

18.39 Low Rise Apartment (ZLR39) – No. 5 Road (Shellmont) *[Bylaw 9988, May 21/19]*

18.39.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 021 on No. 5 Road in the Shellmont area.

18.39.2 Permitted Uses

- **child care**
- **home business**
- **housing, apartment**

18.39.3 Secondary Uses

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

18.39.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 74.
2. The maximum number of **buildings** for **apartment housing** is 1.
3. The maximum **floor area ratio** (FAR) is 1.68.

18.39.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 56%.
2. No more than 80% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

18.39.6 Yards & Setbacks

1. For the ground floor parking level:
 - a) the minimum **front yard** and **rear yard** is 8.5 m; and
 - b) the minimum **side yard** is 9.4 m.
2. For **apartment housing**:
 - a) the minimum **front yard** and **rear yard** is:
 - i) 9.7 m to the first floor;
 - ii) 12.0 m to the second floor;
 - iii) 13.4 m to the third floor; and
 - iv) 15.8 m to the fourth floor.
 - b) the minimum **side yard** is:
 - i) 10.6 m to the first floor;
 - ii) 11.8 m to the second floor;
 - iii) 13.1 m to the third floor; and
 - iv) 14.3 m to the fourth floor.

18.39.7 Permitted Heights

1. The maximum **height** for **buildings** is 18.75 m but containing no more than 4 **storeys** plus a ground floor parking level.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

18.39.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 121.48 m.
2. The minimum **lot depth** is 60.96 m.
3. The minimum **lot area** is 7,413 m².

18.39.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 18.39.9.1, a privacy **fence** of not more than 1.8 m in **height** shall be constructed along the north, west, and south **property lines**.

18.39.10 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 a minimum of 1.72 **vehicle parking spaces** per unit.

18.39.11 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.