



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9638 (RZ16-734204)
9491, 9511, 9531, 9551, 9591 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 18.30 thereof the following:

“18.30 Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)

18.30.1 Purpose

The **zone** provides for a medium density residential apartment **development** with a **density bonus** for a monetary contribution to the City’s capital **Affordable Housing Reserve Fund** and the construction of affordable housing.

18.30.2 Permitted Uses

- **housing, apartment**

18.30.3 Secondary Uses

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

18.30.4 Permitted Density

1. The maximum **floor area ratio** is 1.50, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.30.4.1, the reference to “1.50” is increased to a higher **density** of “1.70” if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$892,634.00 to the City’s capital **Affordable Housing Reserve Fund** established pursuant to *Reserve Fund Establishment Bylaw No. 7812* and provides a minimum of 396.51 m² (4,268.04 ft²) of affordable housing in six **dwelling units** within the first phase of the **development**.

18.30.5 Permitted Lot Coverage

1. **Maximum Lot Coverage** is 40% for **buildings**.

18.30.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 4.0 m from Alexandra Road;
 - b) 4.0 m from May Drive; and
 - c) 6.0 m from Tomicki Avenue.
2. The minimum **property line setback** is:
 - a) 6.0 m from the eastern **property line**.
3. Entry canopies may project into the public **road setback** along the southern **property line** for a maximum distance of 3.0 m and along the northern **property line** for a maximum distance of 1.2 m.
4. Common entry features may project into the public **road setback** along both the northern and southern **property lines** for a maximum distance of 1.25 m.
5. Unenclosed **balconies** above the main north and south entries to the **building** may project into the public **road setback** or the eastern **property line setback** for a maximum distance of 1.15 m.
6. Mechanical venting structures may project into the public **road setback** or the eastern **property line setback** for a maximum distance of 2.5 m.
7. A parking **structure** may project into the public **road setback** or the eastern **property line setback**, provided that such encroachment is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, but no closer than 3.0 m to Alexandra Road, May Drive, Tomicki Avenue or the eastern **property line**.

18.30.7 Permitted Heights

1. The maximum **height** for **Buildings** is 18.5 m.
2. The maximum **height** for **Accessory Buildings & Structures** is 9.0 m.

18.30.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

18.30.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.30.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the number of on-site **parking spaces** required for **apartment housing** shall be:
 - a) 1.26 spaces per **dwelling unit** for residents; and
 - b) 0.18 spaces per **dwelling unit** for visitors.

18.30.11 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. 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 area and designating it **LOW RISE APARTMENT (ZLR30) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**:

P.I.D. 001-718-240

Lot 20 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except Plans 69645 and EPP28285

P.I.D. 001-732-242

Lot “A” Section 34 Block 5 North Range 6 West New Westminster District Plan 69645

P.I.D. 001-732-269

Lot “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 69645

P.I.D. 003-961-648

West Half Lot 19 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except: Plan EPP 28285

P.I.D. 004-239-237

East Half Lot 19 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except: Plan EPP 28285

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9638".

