



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw No. 8395 (RZ 07-366342 & RZ 07-380198)  
9340/9360/9400 & 9420/9460/9480 Cambie Rd.**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning and Development Bylaw No. 5300, as amended, is further amended by inserting Section 291.196 thereof the following:

**"291.196 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/196)"**

The intent of this zoning district is to accommodate medium density multiple-family residential, community uses and limited retail trade in the Alexandra Neighbourhood (Section 34-5-6).

**291.196.1 PERMITTED USES**

**RESIDENTIAL**; limited to **Townhouses** and **Multi-Family Dwellings**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**ACCESSORY USES, BUILDINGS & STRUCTURES**, but excluding **secondary suites**.

In the area identified as "B" on Diagram 1, Section 291.196.2.05, the following use is permitted in addition to those listed above:

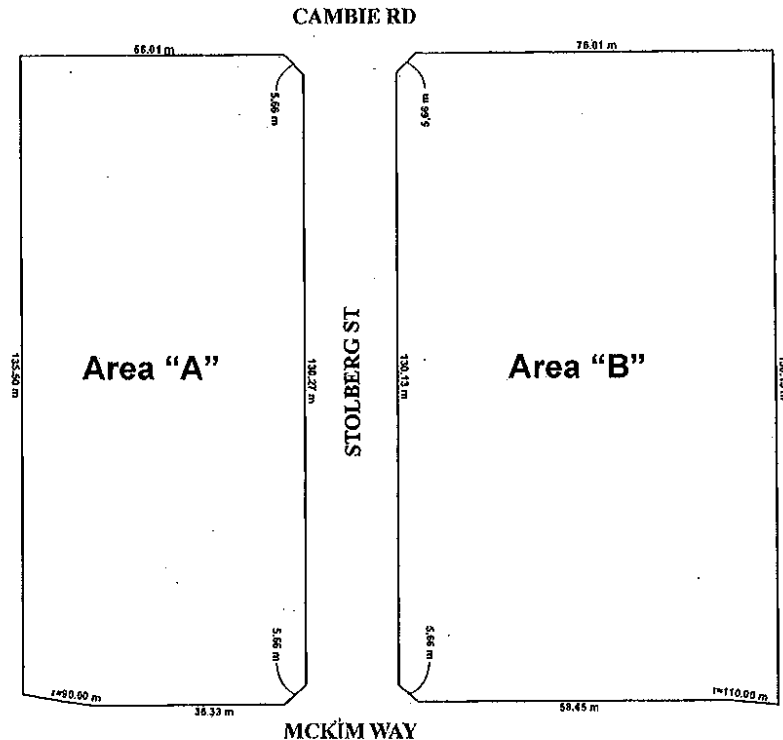
**RETAIL TRADE & SERVICES**, limited to a maximum **gross leaseable floor area** of 200 m<sup>2</sup> (2,153 ft<sup>2</sup>).

**291.196.2 PERMITTED DENSITY**

- .01 Subject to subsection .04 herein, in the area identified as "A" on Diagram 1, Section 291.196.2.05, the maximum **Floor Area Ratio** shall be "1.56"; plus
  - a) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**;
  - b) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Public Amenity Space**;
  - c) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Community Use**.

- .02 Despite section 291.196.2.01, the reference to "1.56" in relation to the maximum **Floor Area Ratio** is increased to the higher density of "1.96" if the owner provides not less than:
- a) 22 **affordable housing units** and the owner has entered into a **housing agreement** with the City and registered the **housing agreement** against the title of the **lot**, and filed a notice in the **Land Title Office**.
- .03 Subject to subsection .04 herein, in the area identified as "B" on Diagram 1, Section 291.196.2.05, the maximum **Floor Area Ratio** shall be "1.52"; plus
- a) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**;
  - b) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Public Amenity Space**;
- .04 For the purpose of this subsection, **Floor Area Ratio** shall be deemed to exclude the following:
- a) portions of a **building** that are **used** for off-street parking and loading purposes; unenclosed balconies; covered walkways; bicycle storage areas or garbage & recycling facilities;
  - b) elevator shafts and common stairwells above ground floor level;
  - c) mechanical and electrical rooms, provided that the total floor area of these facilities does not exceed 400 m<sup>2</sup> (4,230 ft<sup>2</sup>) per **lot**.

## .05 Diagram 1



- .06 The maximum combined **Floor Area Ratio** for areas "A" and "B" identified on Diagram 1, Section 291.196.2.05 shall be "1.74".

### 291.196.3 MAXIMUM LOT COVERAGE:

- .01 Maximum **Lot Coverage**: 65%

### 291.196.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Public Road Setbacks**:

- Stolberg Street: 2.85 m (9.4 ft.);
- Cambie Road: 4.5 m (14.4 ft.);
- McKim Way: 3.0 m (10 ft.);
- A parking **structure** may project into the **public road** setback but shall be no closer to a property line abutting a **public road** than 1.5 m (5 ft). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.

