79.11 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 (ZT79) ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)".

P.I.D. 004-261-089

West Half Lot 4 Block "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 004-260-911

East Half Lot 3 Block "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 012-030-589

East Half Lot 4 Block "A" 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 9597".

FIRST READING	OCT 1 1 2016
A PUBLIC HEARING WAS HELD ON	NOV 2 1 2016
SECOND READING	NOV 2 1 2016
THIRD READING	NOV 2 1 2016
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE SATISFIED	DEC 0 5 2016
OTHER CONDITIONS SATISFIED	JAN 0 4 2018
ADOPTED	
MAYOR	CORPORATE OFFICER



# City of Richmond

