

18.29 Low Rise Apartment (ZLR29) – Daniels Manor (East Cambie) [Bylaw 9382, Nov 24/15]

18.29.1 Purpose

The **zone** provides for low **density**, low rise apartments in the East Cambie area. This **zone** is for residential properties developed under Land Use Contact 081.

18.29.2 Permitted Uses

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

18.29.3 Secondary Uses

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

18.29.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** is 48.
2. The maximum number of **buildings** for **apartment housing** is 1.
3. The maximum **floor area** permitted is 3,686 m².
4. The maximum **floor area ratio** is 0.62.

18.29.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 27% for **buildings**.
2. No more than 80% of the **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.

18.29.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 12.0 m.
2. The minimum **side yard** is 10.6 m.
3. The minimum **rear yard** is 25% of the average length of the **lot**.

18.29.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys** including parking.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

18.29.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 5,964 m².
2. The minimum **lot width** is 57.0 m.
3. The minimum **lot depth** is 92.0 m.

18.29.9 Landscaping & Screening

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

18.29.10 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 the basic on-site parking requirement shall be 50 spaces provided on the parking level plus an additional 10 surface **parking spaces**.

18.29.11 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.
2. **Accessory buildings** shall satisfy all the following provisions:
 - a) Shall not be used for any other purpose than the storage of private passenger automobiles;
 - b) Shall not be situated closer to the **front lot line** or internal drive aisle than the front wall of the main **building** which the **accessory building** serves;
 - c) Shall not be situated closer than 12.0 m from any public **road** or 4.5 m from a **side lot line**;
 - d) Shall not exceed 4.5 m in **height**; and
 - e) Shall not be greater in **floor area** than 23.23 m² for each **dwelling unit** in the **principal building** served by such **accessory building**.