

18.40 Low Rise Apartment (ZLR40) – No. 5 Road (Shellmont) *[Bylaw 9990, May 21/19]*

18.40.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 086 on No. 5 Road in the Shellmont area.

18.40.2 Permitted Uses

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

18.40.3 Secondary Uses

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

18.40.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** is 42.
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 m².
4. The maximum **floor area** permitted for a **dwelling unit** containing two **bedrooms** is 71 m².
5. The maximum **floor area ratio** (FAR) is 0.70, of which 0.006 must be used exclusively to accommodate **amenity space**.

18.40.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **apartment housing** is 30%.
2. No more than 80% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

18.40.6 Yards & Setbacks

1. For ground level covered parking:
 - a) the minimum **front yard** and **rear yard** is 7.6 m; and
 - b) the minimum **side yard** is 6.0 m.
2. For **apartment housing**:
 - a) the minimum **front yard** is 12.1 m;
 - b) the minimum **side yard** is 7.6 m; and
 - c) the minimum **rear yard** is 10.6 m.

18.40.7 Permitted Heights

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

18.40.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 70.41 m.
2. The minimum **lot depth** is 55.61 m.
3. The minimum **lot area** is 3,914 m².

18.40.9 Landscaping & Screening

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

18.40.10 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 a minimum of 63 covered **vehicle parking spaces**, of which there shall include a minimum of 10 visitor **parking spaces**.

18.40.11 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.