**.02 Side & Rear Yards:** 3.2 m (10.5 ft.).

- a) A parking **structure** may project into the **side & rear yard** setback but shall be no closer to a property line than 3.0 m (10 ft). Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the City.
- b) Despite Section 191.196.02(a) the minimum east **side yard** setback for a parking **structure** in the area identified as "B" on Diagram 1, Section 291.196.2.05 shall be 0 m (0 ft.).

**291.196.5 MAXIMUM HEIGHTS****.01 Buildings:** 24.0 m (78.7ft.).**.02 Accessory Building & Structures:** 10.0 m. (32.8 ft.).**291.196.6 OFF-STREET PARKING**

- .01 In the area identified as "A" on Diagram 1, Section 291.196.2.05, off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw EXCEPT THAT:

- a) Off-street parking shall be provided at the rate of:

Residential Use	Minimum number of Parking Spaces Required per <b>Dwelling Unit</b>	
	For Residents	For Visitors
<b>Multi-Family Dwellings</b>	1.17	0.18
<b>Affordable Housing Units</b>	0.81	0.18

Use	Minimum number of Parking Spaces
<b>Child Care</b>	i. 0.675 spaces per employee
	ii. 0.9 spaces for each 10 children in care

- b) Required parking spaces for **residential** use visitors and **child care** may be shared.
- c) A maximum of 70% of the total required parking stalls may be provided as small car spaces.

- .02 In the area identified as "B" on Diagram 1, Section 291.196.2.05, off-street parking shall be provided, developed and maintained in accordance with Division 400 of this Bylaw EXCEPT THAT:

- a) Off-street parking shall be provided at the rate of:

Residential Use	Minimum number of Parking Spaces Required per <b>Dwelling Unit</b>	
	For Residents	For Visitors
<b>Townhouses</b>	1.5	0.2
<b>Multi-Family Dwellings</b>	1.5	0.2

- b) Required parking spaces for **residential** use visitors and **retail trade & services** may be shared

- .03 Where two parking spaces are intended to be **used** by the residents of a single **dwelling unit**, they may be provided in a tandem arrangement with one parking space located behind the other and, typically, both spaces set perpendicular to the adjacent manoeuvring aisle;

## 291.196.7 SIGNAGE

- .01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "High-Density Residential District (R4)".

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/196)**:

004-869-745

Lot 32 Section 34 Block 5 North Range 6 West New Westminster District Plan 25359

003-526-828

Lot 61 Section 34 Block 5 North Range 6 West New Westminster District Plan 50506

003-536-220

Lot 62 Section 34 Block 5 North Range 6 West New Westminster District Plan 50506

001-035-479

The East Half of Lot 7 Block "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

