



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9755 (RZ17-778596)  
9211, 9251, 9271, 9291 Odlin Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting as Section 18.31 thereof the following:

**“18.31 Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)**

**18.31.1 Purpose**

The **zone** provides for medium density residential apartment **development** with a **density bonus** for the construction of affordable housing.

**18.31.2 Permitted Uses**

- **housing, apartment**

**18.31.3 Secondary Uses**

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

**18.31.4 Permitted Density**

1. The maximum **floor area ratio** is 1.50, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.31.4.1, the reference to “1.50” is increased to a higher **density** of “1.70” if, prior to first occupancy of a **building**, the **owner**:
  - a) Provides on the **lot** not less than 13 **affordable housing units** having a combined **habitable space** of at least 0.066 of the “0.2” **floor area density bonus**; 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.

**18.31.5 Permitted Lot Coverage**

1. Maximum **Lot Coverage** is 40% for **buildings**.

**18.31.6 Yards & Setbacks**

1. The minimum **property line setback** is:
  - a. 5.0 m from the west **property line**;
  - b. 6.0 m from the north or south **property lines**;
  - c. 7.5 m from the east **property line** provided that a minimum **building** face to **building** face separation of 15.0 m is maintained between the **buildings** on the **site** and any **buildings** on 9399 Odlin Road.
2. Notwithstanding Section 18.31.6:
  - a. A parking **structure** may project into the **property line setback** a maximum of 2.4 m provided that such encroachment is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**; and
  - b. Entry stairs may project into the public **road setback** or the **property line setback** for a maximum distance of 2.5 m.

**18.31.7 Permitted Heights**

1. The maximum **height** for **buildings** is 19.5 m and 5 habitable **storeys**, except that:
  - a. The maximum **height** for portions of the **buildings** within 48 m of the north **property line** is 16.5 m and may contain not more than 4 habitable **storeys** and;
  - b. The maximum **height** for portions of the **buildings** within 54 m of the south **property line** and within 39 m of the west **property line** is 22.6 m and may contain not more than 6 habitable **storeys**.
2. The maximum **height** for **accessory buildings** and **structures** is 9.0 m.

**18.31.8 Subdivision Provisions/Minimum Lot Size**

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.
2. The minimum **lot size** is 14,500 m<sup>2</sup>.

**18.31.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

**18.31.10 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, except that the number of on-site **parking spaces** required for **apartment housing** shall be:
  - a) 1.26 spaces per **dwelling unit** for residents; and
  - b) 0.18 spaces per **dwelling unit** for visitors.

**18.31.11 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.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and designating it **LOW RISE APARTMENT (ZLR31) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**:

P.I.D. 003-888-975

South Half of the East Half Lot 25 Except: Parcel “A” (Explanatory Plan 11474); Block “A” of Section 34 Block 5 North Range 6 West New Westminster District Plan 1224.

P.I.D. 012-030-830

East Half Lot 26 Block “A” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224.

P.I.D. 011-654-066

West Half Lot 25 Except: Part Subdivided by Plan 85360, Block A Section 34 Block 5 North Range 6 West New Westminster District Plan 1224.

P.I.D. 016-036-344

Lot 1 Section 34 Block 5 North Range 6 West New Westminster District Plan 85360.

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9755**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

DEC 20 2017

JAN 22 2018

JAN 22 2018

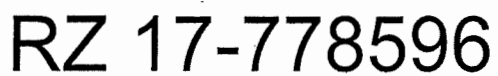
JAN 22 2018

MAY 23 2018



\_\_\_\_\_  
MAYOR

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



Note: Dimensions are in METRES