



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8241 (RZ 06-354959)
9680, 9700, 9720, 9740, 9760, 9762 AND 9800 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 291.185 thereof the following:

“291.185 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/185)

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

291.185.1 PERMITTED USES

RESIDENTIAL, limited to **Townhouses**;
BOARDING & LODGING, limited to two persons per dwelling unit;
HOME OCCUPATION;
COMMUNITY USE;
ACCESSORY USES, but excluding **secondary suites**.

291.185.2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio**: 0.65; PLUS

- a) an additional 50 m² (538.21 ft²) per **dwelling unit** for use as **accessory buildings** and off-street parking;
- b) 10% of the floor area total calculated above for the **lot** in question, which area must be **used** exclusively for:
 - (i) covered areas of the principal **building** which are open on one or more sides; or
 - (ii) enclosed balconies provided that the total area of such enclosed balconies does not exceed 50% of the total area permitted by section 291.185.2.01.(b), above; and
- c) an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **Amenity Space**;

PROVIDED THAT any portion of floor area which exceeds 5 m (16.40 ft.) in height, save and except an area of up to 10 m² (107.64 ft²) per **dwelling unit** which is to be used exclusively for entry and staircase purposes, shall be considered to comprise two floors and shall be measured as such.

291.185.3 **MAXIMUM LOT COVERAGE: 40%**

291.185.4 **MINIMUM SETBACKS FROM PROPERTY LINES**

- .01 **Front Yard setback: 5.0 m (19.69 ft.), EXCEPT THAT:**
- a) portions of the principal **building** which are less than 5 m (16.40 ft.) in height and are open on those sides which face a **public road** may project into the **front yard** setback for a distance of not more than 1.5 m (4.92 ft.); and
 - b) bay windows may project into the required **front yard** setback for a distance of not more than 0.6 m (1.97 ft.).
- .02 **Side & Rear Yards: 3 m (9.84 ft.); or in the case where a property line abuts a public road: 5 m (19.69 ft.), EXCEPT THAT**
- a) balconies, bay windows, enclosed and unenclosed fireplaces and chimneys may project into the **side yard** for a distance of not more than 0.6 m (1.97 ft.) and the **rear yard** for a distance of not more than 1.8 m (5.91 ft.).

291.185.5 **MAXIMUM HEIGHTS**

- .01 **Buildings & Structures:** Three storeys but not to exceed 12 m (39.37 ft.)
- .02 **Accessory Buildings:** 5 m (16.40 ft.).

291.185.6 **MINIMUM LOT SIZE**

- .01 North of Odlin Road: A **building** shall not be constructed on a **lot** which is less than 0.5 ha (1.24 ac) in size; and
- .02 South of Odlin Road: A **building** shall not be constructed on a **lot** which is less than 1.0 ha (2.47 ac) in size.

291.185.7 OFF-STREET PARKING

- .01 Off-street parking shall be developed and maintained in accordance with DIVISION 400 of this bylaw, EXCEPT THAT:
 - a) Off-street parking shall be provided at the rate of:
 - (i) For residents: 1.5 spaces per **dwelling unit**; and
 - (ii) For visitors: 0.2 spaces per **dwelling unit**.
 - b) 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.

291.185.8 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"

- 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 **SCHOOL & PUBLIC USE DISTRICT (SPU)**.

That area shown cross-hatched and labelled as "Area A" on "Schedule A attached to and forming part of Bylaw No. 8241"

- 3. 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/185)**.

That area shown cross-hatched and labelled as "Area B" on "Schedule A attached to and forming part of Bylaw No. 8241"

- 4. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8241**".

