

18.38 Low Rise Apartment (ZLR38) – Brighthouse Village (City Centre) *[Bylaw 9811, Mar 19/18]*

18.38.1 Purpose

The **zone** provides for low rise **apartment housing** and other compatible **uses**. This **zone** is for the property developed under Land Use Contract 158 on Park Road in the Brighthouse Village of **City Centre**.

18.38.2 Permitted Uses

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

18.38.3 Secondary Uses

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

18.38.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** is 56.
2. The maximum number of **buildings** for **apartment housing** is 1.
3. The maximum **floor area ratio** is 1.20.

18.38.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 50%.
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.

18.38.6 Yards & Setbacks

1. The minimum **front yard** is 7.5 m.
2. The minimum east **interior side yard** is 6.0 m.
3. The minimum west **interior side yard** is 9.0 m.
4. The minimum **rear yard** is 7.0 m.

18.38.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys** including ground level parking.

18.38.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 45.0 m.
2. The minimum **lot depth** is 90.0 m.

3. The minimum **lot area** is 4,400 m².

18.38.9 Landscaping & Screening

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

18.38.10 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 shall be 54 covered **vehicle parking spaces**, and 22 uncovered **vehicle parking spaces**, of which there shall include 6 visitor **parking spaces**.

18.38.11 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.