

8.10 Low Density Low Rise Apartments (RAL1, RAL2)

8.10.1 Purpose

The **zone** provides for 3 to 4 **storey** apartments outside the **City Centre**, plus compatible **uses**. The **zone** is divided into 2 sub-zones: RAL1 for **sites** zoned for low density apartments; and RAL2 which provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives.

8.10.2 Permitted Uses

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

8.10.3 Secondary Uses

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

8.10.4 Permitted Density

1. For **apartment housing** and **town housing** zoned RAL1, the maximum **floor area ratio** is 0.80, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. For **apartment housing** zoned RAL2, the maximum **floor area ratio** is 0.80, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. Notwithstanding Section 8.10.4.2, the reference to “0.8” is increased to a higher **density** of “1.2” in the RAL2 **zone** if:
 - a) for rezoning applications involving 60 or less **apartment housing dwelling units**, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RAL2 **zone**; or *[Bylaw 9760, Jan 22/18]*
 - b) for rezoning applications involving more than 60 **apartment housing dwelling units** and prior to the first occupancy of the **building**, the **owner**: *[Bylaw 9760, Jan 22/18]*
 - i) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the total **building** area; and *[Bylaw 9760, Jan 22/18]*
 - ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

8.10.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 80% of a **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.

8.10.6 Yards & Setbacks

1. The minimum **front yard**, **side yard** and **rear yard** is 6.0 m.

8.10.7 Permitted Heights

1. The maximum **height** for **buildings** is
 - a) 12.0 m for **sites** zoned RAL1; and
 - b) 15.0 m for **sites** zoned RAL2.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

8.10.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area** requirement.

8.10.9 Landscaping & Screening

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

8.10.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to standards set out in Section 7.0.

8.10.11 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 8.10.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**: *[Bylaw 10014, Feb 22/22]*
 - a) 11671, 11673 and 11675 7th Avenue *[Bylaw 10014, Feb 22/22]*
P.I.D. 004-866-711 *[Bylaw 10014, Feb 22/22]*
Lot 153 Section 4 Block 3 North Range 7 West New Westminster District Plan 54197
[Bylaw 10014, Feb 22/22]
 - b) 3851 Francis Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 003-474-348 *[Bylaw 10014, Feb 22/22]*
Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Plan 20670 *[Bylaw 10014, Feb 22/22]*
 - c) 7500 Francis Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 004-174-887 *[Bylaw 10014, Feb 22/22]*
Parcel "A" (Reference Plan 61175) of Lots 8, 9, 10, 11 and 12 Section 29 Block 4 North Range 6 West New Westminster District Plan 11272 *[Bylaw 10014, Feb 22/22]*

8.10.12 Other Regulations

1. **Town housing** is only permitted on a **site** zoned RAL1.
2. 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.

