

18.41 Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor) [Bylaw 10147, Dec 14/20]

18.41.1 Purpose

The **zone** provides for low rise **apartment housing** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 008 on Ryan Road in the Broadmoor area.

18.41.2 Permitted Uses

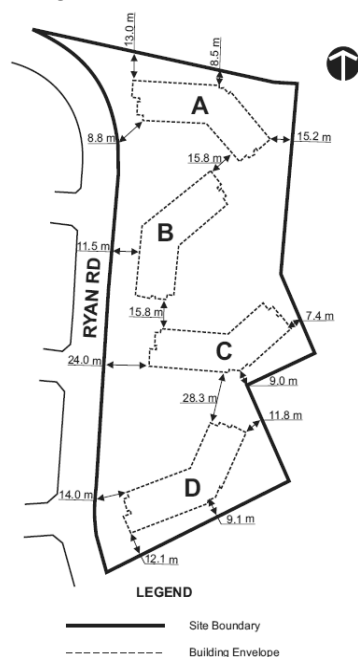
- child care
- housing, apartment

18.41.3 Secondary Uses

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

18.41.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 156.
2. The maximum number of **buildings** for **apartment housing** is 4, each of which shall contain a maximum of 39 **dwelling units**.
3. In the areas identified as “A” and “D” on Diagram 1, Section 18.41.4.7, each **building** for **apartment housing** shall contain no studio **dwelling units** and a maximum of 9 **dwelling units** with one **bedroom**.
4. In the areas identified as “B” and “C” on Diagram 1, Section 18.41.4.7, each **building** for **apartment housing** shall contain no studio **dwelling units** and a maximum of 15 **dwelling units** with one **bedroom**.
5. A **dwelling unit** shall have a maximum gross **habitable space** of 99.4 m².
6. The maximum **floor area ratio** (FAR) is 0.62, together with an additional 0.01 **floor area ratio** provided that it is entirely used to accommodate **amenity space** containing a minimum of two meeting rooms (each having a minimum **floor area** of 7.8 m²), saunas, and changing rooms with washrooms, to accompany outdoor swimming pools on the **lot**.
7. Diagram 1



18.41.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 30%.
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.

18.41.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** for residential **buildings** shall be as shown in Diagram 1 in Section 18.41.4.7.

18.41.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m but containing no more than 4 **storeys** including ground level covered parking.
2. The maximum **height** for **accessory buildings** is 5.0 m.

18.41.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 23,500 m².

18.41.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 18.41.9.1, a **screen** at least 1.8 m in **height** shall be planted and maintained on the lot along the west property line adjacent to uncovered parking areas.
3. For the purpose of Section 18.41.9.2, a **screen** shall not include a wall or **fence**.
4. In addition to Section 18.41.9.1, two outdoor **amenity spaces**, each of which shall be a minimum 6.0 m x 12.0 m in area (including swimming pools), shall be provided on the **site**.
5. In addition to Section 18.41.9.1, a 3.3 m wide hardscaped public walkway shall be provided along the east **property line**.

18.41.10 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 234 **vehicle parking spaces**, of which there shall include a minimum of 39 visitor **parking spaces**, distributed as follows:
 - a) in the areas identified as "A" and "D" on Diagram 1, Section 18.41.4.7, a minimum of 40 ground level covered **vehicle parking spaces** per **building**;
 - b) in the areas identified as "B" and "C" on Diagram 1, Section 18.41.4.7, a minimum of 39 ground level covered **vehicle parking spaces** per **building**; and

- c) a minimum of 75 surface **vehicle parking spaces**.

18.41.11 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.

