

18.43 Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie) [Bylaw 10219, Feb 13/24]

18.43.1 Purpose

The **zone** provides for medium **density** residential apartment **development** with a **density bonus** for the construction of affordable housing.

18.43.2 Permitted Uses

- **housing, apartment**

18.43.3 Secondary Uses

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

18.43.4 Permitted Density

1. The maximum **floor area ratio** is 1.50, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.43.4.1, the reference to “1.50” is increased to a higher **density** of “1.70” if, prior to first occupancy of a **building**, the **owner**:
 - a) Provides on the **lot** not less than five **affordable housing units** having a combined **habitable space** of at least $\frac{1}{3}$ of the “0.2” **floor area density bonus**; and
 - b) Enters into a **housing agreement** for the **affordable housing units** with the **City** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

18.43.5 Permitted Lot Coverage

1. Maximum **lot coverage** is 40% for **buildings**.

18.43.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 4.0 m from Cambie Road; and
 - b) 7.5 m from McKim Way.
2. The minimum **side yard** is 4.0 m.
3. Notwithstanding Sections 18.43.6 .1 and 18.43.6.2, a parking **structure** may project into the Cambie Road **road setback** or the **property line 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:
 - a) 2.0 m to a **lot line abutting** Cambie Road;
 - b) 1.2 m to the east **side lot line**; and
 - c) 0.9 m to the west **side lot line**

18.43.7 Permitted Heights

1. The maximum **height** for **buildings** is 19.5 m and 5 habitable **storeys**.
2. The maximum **height** for **accessory buildings** and **structures** is 9.0 m.

18.43.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot size** is 6,700 m².

18.43.9 Landscaping & Screening

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

18.43.10 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.

18.43.11 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.