18.37 Low Rise Apartment (ZLR37) – Brighouse Village (City Centre) [Bylaw 9810, Mar 19/18]

18.37.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 138 on Granville Avenue and Cooney Road in the Brighouse Village of **City Centre**.

18.37.2 Permitted Uses
- **child care**
- **housing, apartment**

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

18.37.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 129.

2. The maximum number of **buildings** for **apartment housing** is 2.

3. The maximum **floor area ratio** is 0.85.

18.37.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 29% for **buildings** containing **apartment housing**.

18.37.6 Yards & Setbacks

1. The minimum **setback** to Cooney Road is 5.0 m.

2. The minimum **setback** to the north **side lot line** is 17.0 m.

3. The minimum **setback** to Granville Avenue is 7.5 m.

4. The minimum **setback** to Buswell Street is 6.0 m.

18.37.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m but containing no more than 4 **storeys** including one ground level of parking.

18.37.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 75 m.

2. The minimum **lot depth** is 135 m.

3. The minimum **lot area** is 11,900 m^2.

18.37.9   Landscaping & Screening

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

18.37.10 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 1.25 **vehicle parking spaces** per **dwelling unit**.

18.37.11 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.