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Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8238 (RZ 06-344033)  
9200, 9240, 9280, 9300 AND 9320 ODLIN ROAD

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.186 thereof the following:

**"COMPREHENSIVE DEVELOPMENT DISTRICT (CD/186)**

The intent of this zoning district is to accommodate multiple-family dwellings in the Alexandra Land Neighbourhood (Section 34-5-6).

**291.186.1 PERMITTED USES**

**RESIDENTIAL**, limited to **Townhouses** and **Multiple-Family Dwellings**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**COMMUNITY USE**;  
**ACCESSORY USES, BUILDINGS & STRUCTURES**, but excluding **secondary suites**.

**291.186.2 PERMITTED DENSITY**

.01 Subject to subsection .02, herein, the maximum **Floor Area Ratio** shall be 1.5; plus

- (a) an additional 0.1 **Floor Area Ratio** is permitted provided that it is entirely **used** to accommodate **Amenity Space**.

.02 **Floor Area Ratio** excludes the following:

- (a) **buildings** or portions of a **building** that are **used** exclusively for off-street parking & loading, bicycle storage, or garbage & recycling facilities;
- (b) common stairwells and elevator shafts above the ground floor level;
- (c) common mechanical and electrical storage rooms, provided that the total floor area of these facilities does not exceed 225 m<sup>2</sup> (2,421ft<sup>2</sup>); and
- (d) unenclosed balconies.

**291.186.3 MAXIMUM LOT COVERAGE**

- .01 Maximum Lot Coverage: 40%

**291.186.4 MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Public Road** Setback: 6 m (19.5 ft.).

- (a) balconies may project into the **public road** setback for a maximum distance of 0.65 m (2 ft.);
- (b) common entry features may project into the **public road** setback for a maximum distance of 1.0 m (3.2 ft.); and
- (c) the parking **structure** may project into the **public road** setback for a maximum distance of 2.5 m (8 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 Yard & Rear Yard** Setback: 6 m (19.5 ft.);

- (a) balconies may project into the **side yard & rear yard** setback for a maximum distance of 0.65 m (2 ft.); and
- (b) the parking **structure** may project into the **side yard & rear yard** setback for a maximum distance of 1.0 m (3 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.

**291.186.5 MAXIMUM HEIGHTS**

- .01 **Buildings**: 20 m (65.6 ft.).

- .02 **Accessory Buildings & Structures**: 11.5 m (37.7 ft.).

**291.186.6 MINIMUM LOT SIZE**

- .01 A **building** shall not be constructed on a lot of less than 1 ha (2.47 acres).

**291.186.7 OFF-STREET PARKING AND LOADING**

- .01 Off street parking shall be provided in accordance with Division 400 of the Richmond Zoning and Development Bylaw 5300.

## 291.186.8 ACOUSTICS

- .01 A development permit application shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the aircraft noise levels in those portions of the **dwelling units** listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the **dwelling units**. For the purposes of this section, noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

<i>Portions of the Dwelling Units</i>	<i>Noise Level (decibels)</i>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways, and utility rooms	45

## 291.186.9 SIGNAGE

- .01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Townhouse District (R2)".
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 areas and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/186)**.

P.I.D. 004-247-523

East Half Lot 3 Block "B" Section 34 Block 5 North Range 6 West New Westminister District Plan 1224

P.I.D. 015-738-809

Lot 1 Section 34 Block 5 North Range 6 West New Westminister District Plan 82703

P.I.D. 003-097-056

Lot "A" Section 34 Block 5 North Range 6 West New Westminister District Plan 22350

P.I.D. 015-738-817

Lot 2 Section 34 Block 5 North Range 6 West New Westminister District Plan 82703

P.I.D. 003-523-161

East Half Lot 5 Block "B" Section 34 Block 5 North Range 6 West New Westminister District Plan 1224

3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8238".

