



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9021
(RZ 12-598503)
9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended at:
 - a) Section 8.1.5 by repealing the second bullet and replacing it with:
 - “With the exception of a potential hotel within the south-west commercial area, building heights will generally vary between two to four storeys (above one level of parking) — neither single storey nor tower development is appropriate within the residential areas (five and six storeys may be considered for combustible, non-combustible or concrete construction, increased open space, and no additional overshadowing of neighbouring properties).”; and
 - b) Section 8.2.4 by repealing the bullet under Height and replacing it with:
 - “Building heights should be primarily between two and four (five and six storeys may be considered for combustible, non-combustible or concrete construction, increased open space, and no additional overshadowing of neighbouring properties); no single storey or tower developments are appropriate.”
2. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing “Alexandra Neighbourhood Land Use Map”, and replacing it with “Schedule A attached to and forming part of Bylaw No. 9021”;
3. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing “Alexandra Neighbourhood Character Areas Map” on page 22 of the Area Plan, and replacing it with “Schedule B attached to and forming part of Bylaw No. 9021”;
4. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing “Character Area 3 – The High Street” map on page 31 of the Area Plan, and replacing it with “Schedule C attached to and forming part of Bylaw No. 9021”;

- 5. Schedule 2.11A (West Cambie Area Plan) of Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing “Character Area 4 – Medium Density Housing” on page 33 of the Area Plan, and replacing it with “Schedule D attached to and forming part of Bylaw No. 9021”;
- 6. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9021**”.

