

## 18.24 Low Rise Apartment (ZLR24) – Alexandra Neighbourhood (West Cambie) *[Bylaw 8440, Nov 23/09]*

### 18.24.1 Purpose

The **zone** provides for medium **density** low rise apartments with a **density bonus** for affordable housing.

### 18.24.2 Permitted Uses

- **housing, apartment**
- **housing, town**

### 18.24.3 Secondary Uses

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

### 18.24.4 Permitted Density

1. The maximum **floor area ratio** is 1.5, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.24.4.1, the reference to “1.5” is increased to a higher **density** of “1.7” 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 0.066 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 18.24.4.2, the reference to “1.7” is increased to the higher **density** of “1.76” for the following **site** if, prior to 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**, any **buildings** on the lands to the Alexandra District Energy Utility pursuant to Bylaw No. 8641. *[Bylaw 8716, Apr 26/11]*

9388 Odlin Rd (formerly 9340, 9360 and 9400 Odlin Road)  
P.I.D. 028-307-976  
Lot A Section 34 Block 5 North Range 6 New Westminster District Plan BCP45824
4. Notwithstanding Section 18.24.4.1 and Section 18.24.4.2, the maximum **floor area ratio** for the following **sites** is “1.7”. *[Bylaw 8912, Nov 13/12]*

9500 Odlin Road  
Strata Plan BCS4008

9399 Odlin Road  
P.I.D. 028-468-554  
Lot 1 Section 34 Block 5 North Range 6 West New Westminster District Plan BCP47263
5. For the purposes of this **zone** only, common mechanical and electrical storage rooms with a total **floor area** not exceeding 108.0 m<sup>2</sup> shall be excluded from the maximum **floor area ratio** calculations.

### 18.24.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

### 18.24.6 Yards & Setbacks

1. The minimum public **road setback** is:
  - a) 6.0 m from Odlin Road;
  - b) 4.0 m from May Drive;
  - c) 6.0 m from Tomicki Avenue; and
  - d) 6.0 m from McKim Way. [Bylaw 8674, Dec 20/10]
2. Common entry features and unenclosed **balconies** may project into the public **road setback** for a maximum distance of:
  - a) 1.5 m on Odlin Road;
  - b) 1.0 m on May Drive;
  - c) 1.5 m on Tomicki Avenue; and
  - d) 1.5 m on McKim Way. [Bylaw 8674, Dec 20/10]
3. A parking **structure** may project into the public **road setback**, 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**, but shall be no closer than:
  - a) 3.8 m to Odlin Road;
  - b) 3.0 m to May Drive;
  - c) 3.0 m Tomicki Avenue; and
  - d) 3.0 m to McKim Way. [Bylaw 8674, Dec 20/10]
4. The minimum **side yard** is 6.0 m.
5. Unenclosed **balconies** may project into the **side yard** for a maximum distance of 1.0 m.
6. The parking **structure** may project into the **side yard**, 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**.

### 18.24.7 Permitted Heights

1. The maximum **height** for **buildings** is 20.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

### 18.24.8 Subdivision Provisions/Minimum Lot Size

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

### **18.24.9 Landscaping & Screening**

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

### **18.24.10 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.

### **18.24.11 Other Regulations**

*[Bylaw 9723, Jul 17/17]*

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.

