

18.12 Low Rise Apartment (ZLR12) – Steveston (BC Packers)

18.12.1 Purpose

The **zone** provides for medium **density**, low rise apartments and townhouses in the Steveston area on the former BC Packers site.

18.12.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **housing, town**
- **parking, non accessory**

18.12.3 Secondary Uses

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

18.12.4 Permitted Density

1. The maximum **floor area ratio** is 1.5, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. There is no maximum **floor area ratio** for **non accessory parking** as a **principal use**.

18.12.5 Permitted Lot Coverage

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

18.12.6 Yards & Setbacks

1. The minimum **yard** from public **roads** and **rights-of-ways** secured under public rights of passage is 4.3 m for **buildings**, parking and parking **structures**, except where a **lot line abuts** Moncton Street the minimum **yard** is 6.0 m.
2. **Porches** which form part of the **principal building**, are less than 5.0 m in **height** and are open on those sides which face or are visible from a public **road** or trail may be located in the required **yard**, but shall be no closer to a **lot line** or **rights-of-way** secured under public rights of passage than 3.0 m.
3. **Cantilevered roofs** and **balconies, bay windows**, unenclosed fireplaces and chimneys forming part of the **principal building** may project into the required **yard** for a distance of not more than 0.5 m.
4. Where parking is contained within a **building** that does not project above the **grade** of the **adjacent public road** or **rights-of-way** secured under public rights of passage, no **yard** shall be required.

18.12.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory buildings** is 15.0 m, except that with 10.0 m of a **lot line** abutting Moncton Street the maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 6.0 m.
3. For the purposes of this zoning district, **height** shall be deemed to mean the vertical distance between the highest point on the **building** and the concrete floor of the lowest habitable area of the **building**.

18.12.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m².

18.12.9 Landscaping & Screening

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

18.12.10 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.

18.12.11 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.