FIRST READING

APR 22 2013

A PUBLIC HEARING WAS HELD ON

MAY 21 2013

SECOND READING

MAY 21 2013

THIRD READING

MAY 21 2013

OTHER CONDITIONS SATISFIED

OCT 10 2013

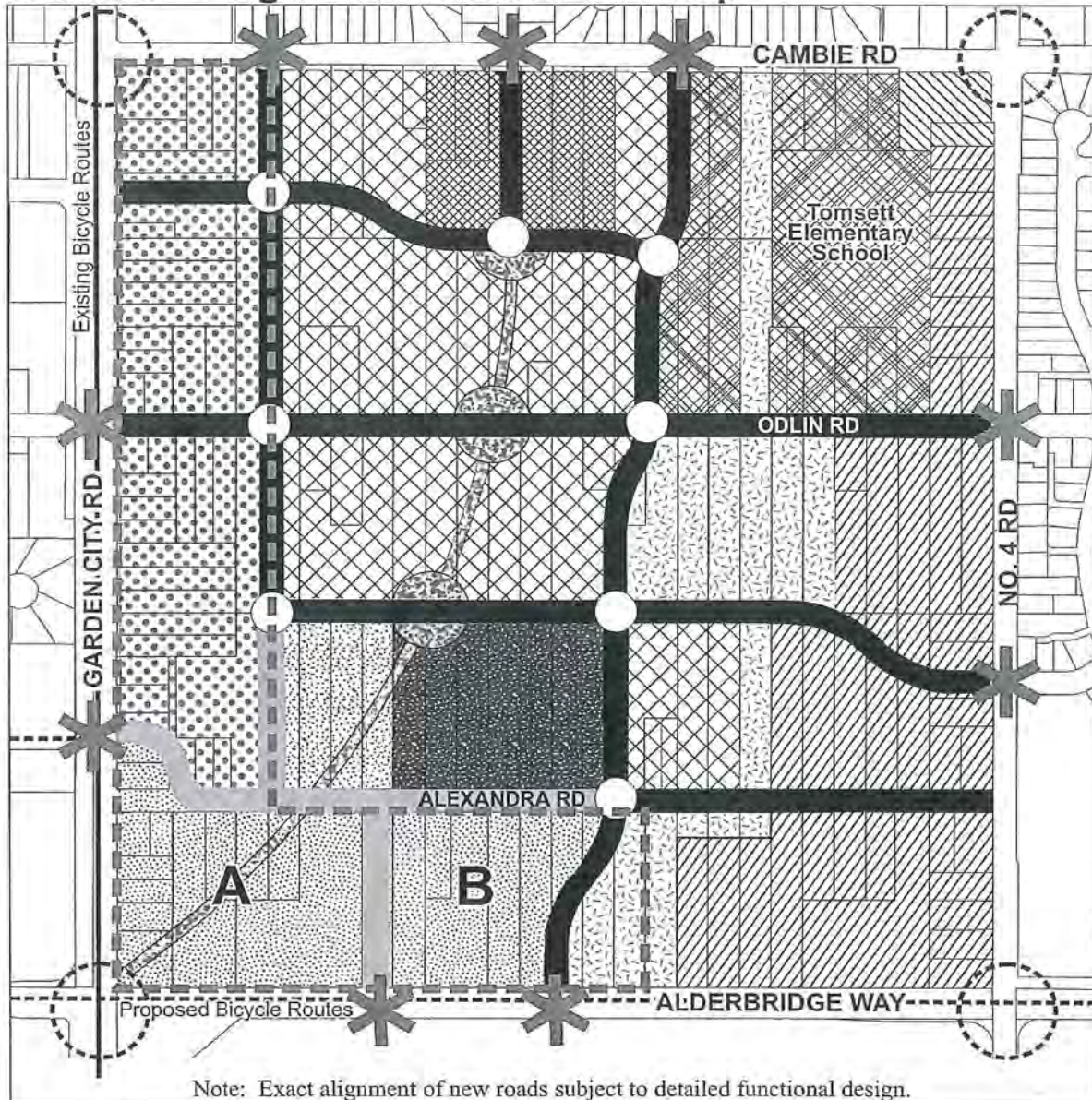
ADOPTED



MAYOR

CORPORATE OFFICER

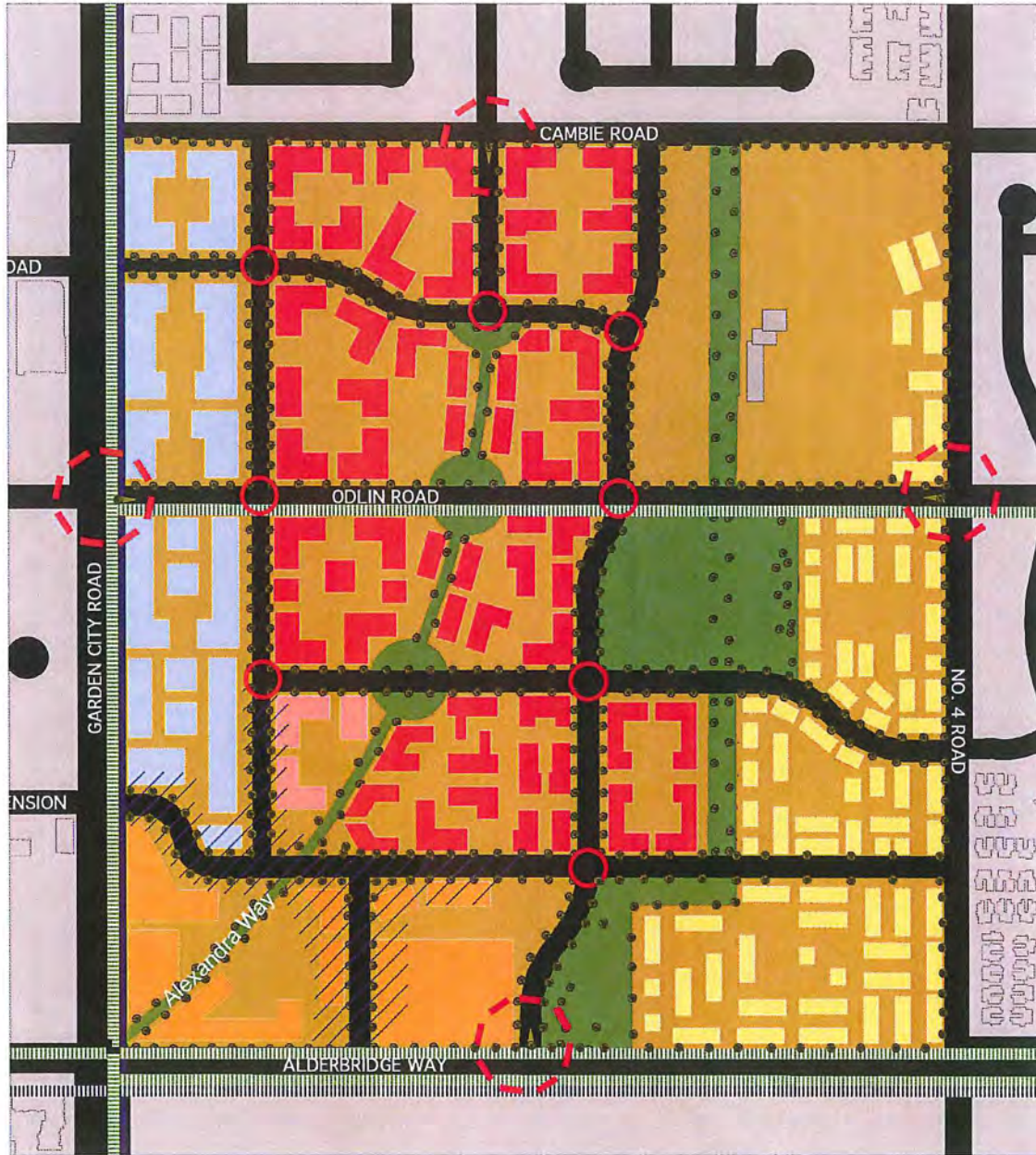
Alexandra Neighbourhood Land Use Map









- | | | |
|---|---|---|
| Area of No Housing
Affected by Aircraft Noise | Residential Area 2
0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses. | Park: North Park Way, Central Park, South Park Way |
| Business/Office - office over retail FAR up to 1.25 | Mixed Use: Hotel, office and streetfront retail commercial.
Area A: Min. 1.25 FAR up to 2.0
Area B: Large and small floor plate up to 1.0 FAR | Alexandra Way (Public Rights of Passage Right-of-way) |
| Convenience Commercial | Mixed Use:
• abutting the High Street, medium density residential over retail;
• not abutting the High Street, medium density residential.
1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing). | Proposed Roadways |
| Residential Area 1
1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (4-storey typical) | Community Institutional | High Street |
| Residential Area 1A
1.50 base FAR (Max. 1.75 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (6-storey maximum). | | New Traffic Signals |
| Residential Area 1B
1.68 base FAR (Max. 1.88 FAR with density bonusing for affordable housing) (6-storey maximum). | | Feature Intersections - details to be developed |
| | | Feature Landmarks in Combination with Traffic Calming Measures |

