

18.11 Low Rise Apartment (ZLR11) – North McLennan (City Centre)

18.11.1 Purpose

The **zone** provides for low **density**, low rise apartments and townhouses in the North McLennan area.

18.11.2 Permitted Uses

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

18.11.3 Secondary Uses

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

18.11.4 Permitted Density

1. The maximum **floor area ratio** is 1.23, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.11.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

18.11.6 Yards & Setbacks

1. The minimum **front yard** and **rear yard** is 6.0 m.
2. The minimum west **side yard** is 6.0 m.
3. The minimum east **side yard** is 11.75 m.

18.11.7 Permitted Heights

1. The maximum **height** for **buildings** is 19.4 m (not more than 4 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

18.11.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 8,361.0 m².

18.11.9 Landscaping & Screening

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

18.11.10 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:
 - a) **dwelling units** having a **gross floor area** of up to and including 70.6 m² require 1.0 space;
 - b) **dwelling units** having a **gross floor area** of more than 70.6 m² and up to and including 90.0 m² require 1.3 spaces;
 - c) **dwelling units** having a **gross floor area** of more than 90.0 m² require 1.4 spaces; and
 - d) visitor parking for all **dwelling units** shall be 0.2 spaces.

18.11.11 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.