FIRST READING

DEC 12 2016

A PUBLIC HEARING WAS HELD ON

JAN 16 2017

SECOND READING

JAN 16 2017

THIRD READING

JAN 16 2017

OTHER CONDITIONS SATISFIED

JUN 20 2017

ADOPTED

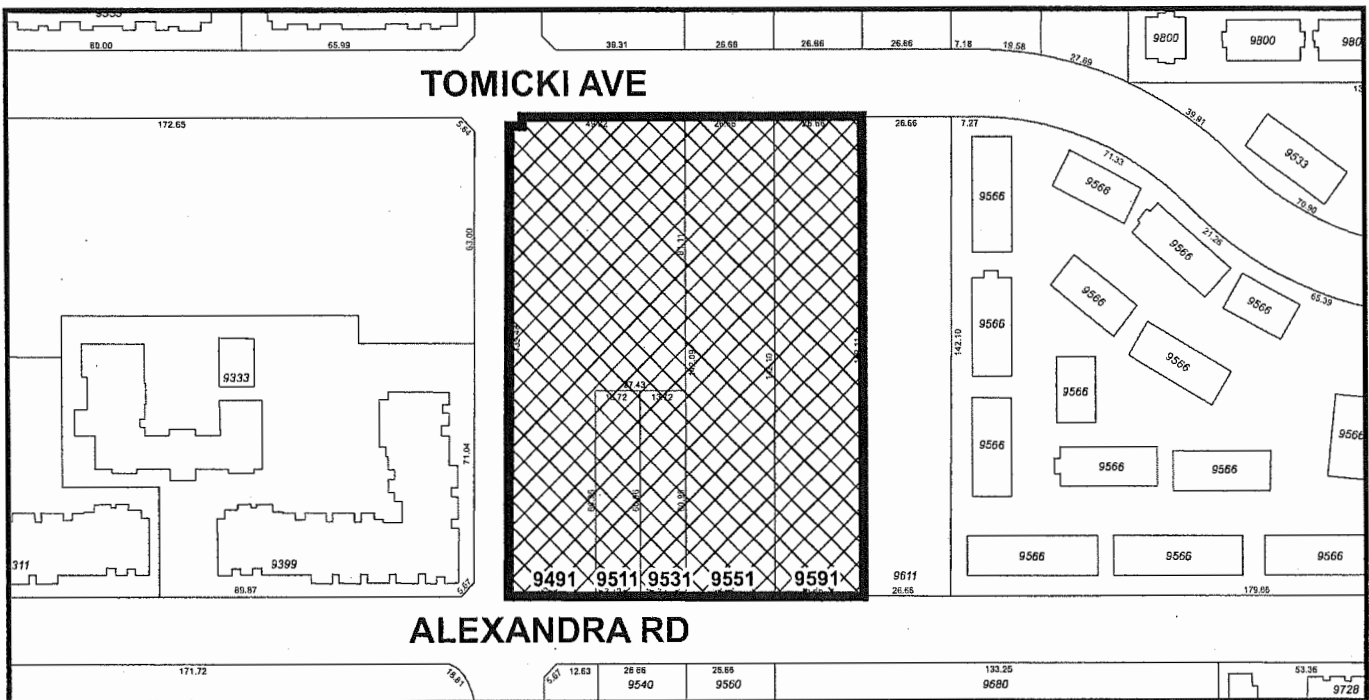
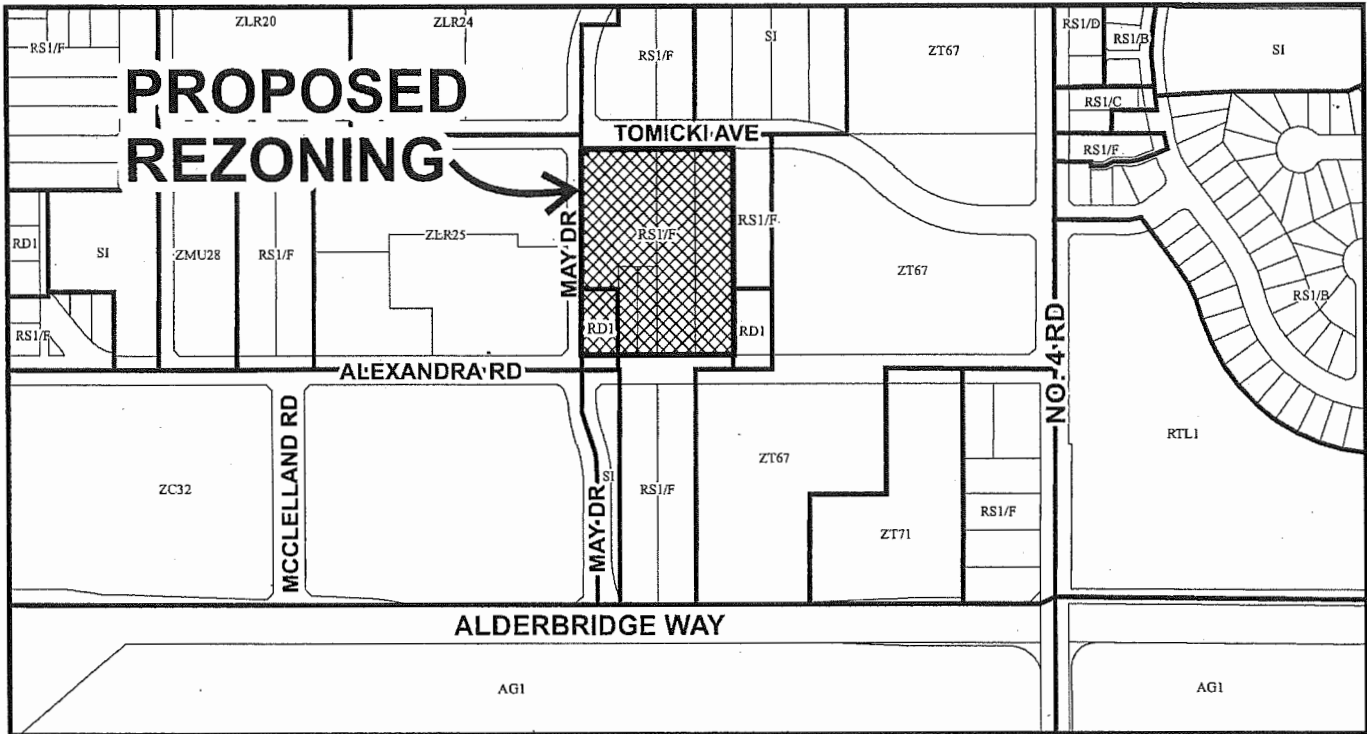
CITY OF RICHMOND
APPROVED by <i>PK</i>
APPROVED by Director or Solicitor <i>JW</i>

MAYOR

CORPORATE OFFICER



City of Richmond



RZ 16-734204

Original Date: 06/09/10

Revision Date:

Note: Dimensions are in METRES