003-483-681

West Half Lot 8 Block "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

012-030-619

East Half Lot 8 Block "A" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

3. This Bylaw is cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw No. 8395"**.

FIRST READING

JUN 23 2008

A PUBLIC HEARING WAS HELD ON

JUL 21 2008

SECOND READING

JUL 21 2008

THIRD READING

JUL 21 2008

OTHER REQUIREMENTS SATISFIED

SEP 23 2009

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

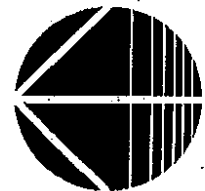
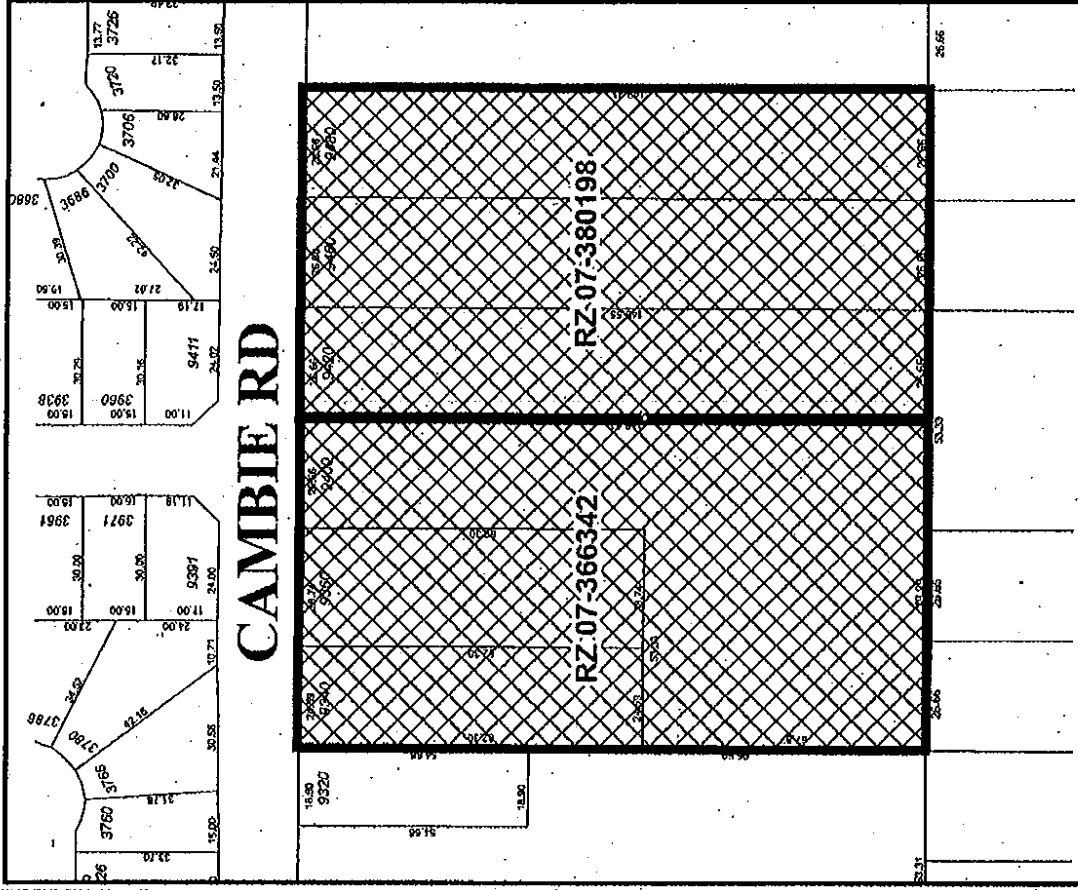
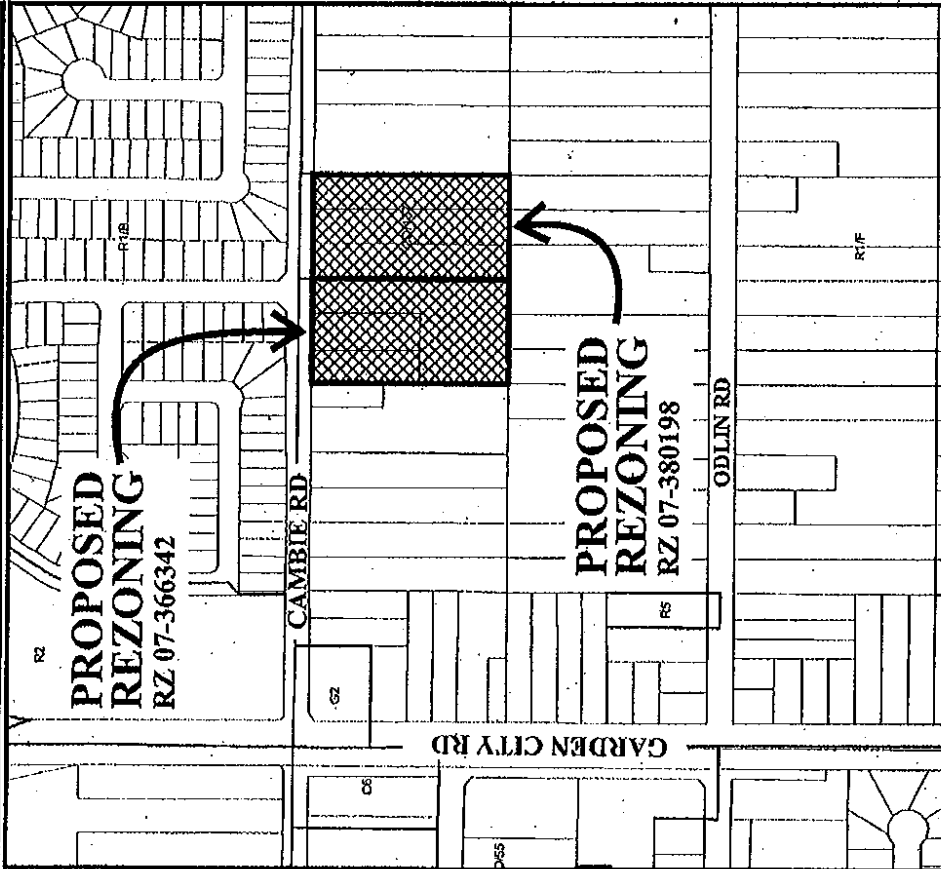
CITY OF RICHMOND
APPROVED for content by originating dept <i>kl</i>
APPROVED for legality by Solicitor <i>D</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond



## BYLAW 8395

Original Date: 06/02/08

Revision Date:

Note: Dimensions are in METRES