



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10219 (RZ 18-835042)
9300 and 9320 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 as Section 18.43 thereof the following:

“18.43 Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)

18.43.1 Purpose

The **zone** provides for medium density residential apartment **development** with a **density bonus** for the construction of affordable housing.

18.43.2 Permitted Uses

- **housing, apartment**

18.43.3 Secondary Uses

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

18.43.4 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 18.43.4.1, the reference to “1.50” is increased to a higher **density** of “1.70” if, prior to first occupancy of a **building**, the **owner**:
 - a) Provides on the **lot** not less than five **affordable housing units** having a combined **habitable space** of at least 1/3 of the “0.2” **floor area density bonus**; and
 - b) Enters into a **housing agreement** for the **affordable housing units** with the **City** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

18.43.5 Permitted Lot Coverage

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

18.43.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a. 4.0 m from Cambie Road; and
 - b. 7.5 m from McKim Way.
2. The minimum **side yard** is 4.0 m.
3. Notwithstanding Sections 18.43.6 .1 and 18.43.6.2, a parking **structure** may project into the Cambie Road **road setback** or the **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:
 - a. 2.0 m to a **lot line abutting** Cambie Road;
 - b. 1.2 m to the east **side lot line**; and
 - c. 0.9 m to the west **side lot line**

18.43.7 Permitted Heights

1. The maximum **height** for **buildings** is 19.5 m and 5 habitable **storeys**.
2. The maximum **height** for **accessory buildings** and **structures** is 9.0 m.

18.43.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot size** is 6700 m².

18.43.9 Landscaping & Screening

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

18.43.10 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.

18.43.11 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 by designating it “**LOW RISE APARTMENT (ZLR43) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**”.

P.I.D. 004-916-301

Lot 5 Except: Plan 45079, Block “A” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 000-579-769

Lot 55 Section 34 Block 5 North Range 6 West New Westminster District Plan 45079

- 2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10219**”.

FIRST READING

DEC 07 2020

A PUBLIC HEARING WAS HELD ON

JAN 18 2021

SECOND READING

JAN 18 2021

THIRD READING

JAN 18 2021

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE SATISFIED

OCT 23 2023

OTHER CONDITIONS SATISFIED

JAN 31 2024

ADOPTED



MAYOR

CORPORATE OFFICER

