

18.35 Low Rise Apartment (ZLR35) – St. Albans Sub Area (City Centre) [Bylaw 9807, Mar 19/18]

18.35.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the properties developed under Land Use Contract 115 on Bennett Road in the St. Albans Sub Area of **City Centre**.

18.35.2 Permitted Uses

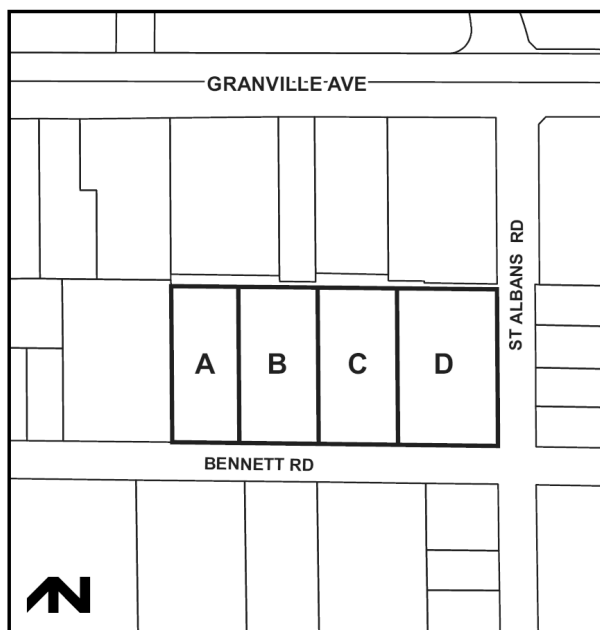
- **child care**
- **housing, apartment**

18.35.3 Secondary Uses

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

18.35.4 Permitted Density

1. In the area identified as “A” on Diagram 1, Section 18.35.4.4:
 - a) The maximum number of **dwelling units** for **apartment housing** is 32; and
 - b) The maximum **floor area ratio** is 0.74.
2. In the areas identified as “B” and “C” on Diagram 1, Section 18.35.4.4:
 - a) The maximum number of **dwelling units** for **apartment housing** on each **lot** is 38; and
 - b) The maximum **floor area ratio** on each **lot** is 1.10.
3. In the area identified as “D” on Diagram 1, Section 18.35.4.4:
 - a) The maximum number of **dwelling units** for **apartment housing** is 48; and
 - b) The maximum **floor area ratio** is 1.01.
4. Diagram 1



18.35.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 80% of a **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.

18.35.6 Yards & Setbacks

1. In the area identified as “A” on Diagram 1, Section 18.35.4.4:
 - a) the minimum **front yard** is 7.6 m;
 - b) the minimum west **interior side yard** is 6.0 m;
 - c) the minimum east **interior side yard** is 9.1 m; and
 - d) the minimum **rear yard** is 18.2 m.
2. In the area identified as “B” on Diagram 1, Section 18.35.4.4:
 - a) the minimum **front and rear yard** is 12.1 m;
 - b) the minimum west **interior side yard** is 9.1 m; and
 - c) the minimum east **interior side yard** is 10.6 m.
3. In the area identified as “C” on Diagram 1, Section 18.35.4.4:
 - a) the minimum **front and rear yard** is 12.1 m;
 - b) the minimum west **interior side yard** is 10.6 m; and
 - c) the minimum east **interior side yard** is 9.1 m.
4. In the area identified as “D” on Diagram 1, Section 18.35.4.4:
 - a) the minimum **front yard** is 7.6 m;
 - b) the minimum **interior side yard** is 12.1 m;
 - c) the minimum **exterior side yard** is 7.6 m; and
 - d) the minimum **rear yard** is 9.1 m.

18.35.7 Permitted Heights

1. In the area identified as “A” on Diagram 1, Section 18.35.4.4, the maximum **height** for **buildings** is 9.0 m but containing no more than **2 storeys**.
2. In the area identified as “B”, “C”, and “D” on Diagram 1, Section 18.35.4.4, the maximum **height** for **buildings** is 15.0 m but containing no more than **4 storeys** including one ground level of covered parking.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 12.0 m.

18.35.8 Subdivision Provisions/Minimum Lot Size

1. In the area identified as “A” on Diagram 1, Section 18.35.4.4:
 - a) the minimum **lot width** is 35.0 m;
 - b) the minimum **lot depth** is 80.0 m; and
 - c) the minimum **lot area** is 2,850 m².
2. In the area identified as “B” and “C” on Diagram 1, Section 18.35.4.4:
 - a) the minimum **lot width** is 40.0 m;
 - b) the minimum **lot depth** is 80.0 m; and
 - c) the minimum **lot area** is 3,400 m².
3. In the area identified as “D” on Diagram 1, Section 18.35.4.4:
 - a) the minimum **lot width** is 50.0 m;
 - b) the minimum **lot depth** is 80.0 m; and
 - c) the minimum **lot area** is 4,300 m².

18.35.9 Landscaping & Screening

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

18.35.10 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:
 - a) in the area identified as “A” on Diagram 1, Section 18.35.4.4, shall be 32 **vehicle parking spaces**, and of which a minimum of 11 shall be designated for visitors; and
 - b) in the areas identified as “B”, “C”, and “D” on Diagram 1, Section 18.35.4.4, shall be the greater of 1.3 **vehicle parking spaces** per **dwelling unit** or 163 **vehicle parking spaces**, and of which a minimum of 18 shall be designated for visitors.

18.35.11 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.

