

CD9 – COMPREHENSIVE DEVELOPMENT ZONE (OLALLA ROAD)

1. Purpose

To accommodate a mix of uses comprised of multiple residential, institutional, and commercial uses in the Lakeview Heights neighbourhood centre.

For the purposes of this Bylaw, the CD9 zone is divided into four sites as illustrated in CD9, *Figure 1* (Sites 1 to 4).

2. Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Care facility, major (in townhouse or apartment form only)
- (c) Congregate housing
- (d) Entertainment facility
- (e) Fire, police or ambulance service
- (f) Office
- (g) Personal service establishment
- (h) Recreation services, indoor
- (i) Townhouse

3. Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor
- (c) Vehicular parking areas and structures

4. Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1400 m ² (17,222.3 ft ²)
(b)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	1.75 FAR
(d)	Maximum parcel coverage	60%
(e)	Minimum at-grade open space	40% of parcel area
(f)	Maximum building height	22.5 m (73.8 ft) to a maximum of six storeys; except it is 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance indicated in the right-hand column from the feature indicated in the middle column:	
i.	Anders Road (front parcel boundary)	
a)	Townhouse	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
b)	Any built form other than a townhouse	4.5 m (14.8 ft)
ii.	Adjacent to Hawthorne Road residential area (Site 4: rear parcel boundary)	
		15.0 m (49.2 ft) for the first two storeys of the building
		30.0 m (98.4 ft) for the third, fourth, and fifth storeys of the building

		32.0 m (104.9 ft) for the sixth storey of the building
iii.	Interior side parcel boundary	4.5 m (14.8 ft), except it is: 3.0 m (9.8 ft) for buildings and structures from the west parcel boundary on Site 1 and the north parcel boundary on Site 2
iv.	Olalla Road (exterior side parcel boundary)	
a)	Townhouse or any built form adjacent to the cul-de-sac on Site 4	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
b)	Any built form other than a townhouse on Site 2	6.0 m (19.7 ft) for the first two storeys of the building 9.0 m (29.5 ft) for the third, fourth, fifth, and sixth storeys of the building
v.	A1 Zone or ALR	
a)	Any built form other than an institutional use on a parcel owned by the City	15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less 18.0 m (59.0 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9.0 m (29.5 ft) in height, whichever is less 21.0 m (68.9 ft) for the fourth storey or portion of the building above 9.0 m (29.5 ft) in height, whichever is less
vi.	Siting regulations for an institutional use	
a)	Front parcel boundary	4.5 m (14.8 ft)
b)	Rear parcel boundary	0.0 m (0.0 ft)
c)	Interior parcel boundary	0.0 m (0.0 ft)
d)	Exterior parcel boundary	4.5 m (14.8 ft)
e)	A1 zone or ALR	6.0 m (19.7 ft)
AMENITY SPACE		
(h)	Minimum amenity space (per unit)	
i.	Bachelor dwelling unit	7.5 m ² (80.7 ft ²)
ii.	One (1) bedroom dwelling unit	15.0 m ² (161.5 ft ²)
iii.	More than one (1) bedroom dwelling unit	25.0 m ² (269.1 ft ²)
iv.	Congregate housing unit	6.0 m ² (64.6 ft ²) indoor amenity space and 6.0 m ² (64.6 ft ²) outdoor amenity space

5. Other Regulations

(a) CD9 Regulations Not Applicable to an Institutional Parcel

The maximum density (s. 4 (c)), maximum parcel coverage (s. 4 (d)), minimum at-grade open space (s. 4 (e)), and non-surface parking (s. 5(b)) CD9 regulations do not apply to any parcel owned by the City for institutional purposes. The gross floor area of any building on an institutional parcel shall not be included in the density calculation for the CD9 zone.

(b) Parking

The minimum number of parking spaces for the zone shall be provided in accordance with Part 4, with the following additional provision:

- i. All parking spaces shall be provided as non-surface spaces with the exception of visitor spaces and loading spaces, which may be provided as surface spaces. Surface parking and loading spaces shall not constitute open space for the purposes of calculating the minimum at-grade open space requirement.

(c) Commercial Uses

- i. Commercial uses shall be limited to the first storey of a building and obtain primary vehicle access for parking and pedestrian access from Olalla Road. For certainty, the following uses are defined as commercial uses for the purposes of this bylaw:
 - a) entertainment facility;
 - b) office;
 - c) personal service establishment; and
 - d) recreation services, indoor.
- ii. The maximum gross floor area of a commercial unit is 700 m² (7,535 ft²).

(d) Common Areas

In addition to the minimum amenity space outlined in the Regulations Table, congregate housing shall also include the following at a minimum:

- i. 100 m² (1,076.4 ft²) of seating area for common dining facilities; and
- ii. 160 m² (1,722.2 ft²) of floor area for common community and assembly hall facilities.



Figure 1 – Sites 1 to 4

