

18.33 Low Rise Apartment (ZLR33) – Brighthouse Village (City Centre) [Bylaw 9804, Mar 19/18]

18.33.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 073 on Buswell Street and Park Road in the Brighthouse Village of **City Centre**.

18.33.2 Permitted Uses

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

18.33.3 Secondary Uses

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

18.33.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 174.
2. The maximum number of **buildings** for **apartment housing** is 4.
3. The maximum **floor area ratio** is 1.00.

18.33.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings** containing **apartment housing**.

18.33.6 Yards & Setbacks

1. The minimum **front yard** is 7.5 m.
2. The minimum **interior side yard** is 6.0 m.
3. The minimum **exterior side yard** is 4.5 m.
4. The minimum **rear yard** is 7.5 m.

18.33.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 3 **storeys** over one ground level of covered parking.

18.33.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 95.0 m.
2. The minimum **lot depth** is 115.0 m.
3. The minimum **lot area** is 11,500 m².

18.33.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

18.33.10 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, except that the basic on-site parking requirement shall be 220 covered **vehicle parking spaces**, 10 visitor **parking spaces**, and 5 uncovered **parking spaces** for service vehicles.

18.33.11 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 18.33.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**: *[Bylaw 10014, Feb 22/22]*
 - a) 6780 and 6880 Buswell Street and 8200 and 8300 Park Road *[Bylaw 10014, Feb 22/22]*
P.I.D. 003-590-046 *[Bylaw 10014, Feb 22/22]*
Parcel "L" (Reference Plan 49395) Section 9 Block 4 North Range 6 West New Westminster District Plan 302 *[Bylaw 10014, Feb 22/22]*

18.33.12 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.