

## 8.10 Low Density Low Rise Apartments (RAL1, RAL2)

### 8.10.1 Purpose *[Bylaw 10376, Jun 20/22]*

The **zone** provides for 3 to 4 **storey** apartments outside the **City Centre**, plus compatible **uses**. The **zone** is divided into 2 sub-zones, RAL1 and RAL2. The zone includes **density bonus** provisions in order to help achieve the **City's affordable housing** and **market rental** housing objectives. *[Bylaw 10376, Jun 20/22]*

### 8.10.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **housing, town**

### 8.10.3 Secondary Uses

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

### 8.10.4 Residential Rental Tenure *[Bylaw 10376, Jun 20/22]*

1. **Residential rental tenure** may be located anywhere in this **zone**. *[Bylaw 10376, Jun 20/22]*
2. For **apartment housing** including more than 60 **dwelling units**: *[Bylaw 10376, Jun 20/22]*
  - a) **residential rental tenure** shall apply to **dwelling units**, being **market rental units**, on the **site** with a combined **habitable space** equal to at least 15% of the total residential **floor area** of the **buildings**, excluding residential **floor area** secured as **affordable housing units**; and *[Bylaw 10376, Jun 20/22]*
  - b) in addition to section 8.10.4.2a) above, if **affordable housing units** are provided on the **site** in compliance with Section 8.10.5.3 below, **residential rental tenure** shall also apply to those **dwelling units**. *[Bylaw 10376, Jun 20/22]*
3. For **development** consisting of 5 or more **town housing** units or 60 or less **apartment housing** units, if **market rental units** are provided on the **site** in compliance with Section 8.10.5.1b) or 8.10.5.2b), **residential rental tenure** shall apply to those **dwelling units**. *[Bylaw 10376, Jun 20/22]*

### 8.10.5 Permitted Density

1. For **apartment housing** and **town housing** zoned RAL1, the maximum **floor area ratio** is 0.80, together with an additional: *[Bylaw 10376, Jun 20/22]*
  - a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and *[Bylaw 10376, Jun 20/22]*
  - b) 0.10 floor area ratio provided that **market rental units** are provided: *[Bylaw 10376, Jun 20/22]*
    - i) pursuant to Section 8.10.4.2a); or *[Bylaw 10376, Jun 20/22]*
    - ii) for **development** consisting of 5 or more **town housing** units or 60 or less **apartment housing** units, utilizing no less than the entire 0.10 **floor area ratio** as **market rental unit habitable space**. *[Bylaw 10376, Jun 20/22]*
2. For **apartment housing** zoned RAL2, the maximum **floor area ratio** is 0.80, together with an additional: *[Bylaw 10376, Jun 20/22]*

- a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and *[Bylaw 10376, Jun 20/22]*
  - b) 0.10 **floor area ratio** if **market rental units** are provided: *[Bylaw 10376, Jun 20/22]*
    - i) pursuant to Section 8.10.4.2a); or *[Bylaw 10376, Jun 20/22]*
    - ii) for development consisting of 5 or more **town housing** units or 60 or less **apartment housing** units, utilizing no less than the entire 0.10 **floor area ratio** as **market rental unit habitable space**. *[Bylaw 10376, Jun 20/22]*
3. Notwithstanding Section 8.10.4.2, the reference to “0.8” is increased to a higher **density** of “1.2” in the RAL2 **zone** if:
- a) for rezoning applications involving 60 or less **apartment housing dwelling units**, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the RAL2 **zone**; or *[Bylaw 9760, Jan 22/18]*
  - b) for rezoning applications involving more than 60 **apartment housing dwelling units** and prior to the first occupancy of the **building**, the **owner**: *[Bylaw 9760, Jan 22/18]*
    - i) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the total **building** area; and *[Bylaw 9760, Jan 22/18]*
    - ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

### 8.10.6 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.

### 8.10.7 Yards & Setbacks

- 1. The minimum **front yard, side yard** and **rear yard** is 6.0 m.

### 8.10.8 Permitted Heights

- 1. The maximum **height** for **buildings** is
  - a) 12.0 m for **sites** zoned RAL1; and
  - b) 15.0 m for **sites** zoned RAL2.
- 2. The maximum **height** for **accessory buildings** is 5.0 m.
- 3. The maximum **height** for **accessory structures** is 12.0 m.

### 8.10.9 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area** requirement.

### 8.10.10 Landscaping & Screening

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

### 8.10.11 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to standards set out in Section 7.0.

### 8.10.12 Residential Rental Tenure *[Bylaw 10014, Feb 22/22]*

1. **Residential rental tenure** may be located anywhere in this **zone**. *[Bylaw 10014, Feb 22/22]*
2. Notwithstanding Section 8.10.12.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**: *[Bylaw 10376, Jun 20/22]*
  - a) 11671, 11673 and 11675 7<sup>th</sup> Avenue *[Bylaw 10014, Feb 22/22]*  
P.I.D. 004-866-711 *[Bylaw 10014, Feb 22/22]*  
Lot 153 Section 4 Block 3 North Range 7 West New Westminster District Plan 54197  
*[Bylaw 10014, Feb 22/22]*
  - b) 3851 Francis Road *[Bylaw 10014, Feb 22/22]*  
P.I.D. 003-474-348 *[Bylaw 10014, Feb 22/22]*  
Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Plan 20670 *[Bylaw 10014, Feb 22/22]*
  - c) 7500 Francis Road *[Bylaw 10014, Feb 22/22]*  
P.I.D. 004-174-887 *[Bylaw 10014, Feb 22/22]*  
Parcel "A" (Reference Plan 61175) of Lots 8, 9, 10, 11 and 12 Section 29 Block 4 North Range 6 West New Westminster District Plan 11272 *[Bylaw 10014, Feb 22/22]*

### 8.10.13 Other Regulations

1. **Town housing** is only permitted on a **site** zoned RAL1.
2. 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.

