

## 18.34 Low Rise Apartment (ZLR34) – Brighthouse Village (City Centre) [Bylaw 9805, Mar 19/18]

### 18.34.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 096 on Westminster Highway in the Brighthouse Village of **City Centre**.

### 18.34.2 Permitted Uses

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

### 18.34.3 Secondary Uses

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

### 18.34.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 35.
2. The maximum number of **buildings** for **apartment housing** is 1.
3. The maximum **floor area** permitted for a **dwelling unit** containing one **bedroom** is 56 m<sup>2</sup> exclusive of storage space.
4. The maximum **floor area** permitted for a **dwelling unit** containing two **bedrooms** is 75 m<sup>2</sup> exclusive of storage space.
5. The maximum **floor area ratio** is 1.22.

### 18.34.5 Permitted Lot Coverage

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

### 18.34.6 Yards & Setbacks

1. The minimum **front yard** is 12.0 m.
2. The minimum **interior side yard** is 5.5 m.
3. The minimum **rear yard** is 13.5 m.

### 18.34.7 Permitted Heights

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

3. The maximum **height** for **accessory structures** is 12.0 m.

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

1. The minimum **lot width** is 50.0 m.
2. The minimum **lot depth** is 50.0 m.
3. There minimum **lot area** is 2,800.0 m<sup>2</sup>.

#### **18.34.9 Landscaping & Screening**

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

#### **18.34.10 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 1.5 **vehicle parking spaces** per **dwelling unit**.

#### **18.34.11 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.