

## 18.23 Low Rise Apartment (ZLR23) – Brighthouse Village (City Centre) [Bylaw 8439, Feb 8/10]

### 18.23.1 Purpose

The **zone** provides for high **density** low rise apartments with a **density bonus** for affordable housing.

### 18.23.2 Permitted Uses

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

### 18.23.3 Secondary Uses

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

### 18.23.4 Permitted Density

1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.23.4.1, the reference to “1.2” is increased to a higher **density** of “1.9” if, prior to first occupancy of the **building**, the owner:
  - a) provides on the **lot** not less than four **affordable housing units** having a combined **habitable space** of at least 0.09 of the total maximum **floor area ratio**; 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.
3. For the purposes of this **zone** only, common mechanical and electrical storage rooms with a total **floor area** not exceeding 252.0 m<sup>2</sup> shall be excluded from the maximum **floor area ratio** calculations.

### 18.23.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

### 18.23.6 Yards & Setbacks

1. The minimum public **road setback** is:
  - a) 4.2 m from Eckersley Road; and
  - b) 3.5 m from Park Road.
2. Common entry features and unenclosed **balconies** may project into the public **road setback** for a maximum distance of:
  - a) 1.2 m on Eckersley Road; and
  - b) 2.1 m on Park Road.

3. A parking **structure** may project into the public **road 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 shall be no closer than 2.0 m to Eckersley Road and 1.2 m to Park Road.
4. The minimum **side yard** is 5.0 m.
5. Unenclosed **balconies** may project into the **side yard** for a maximum distance of 2.0 m.
6. The parking **structure** may project into the **side yard**, 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 shall be no closer than 3.0 m.
7. The minimum **rear yard** is 6.0 m.
8. The parking **structure** may project into the **rear yard**, 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 shall be no closer than 3.0 m.

#### **18.23.7 Permitted Heights**

1. The maximum **height** for **buildings** is 20.0 m.
2. The maximum height for **accessory buildings** and **accessory structures** is 5.0 m.

#### **18.23.8 Subdivision Provisions/Minimum Lot Size**

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

#### **18.23.9 Landscaping & Screening**

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

#### **18.23.10 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.

#### **18.23.11 Other Regulations**

*[Bylaw 9723, Jul 17/17]*

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.