

18.25 Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie) [Bylaw 9017, Oct 15/13]

18.25.1 Purpose

The **zone** provides for residential **development** with a **density bonus** for a monetary contribution to the City's capital **Affordable Housing Reserve** Fund.

18.25.2 Permitted Uses

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

18.25.3 Secondary Uses

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

18.25.4 Permitted Density

1. The maximum **floor area ratio** is 1.68, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.25.4.1, the reference to "1.68" is increased to a higher **density** of "1.88" if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$2,877,448.32 to the City's capital **Affordable Housing Reserve** Fund established pursuant to *Reserve Fund Establishment Bylaw No. 7812*.

18.25.5 Permitted Lot Coverage

1. Maximum **Lot Coverage**: 45%.

18.25.6 Yards & Setbacks

1. Public **Road Setback**:
 - a) 4.0 m from Alexandra Road
 - b) 4.0 m from May Drive
 - c) 6.0 m from Tomicki Avenue
2. Common entry features and unenclosed **balconies** may project into the public **road setback** for a maximum distance of 1.0 m.
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 no closer than 3.0 m.
4. The minimum **setback** from the west **property line** is 7.5 m, with the parking **structure** being no closer than 5.0 m.

18.25.7 Permitted Heights

1. **Buildings**: 21.5 m
2. **Accessory Buildings & Structures**: 9.0 m

18.25.8 Subdivision Provisions/Minimum Lot Size

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

18.25.9 Landscaping & Screening

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

18.25.10 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, except that the number of on-site **parking spaces** required for **apartment housing** shall be:
 - a) 1.26 spaces per **dwelling unit** for residents; and
 - b) 0.18 spaces per **dwelling unit** for visitors.

18.25.11 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.