

18. Site Specific Residential (Low Rise Apartment) Zones

18.1 Low Rise Apartment (ZLR1) – Dover Crossing

18.1.1 Purpose

The **zone** provides for medium **density**, low and mid rise apartments in the Dover Crossing area.

18.1.2 Permitted Uses

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

18.1.3 Secondary Uses

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

18.1.4 Permitted Density

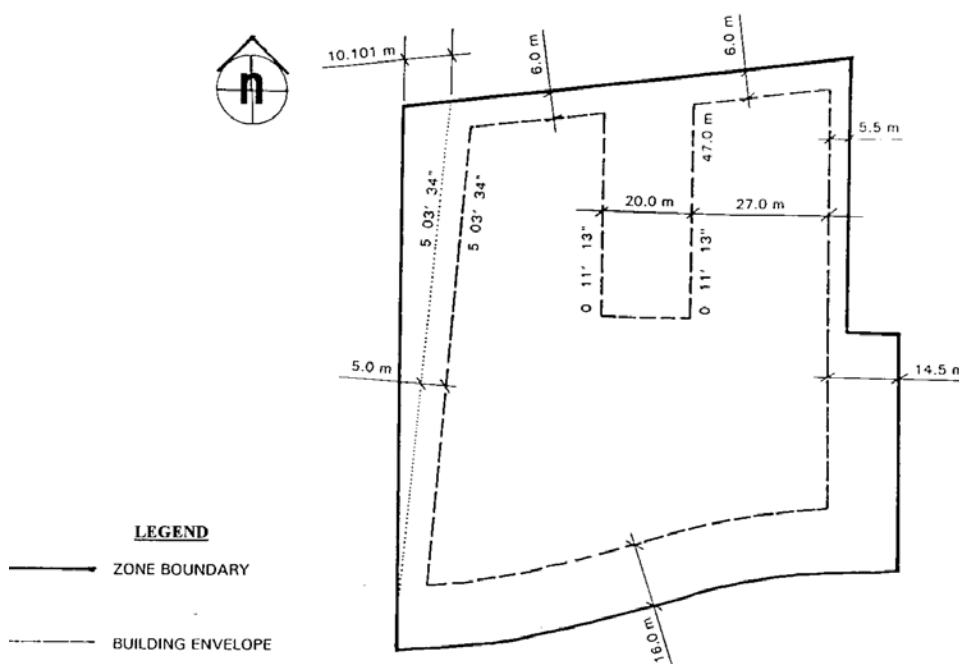
1. The maximum **floor area ratio** is 1.6, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

18.1.6 Yards & Setbacks

1. The minimum parking **setback** is:
 - a) 2.5 m from the north **lot line**; and
 - b) 2.5 m from the south **lot line**.
2. **Buildings** shall not be sited outside the **building envelope** identified in the following diagram:



18.1.7 Permitted Heights

1. The maximum **height** for **buildings** is:
 - a) 9.0 m (not more than 2 **storeys**) within 10.0 m of the northerly **lot line**;
 - b) 12.0 m (not more than 3 **storeys**) within 20.0 m of the northerly **lot line**;
 - c) 24.38 m (not more than 4 **storeys**) within 60.0 m of the northerly **lot line**; and
 - d) 24.38 m (not more than 8 **storeys**).
2. The maximum height for **accessory structures** is 12.0 m.

18.1.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 8,090.0 m².

18.1.9 Landscaping & Screening

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

18.1.10 On-Site Parking & 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 **dwelling units** that have a **floor area** of less than 93.0 m² require 1.3 spaces for each **dwelling unit** and 0.2 visitor spaces per **dwelling unit**.

18.1.11 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.