FIRST READING

2007 1 2 2007

A PUBLIC HEARING WAS HELD ON

2007 2 2 2007

SECOND READING

2007 2 2 2007

THIRD READING

2007 2 2 2007

OTHER REQUIREMENTS SATISFIED

2007 1 2 2007

ADOPTED

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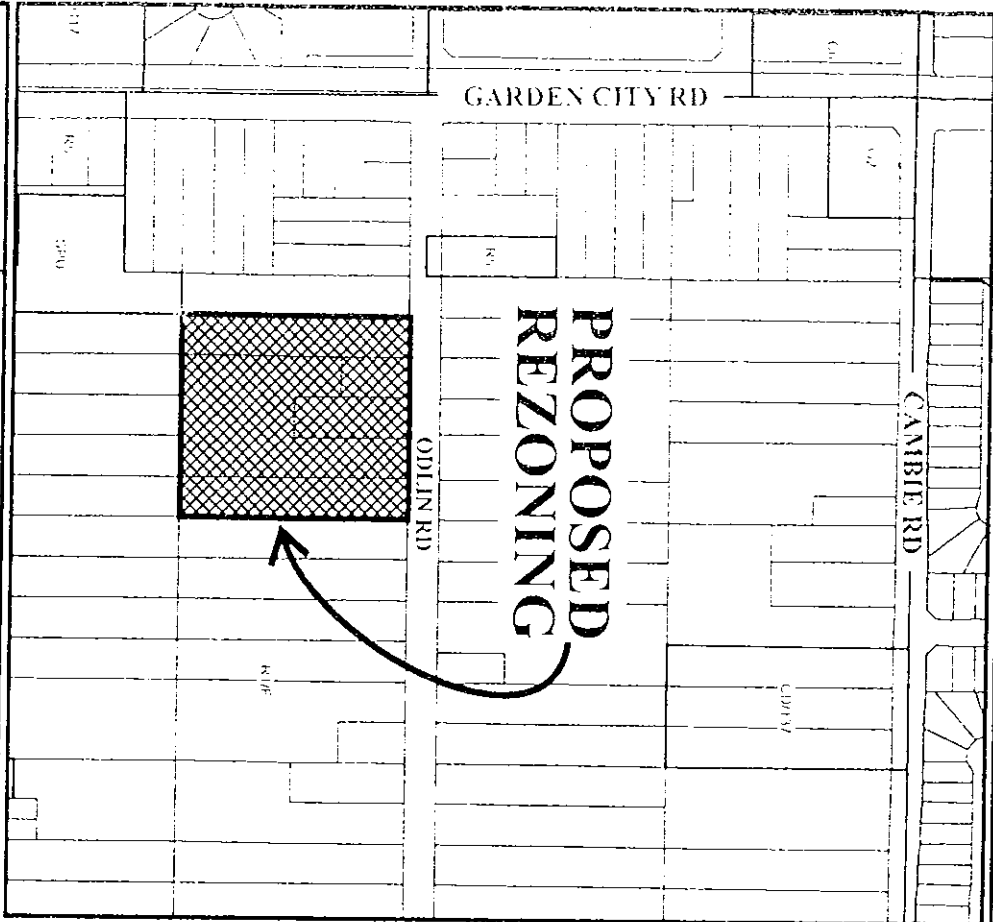
CITY OF RICHMOND
APPROVED for content by originating dept <i>ml</i>
APPROVED for legality by Solicitor <i>WCB</i>

\_\_\_\_\_  
MAYOR

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

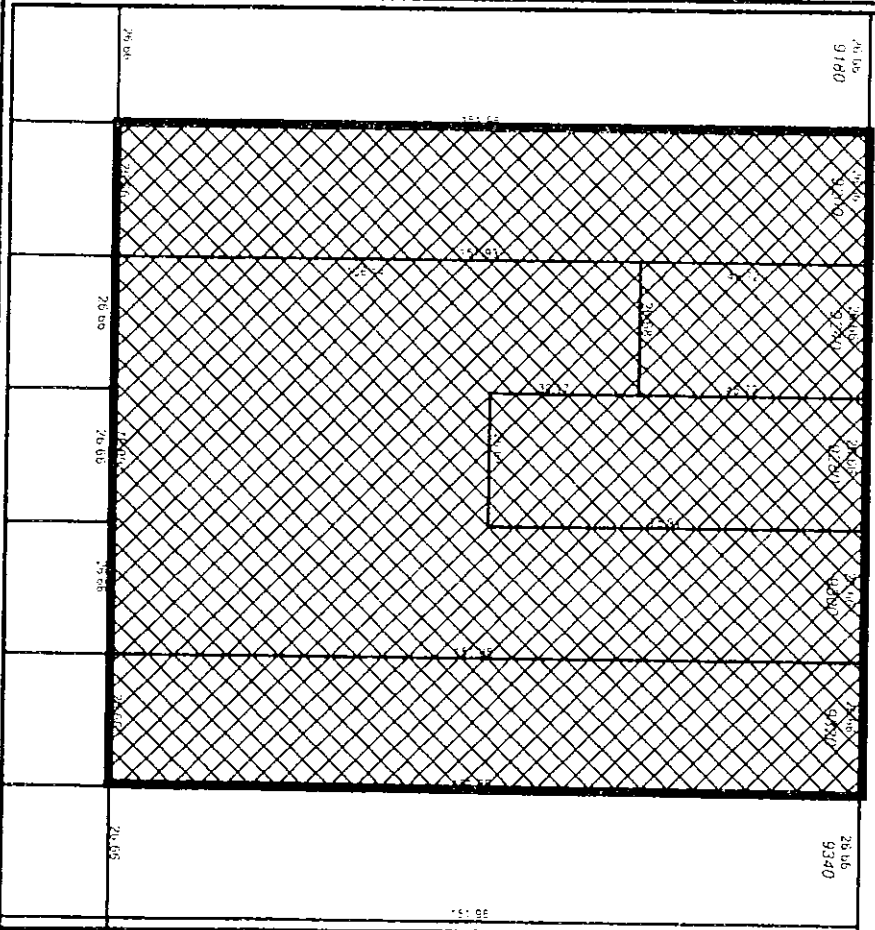


# City of Richmond



9191	9211	9251	9271	9291	5311	9351
26.06	26.06	26.06	26.06	26.06	26.06	44.00

## ODLIN RD



# RZ 06-344033



Original Date: 08/23/06  
 Revision Date:  
 Note: Dimensions are in METERS