

18.17 Low Rise Apartment (ZLR17) – Brighthouse Village (City Centre)

18.17.1 Purpose

The **zone** provides for low **density**, low rise apartments in the Cooney Road area of Brighthouse Village.

18.17.2 Permitted Uses

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

18.17.3 Secondary Uses

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

18.17.4 Permitted Density

1. The maximum **floor area ratio** is 1.3, together with an additional:
 - a) 0.05 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 0.15 **floor area ratio** provided that it is entirely used to accommodate **dwelling unit(s)** each having an individual **gross floor area** less than 50.0 m².

18.17.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 56% for **buildings**.

18.17.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) Granville Avenue: 6.0 m;
 - b) Cooney Road: 6.0 m; and
 - c) Anderson Road: 4.5 m.
2. Parking **structures** may project into the public **road setback** but shall be no closer to a **lot line** than 3.0 m.
3. Parking **structure** encroachments on the public **road setback** shall be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the City.
4. The minimum **side yard** is 3.0 m, except that the minimum **side yard** shall be 6.0 m for portions of the **building** exceeding 7.5 m in **building height**.

18.17.7 Permitted Heights

1. The maximum **height** for **buildings** is 16.5 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

18.17.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 2,500.0 m².

18.17.9 Landscaping & Screening

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

18.17.10 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:
 - a) on-site parking shall be provided at the rate of:
 - i) for residents: 1.1 spaces per **dwelling unit**; and
 - ii) for visitors: 0.15 spaces per **dwelling unit**; and
 - b) the minimum manoeuvring aisle width shall be 6.7 m.

18.17.11 Other Regulations

[Bylaw 9723, Jul 17/17]

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.