

## 18.35 Low Rise Apartment (ZLR35) – St. Albans Sub Area (City Centre) [Bylaw 9807, Mar 19/18]

### 18.35.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the properties developed under Land Use Contract 115 on Bennett Road in the St. Albans Sub Area of **City Centre**.

### 18.35.2 Permitted Uses

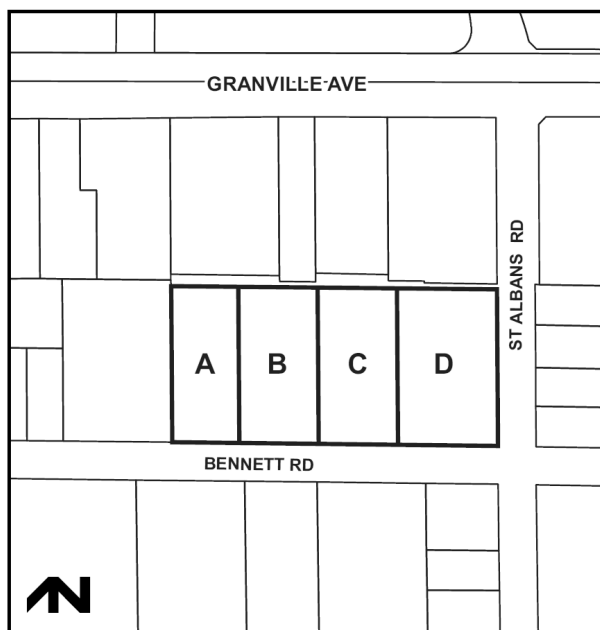
- **child care**
- **housing, apartment**

### 18.35.3 Secondary Uses

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

### 18.35.4 Permitted Density

1. In the area identified as “A” on Diagram 1, Section 18.35.4.4:
  - a) The maximum number of **dwelling units** for **apartment housing** is 32; and
  - b) The maximum **floor area ratio** is 0.74.
2. In the areas identified as “B” and “C” on Diagram 1, Section 18.35.4.4:
  - a) The maximum number of **dwelling units** for **apartment housing** on each **lot** is 38; and
  - b) The maximum **floor area ratio** on each **lot** is 1.10.
3. In the area identified as “D” on Diagram 1, Section 18.35.4.4:
  - a) The maximum number of **dwelling units** for **apartment housing** is 48; and
  - b) The maximum **floor area ratio** is 1.01.
4. Diagram 1



### 18.35.5 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.

### 18.35.6 Yards & Setbacks

1. In the area identified as “A” on Diagram 1, Section 18.35.4.4:
  - a) the minimum **front yard** is 7.6 m;
  - b) the minimum west **interior side yard** is 6.0 m;
  - c) the minimum east **interior side yard** is 9.1 m; and
  - d) the minimum **rear yard** is 18.2 m.
2. In the area identified as “B” on Diagram 1, Section 18.35.4.4:
  - a) the minimum **front and rear yard** is 12.1 m;
  - b) the minimum west **interior side yard** is 9.1 m; and
  - c) the minimum east **interior side yard** is 10.6 m.
3. In the area identified as “C” on Diagram 1, Section 18.35.4.4:
  - a) the minimum **front and rear yard** is 12.1 m;
  - b) the minimum west **interior side yard** is 10.6 m; and
  - c) the minimum east **interior side yard** is 9.1 m.
4. In the area identified as “D” on Diagram 1, Section 18.35.4.4:
  - a) the minimum **front yard** is 7.6 m;
  - b) the minimum **interior side yard** is 12.1 m;
  - c) the minimum **exterior side yard** is 7.6 m; and
  - d) the minimum **rear yard** is 9.1 m.

### 18.35.7 Permitted Heights

1. In the area identified as “A” on Diagram 1, Section 18.35.4.4, the maximum **height** for **buildings** is 9.0 m but containing no more than **2 storeys**.
2. In the area identified as “B”, “C”, and “D” on Diagram 1, Section 18.35.4.4, the maximum **height** for **buildings** is 15.0 m but containing no more than **4 storeys** including one ground level of covered parking.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 12.0 m.

### 18.35.8 Subdivision Provisions/Minimum Lot Size

1. In the area identified as “A” on Diagram 1, Section 18.35.4.4:
  - a) the minimum **lot width** is 35.0 m;
  - b) the minimum **lot depth** is 80.0 m; and
  - c) the minimum **lot area** is 2,850 m<sup>2</sup>.
2. In the area identified as “B” and “C” on Diagram 1, Section 18.35.4.4:
  - a) the minimum **lot width** is 40.0 m;
  - b) the minimum **lot depth** is 80.0 m; and
  - c) the minimum **lot area** is 3,400 m<sup>2</sup>.
3. In the area identified as “D” on Diagram 1, Section 18.35.4.4:
  - a) the minimum **lot width** is 50.0 m;
  - b) the minimum **lot depth** is 80.0 m; and
  - c) the minimum **lot area** is 4,300 m<sup>2</sup>.

### 18.35.9 Landscaping & Screening

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

### 18.35.10 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:
  - a) in the area identified as “A” on Diagram 1, Section 18.35.4.4, shall be 32 **vehicle parking spaces**, and of which a minimum of 11 shall be designated for visitors; and
  - b) in the areas identified as “B”, “C”, and “D” on Diagram 1, Section 18.35.4.4, shall be the greater of 1.3 **vehicle parking spaces** per **dwelling unit** or 163 **vehicle parking spaces**, and of which a minimum of 18 shall be designated for visitors.

### 18.35.11 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 18.35.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**: *[Bylaw 10014, Feb 22/22]*
  - a) 8291 Bennett Road *[Bylaw 10014, Feb 22/22]*  
P.I.D. 001-435-388 *[Bylaw 10014, Feb 22/22]*  
Lot 373 Section 16 Block 4 North Range 6 West New Westminster District Plan  
55806 *[Bylaw 10014, Feb 22/22]*
  - b) 8351 Bennett Road  
P.I.D. 000-965-031  
Lot 374 Section 16 Block 4 North Range 6 West New Westminster District Plan  
55806 *[Bylaw 10014, Feb 22/22]*

### **18.35.12 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.