

18.42 Low Rise Apartment (ZLR42) – Francis Road (Broadmoor) [Bylaw 10151, Dec 14/20]

18.42.1 Purpose

The **zone** provides for low rise **apartment housing** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 100 on Francis Road in the Broadmoor area.

18.42.2 Permitted Uses

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

18.42.3 Secondary Uses

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

18.42.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** is 26.
2. The maximum **floor area ratio** (FAR) is 0.40.

18.42.5 Permitted Lot Coverage

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

18.42.6 Yards & Setbacks

1. The minimum **front yard** is 12.1 m.
2. The minimum **side yard** is 6.0 m.
3. The minimum **rear yard** is 25% of the average **lot depth**.

18.42.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.6 m, but containing no more than 2 **storeys**.

18.42.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 4,690.0 m².

18.42.9 Landscaping & Screening

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

18.42.10 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 1.5 **vehicle parking spaces** per **dwelling unit**.

18.42.11 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.