

18.18 Low Rise Apartment (ZLR18) – London Landing (Steveston)

18.18.1 Purpose

The **zone** provides for medium **density**, low rise apartments in the London Landing area.

18.18.2 Permitted Uses

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

18.18.3 Secondary Uses

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

18.18.4 Permitted Density

1. The maximum **floor area ratio** is 1.45, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate common **amenity space**.

18.18.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

18.18.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) Dyke Road: 6.0 m; and
 - b) Princess Street: 3.0 m.
2. Notwithstanding the limitations imposed above:
 - a) **porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the Dyke Road **setback** not more than 2.0 m and into the Princess Street **setback** not more than 0.6 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 3.0 m.
3. The minimum **side yard** and **rear yard** is 3.0 m.
4. Notwithstanding the limitations imposed above:
 - 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 **side yard** and **rear yards** but shall be no closer to a **lot line** than 0.45 m.

18.18.7 Permitted Heights

1. The maximum **height** for **buildings** is 18.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

18.18.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 1,900.0 m².

18.18.9 Landscaping & Screening

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

18.18.10 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.
2. Residential parking, **access** and storage must be within a parking **garage**.

18.18.11 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.