

18.34 Low Rise Apartment (ZLR34) – Brighthouse Village (City Centre) [Bylaw 9805, Mar 19/18]

18.34.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 096 on Westminster Highway in the Brighthouse Village of **City Centre**.

18.34.2 Permitted Uses

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

18.34.3 Secondary Uses

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

18.34.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 35.
2. The maximum number of **buildings** for **apartment housing** is 1.
3. The maximum **floor area** permitted for a **dwelling unit** containing one **bedroom** is 56 m² exclusive of storage space.
4. The maximum **floor area** permitted for a **dwelling unit** containing two **bedrooms** is 75 m² exclusive of storage space.
5. The maximum **floor area ratio** is 1.22.

18.34.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 80% of the **lot** may be occupied by **buildings, structures**, and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

18.34.6 Yards & Setbacks

1. The minimum **front yard** is 12.0 m.
2. The minimum **interior side yard** is 5.5 m.
3. The minimum **rear yard** is 13.5 m.

18.34.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys** including ground level parking.
2. The maximum **height** for **accessory buildings** is 5.0 m.

3. The maximum **height** for **accessory structures** is 12.0 m.

18.34.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 50.0 m.
2. The minimum **lot depth** is 50.0 m.
3. There minimum **lot area** is 2,800.0 m².

18.34.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

18.34.10 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 basic on-site parking requirement shall be 1.5 **vehicle parking spaces** per **dwelling unit**.

18.34.11 Residential Rental Tenure *[Bylaw 10014, Feb 22/22]*

1. **Residential rental tenure** may be located anywhere in this **zone**. *[Bylaw 10014, Feb 22/22]*
2. Notwithstanding Section 18.34.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**: *[Bylaw 10014, Feb 22/22]*
 - a) 8540 Westminster Highway *[Bylaw 10014, Feb 22/22]*
P.I.D. 003-605-779 *[Bylaw 10014, Feb 22/22]*
Lot 40 Section 9 Block 4 North Range 6 West New Westminster District Plan 53874 *[Bylaw 10014, Feb 22/22]*

18.34.12 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.