CNCL - 673

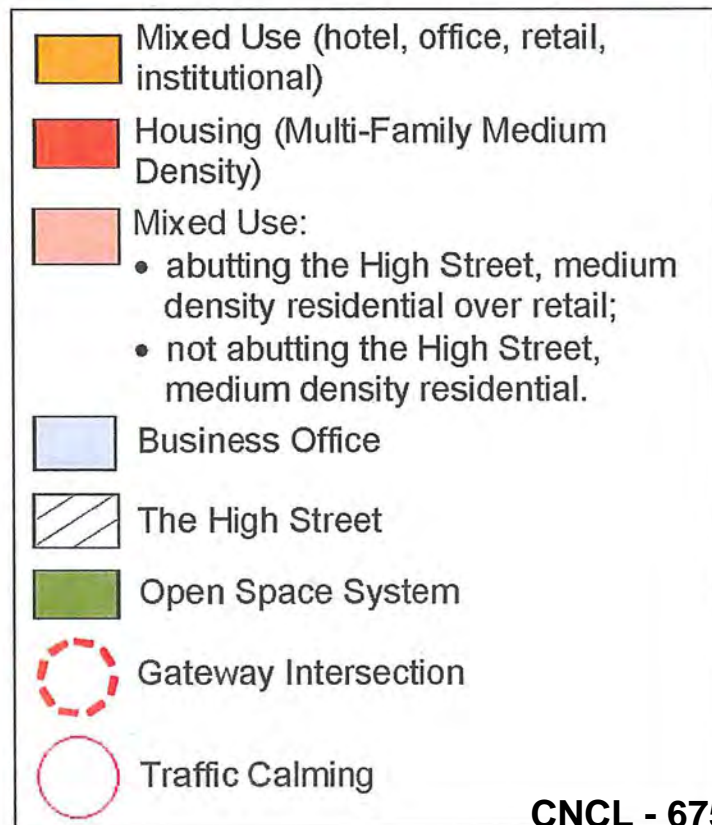
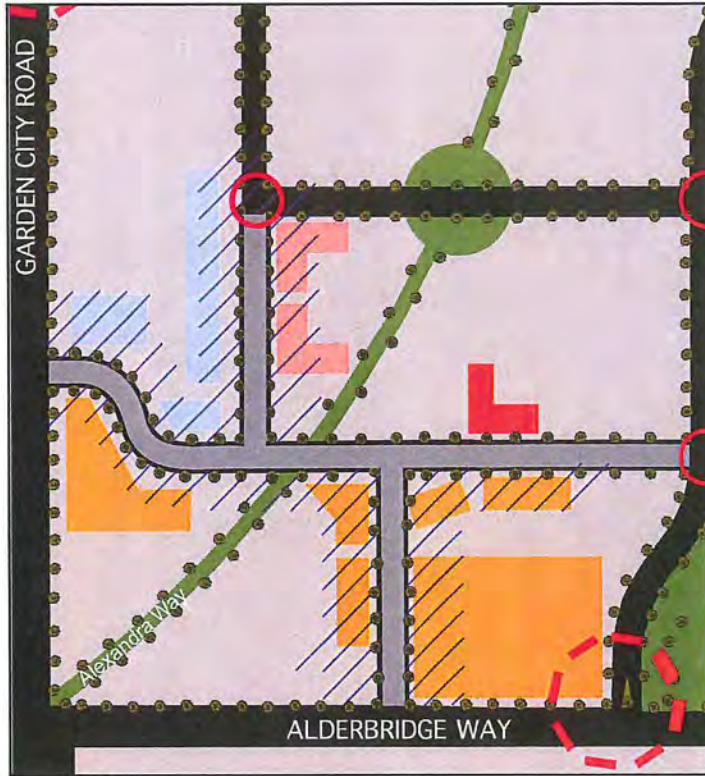
Alexandra Neighbourhood Character Areas Map



LEGEND

	Business Office		Low Density Housing		Proposed Trails & Greenways		Gateway Intersection
	Mixed Use (Retail/Office/Hotel)		Mixed Use: • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential.		Existing Cycle Routes	The images in this figure illustrate the range of built forms and open spaces that are envisioned for Alexandra. Each of the six character areas is described in the text and illustrated in more detail on Figures 3 through 8.	
	The High Street		Open Space System		Proposed Cycle Routes		
	Medium Density Housing				Traffic Calming		






Character Area 3 – The High Street



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Character Area 4 – Medium Density Housing



-  Housing (Multi-Family Medium Density)
-  Mixed Use:
 - abutting the High Street, medium density residential over retail;
 - not abutting the High Street, medium density residential.
-  Open Space System
-  Gateway Intersection
-  Traffic Calming