

18.19 Low Rise Apartment (ZLR19) – Brighthouse Village (City Centre)

18.19.1 Purpose

The **zone** provides for medium **density**, low rise apartments and townhouses in the Cooney Road area of Brighthouse Village.

18.19.2 Permitted Uses

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

18.19.3 Secondary Uses

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

18.19.4 Permitted Density

1. The maximum **floor area ratio** is 1.4, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.28 **floor area ratio** provided that it is entirely used to accommodate **dwelling unit(s)** each having an individual **gross floor area** less than 54.0 m².

18.19.5 Permitted Lot Coverage

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

18.19.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) Cooney Road: 2.5 m; and
 - b) Eckersley Road: 3.0 m;
2. **Bay windows** may project into the public **road setback** 0.7 m.
3. The minimum **side yard** is 1.4 m, except that the parking **structure setback** to the south **side lot line** is 0 m.

18.19.7 Permitted Heights

1. The maximum **height** for **buildings** is 17.5 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

18.19.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

18.19.9 Landscaping & Screening

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

18.19.10 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 1.0 space per **dwelling unit** having an individual **gross floor area** no greater than 54.0 m².

18.19.11 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.