



**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:
    - 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 17.79.4.1.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.

**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 m<sup>2</sup>.

**17.79.9 Landscaping & Screening**

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

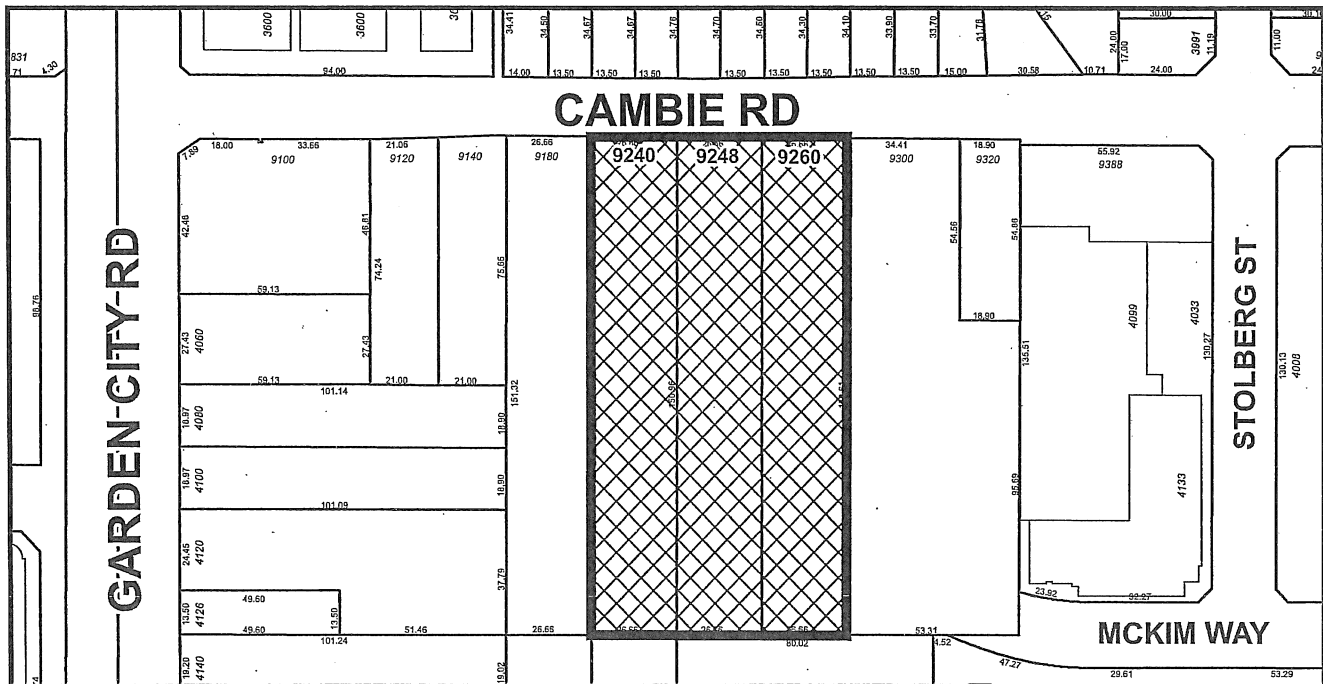
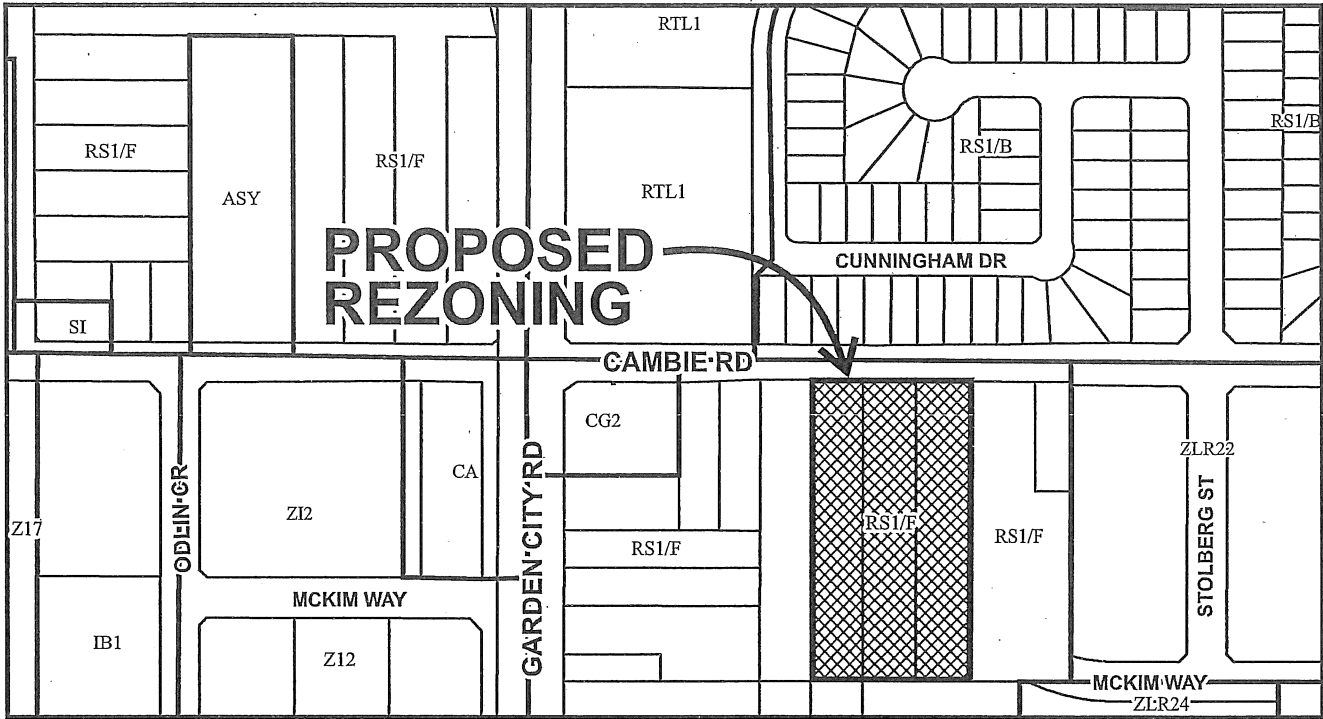
**17.79.10 On-Site Parking and Loading**

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





City of  
Richmond



	<p><b>RZ 15-692812</b></p>	<p>Original Date: 02/24/15 Revision Date: Note: Dimensions are in METRES</p>
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