

20.23 Residential/Limited Commercial (ZMU23) – Alexandra Neighbourhood (West Cambie) [Bylaw 8748, Nov 14/17]

20.23.1 Purpose

The **zone** provides for mixed residential/commercial **development** with a **density bonus** for affordable housing.

20.23.2 Permitted Uses

- **child care**
- **health service, minor**
- **housing, apartment**
- **office**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **service, financial**
- **service, personal**

20.23.3 Secondary Uses

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

20.23.4 Permitted Density

1. The maximum **floor area ratio** is 1.25.
2. Notwithstanding Section 20.23.4.1, the reference to “1.25” is increased to a higher **density** of “1.50” if, prior to first occupancy of the **building**, the **owner**:
 - a) provides on the **lot** not less than four **affordable housing units** having a combined **habitable space** of at least 0.083 of the total maximum **floor area ratio**; 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.
3. Notwithstanding Section 20.23.4.2, the reference to “1.50” is increased to a higher **density** of “1.55” for the following **site** if, prior to the first occupancy of the **building**, the **owner** provides the amenity of a reduction in greenhouse gas emissions by connecting, or committing to connect in a manner satisfactory to the **City**, and **buildings** on the lands to the Alexandra District Energy Utility pursuant to Bylaw No. 8641.

9251 Alexandra Road
P.I.D 004-222-431
East Half Lot 25 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

9291 Alexandra Road
P.I.D 000-635-987
West Half Lot 24 Block B Section 34 Block 5 North Range 6 West New Westminster District Plan 1224
4. A minimum of 0.024 of the total **floor area ratio** must be used for non-residential **uses**. The maximum non-residential area on the **lot** cannot exceed 0.14 of the total **floor area ratio**.

20.23.5 Maximum Lot Coverage

1. Maximum **Lot Coverage**: 45%

20.23.6 Minimum Setbacks From Property Lines

1. **Public Road setback:**

- a) Alexandra Road: 0.0 m for non-**residential use** and 1.5 m for **residential use**
 - i) unenclosed **patios** may encroach into the **public road setback**; and
 - ii) the parking **structure** is **setback** 7.0 m.
- b) Tomicki Avenue: 6.0 m
 - i) a parking **structure** may project into the **public road setback**, but shall be no closer to a **public road** than 2.6 m. Such encroachments must be architecturally treated and landscaped by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

2. **Side Yard setback:**

- a) 8.0 m for non-**residential use** and 6.0 m for **residential use**;
- b) unenclosed **balconies** may project into the **side yard setback** for a maximum distance of 1.2 m; and
- c) a parking **structure** may project into the **side yard setback**. Such encroachments must be landscaped or screened by a combination of **landscaping** and parking structure treatment as specified by a Development Permit approved by the **City**.

20.23.7 Maximum Heights

1. **Buildings**: 20.0 m
2. **Accessory Buildings & Structures**: 5.0 m

20.23.8 Subdivision Provisions/Minimum Lot Size

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

20.23.9 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.

20.23.10 Signage

1. Signage must comply with the City of Richmond's *Sign Bylaw No. 9700*, as amended, as it applies to development in the "Neighbourhood Commercial (CN)" district.

20.23.11 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.