

## 18.16 Low Rise Apartment (ZLR16) – North McLennan (City Centre)

### 18.16.1 Purpose

The **zone** provides for high **density**, low rise apartments and townhouses in the North McLennan area.

### 18.16.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

### 18.16.3 Secondary Uses

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

### 18.16.4 Permitted Density

1. The maximum **floor area ratio** is 1.75, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**, including bicycle storage areas.

### 18.16.5 Permitted Lot Coverage

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

### 18.16.6 Yards & Setbacks

1. The minimum public **road setback** is:
  - a) Westminster Highway: 6.0 m; and
  - b) Katsura Street: 4.5 m.
2. Notwithstanding the limitations imposed above:
  - a) **porches, balconies, bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the public **road setback** not more than 2.0 m; and
  - b) parking **structure** below finished **grade** may project into the public **road setback** but shall be no closer to a **lot line** than 3.6 m.
3. The minimum **side yard** and **rear yard** is 6.0 m, except that:
  - a) **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** not more than 1.2 m; and
  - b) parking **structure** below finished **grade** may project into the public **road setback** but shall be no closer to a **lot line** than 2.0 m.

### 18.16.7 Permitted Heights

1. The maximum **height** for **buildings** is 20.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

#### 18.16.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 3,500.0 m<sup>2</sup>.

#### 18.16.9 Landscaping & Screening

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

#### 18.16.10 On-Site Parking & 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 on-site parking shall be provided at the rate of:
  - a) for residents: 1 space per **dwelling unit** having a **gross floor area** of up to and including 90.0 m<sup>2</sup> and 1.4 spaces per **dwelling unit** having a **gross floor area** of more than 90.0 m<sup>2</sup>; and
  - b) for visitors: 0.2 spaces per **dwelling unit**.
2. Residential parking, **access** and storage must be within a parking **garage**.

#### 18.16.11 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.