FIRST READING

MAY 08 2007

A PUBLIC HEARING WAS HELD ON

MAY 22 2007

SECOND READING

MAY 23 2007

THIRD READING

MAY 22 2007

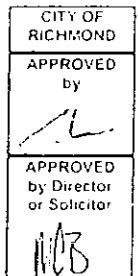
MINISTRY OF TRANSPORTATION APPROVAL

MAY 31 2007

OTHER REQUIREMENTS SATISFIED

JUN 19 2007

ADOPTED



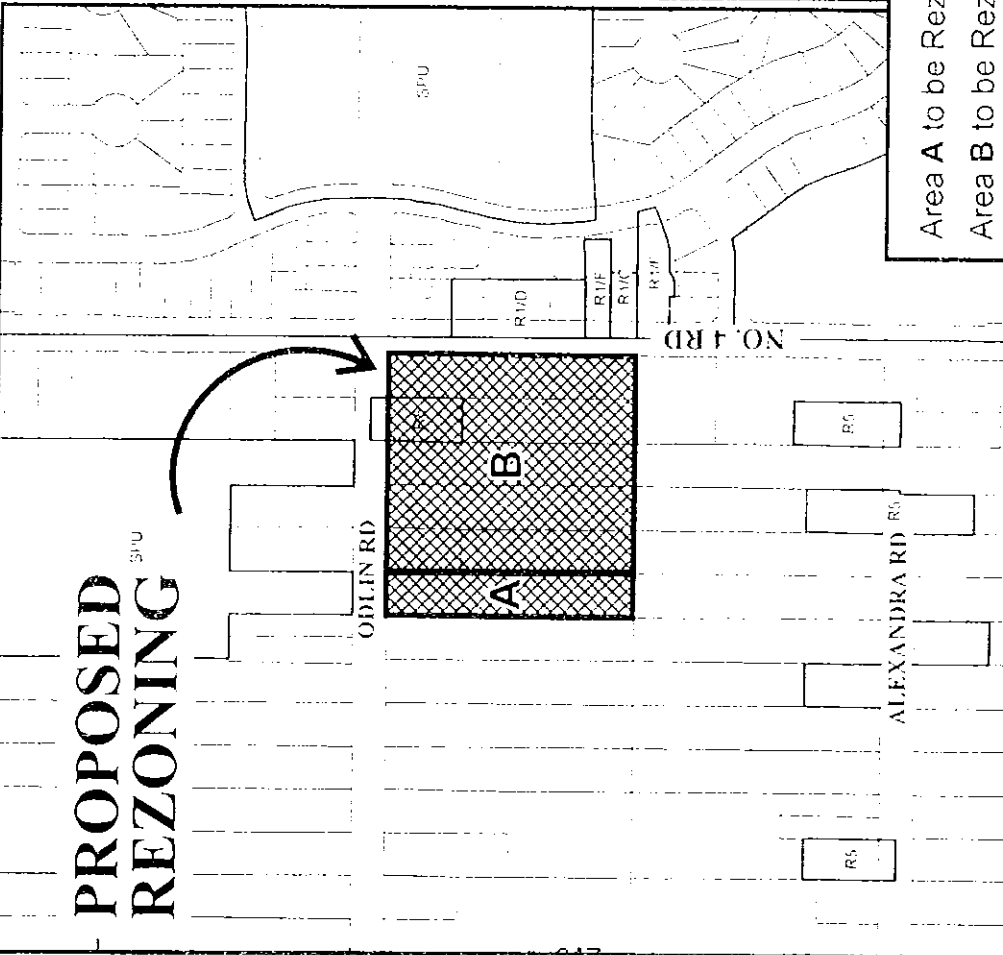
MAYOR

CORPORATE OFFICER

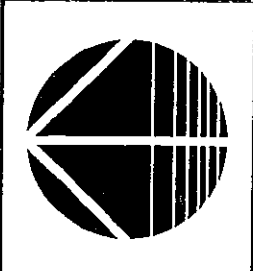
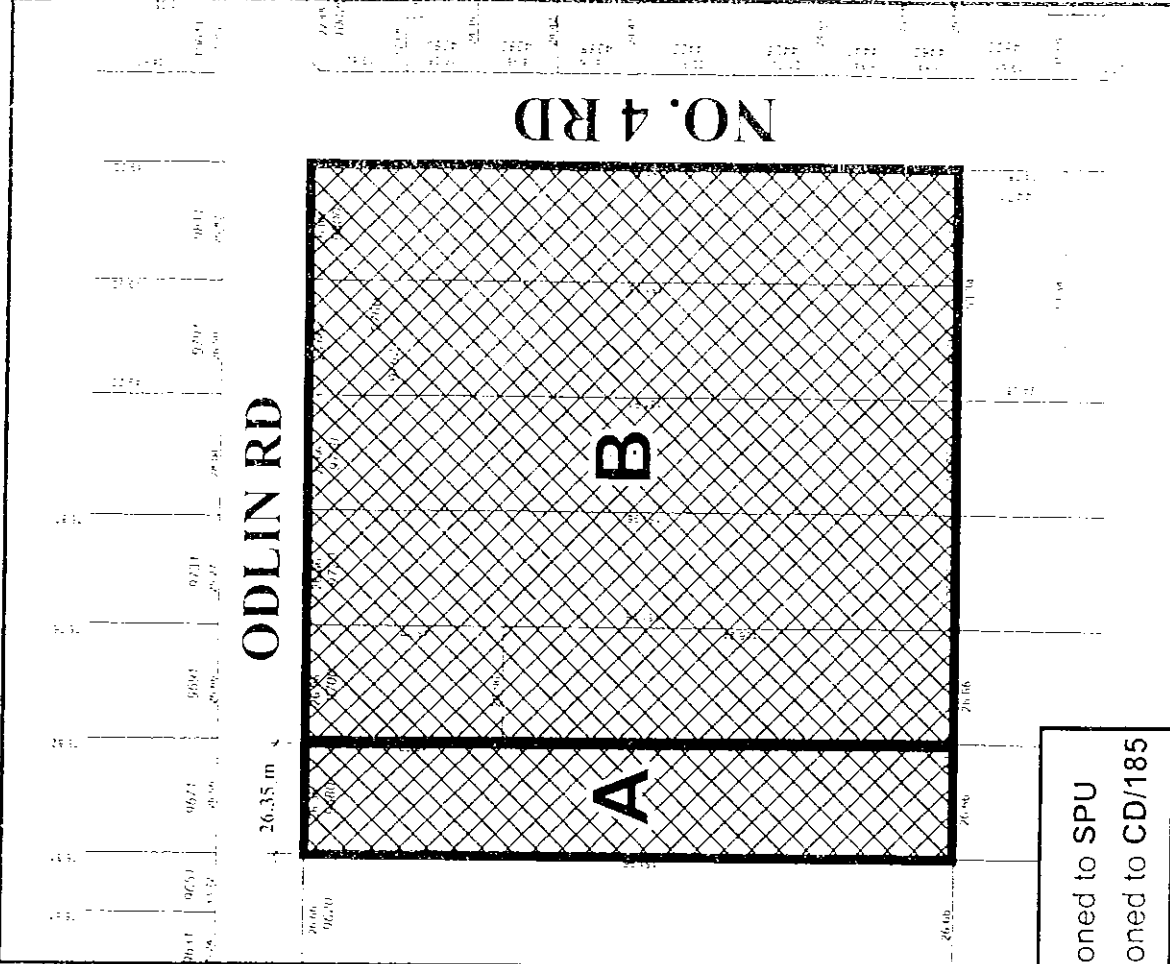
City of Richmond



PROPOSED REZONING



Area A to be Rezoned to SPU
 Area B to be Rezoned to CD/185



RZ 06-354959

Original Date: 01/15/07

Revision Date: 04/16/07

Note: Dimensions are in M/L/F/S