

## 18.26 Mid Rise Apartment and Townhouse (ZLR26) – Brighthouse Village (City Centre) [Bylaw 9241, Oct 11/16]

### 18.26.1 Purpose

The **zone** provides for medium **density** apartments and townhouses and compatible **uses**.

### 18.26.2 Permitted Uses

- **housing, apartment**
- **housing, town**

### 18.26.3 Secondary Uses

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

### 18.26.4 Permitted Density

1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.26.4.1, the reference to “1.2” is increased to a higher **density** of “2.0” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZLR26 **zone**, pays into the **affordable housing reserve**, the sum of the buildable square foot rates applied to **housing, town** and **housing, apartment** as specified in Section 5.15 of the *Zoning Bylaw*.

### 18.26.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

### 18.26.6 Yards & Setbacks

1. The minimum public **road setback** is:
  - a) 3.0 m from Eckersley Road;
  - b) 4.0 m for **housing, town** and 3.0 m for an **housing, apartment** from Park Road; and
  - c) 3.0 m from Cooney Road.
2. The minimum **yard setback** along the south **property line** is:
  - a) 3.0 m for **housing, town**; and
  - b) 2.0 m for **housing, apartment**.
3. The minimum parking **structure setback** is:
  - a) 3.0 m from a public **road**; and
  - b) 0 m from a **rear yard**, provided that the parking **structure** is screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

### **18.26.7 Permitted Heights**

1. The maximum **height** for **housing, apartment** is 25.0 m.
2. The maximum **height** for **housing, town** is 12.0 m.
3. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

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

1. The minimum **lot area** requirement is 2,300 m<sup>2</sup>.

### **18.26.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

### **18.26.10 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.

### **18.26.11 Other Regulations**

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