

18.45 Low to Mid Rise Apartment (ZLR45) – Thompson [Bylaw 10406, Sep 9/24]

18.45.1 Purpose

The **zone** accommodates low and mid rise **residential rental tenure apartment housing** and compatible **secondary uses**. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **affordable housing units, moderate income rental units, and market rental units**.

18.45.2 Permitted Uses

- **housing, apartment**
- **housing, town**

18.45.3 Secondary Uses

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

18.45.4 Permitted Density

1. The maximum **floor area ratio** is 0.6 together with an additional:
 - a) 0.1 **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.
2. Notwithstanding Section 18.45.4.1, the reference to “0.6” is increased to a higher **floor area ratio** of “2.1”, provided that:
 - a) the **owner** provides no less than 50 **affordable housing units** on the **site**, having a combined **floor area** of at least 4,384 m², excluding the **building area** of **moderate income rental units** and **market rental units**;
 - b) the **owner** enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot** and files a notice in the Land Title Office;
 - c) the **owner** provides no less than 110 **moderate income rental units** on the **site**, having a combined **floor area** of at least 5,941 m², excluding the **building area** of **affordable housing units** and **market rental units**;
 - d) the **owner** enters into a **moderate income rental housing agreement** with respect to the **moderate income rental units** and registers the **moderate income rental housing agreement** against title to the **lot** and files a notice in the Land Title Office;
 - e) the **owner** provides 170 **market rental units** on the **site**, excluding the **building area** of **affordable housing units** and **moderate income rental units**;
 - f) the **owner** enters into a **market rental agreement** with respect to the **market rental units** and registers the **market rental agreement** against title to the **lot** and files a notice in the Land Title Office;

18.45.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

18.45.6 Permitted Yards & Setbacks

1. The minimum **setback** from a **road** is 6.0 m, but may be reduced to 4.5 m where a proper interface is provided as specified in a Development Permit approved by the **City**.

2. The minimum **interior side yard** is 4.5 m.

18.45.7 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m.

18.45.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 80.0 m.
2. The minimum **lot depth** is 100.0 m.
3. The minimum **lot area** requirement is 10,000.0 m².

18.45.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.45.10 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:
 - a) the minimum number of **parking spaces** required by this bylaw may be reduced to be calculated as follows:
 - i) for **affordable housing unit** residents: 0.6 **parking spaces** per **dwelling unit**;
 - ii) for **moderate income rental unit** residents: 0.6 **parking spaces** per **dwelling unit**;
 - iii) for **market rental unit** residents: 0.72 **parking spaces** per **dwelling unit**;
 - iv) for visitor **parking**: 0.16 **parking spaces** per **dwelling unit**.

18.45.11 Residential Rental Tenure

1. For the purposes of this **zone**, the following definitions apply:
 - a) **moderate income rental unit** means a **dwelling unit** that is subject to a **housing affordability agreement**.
 - b) **moderate income rental housing agreement** means an agreement in a form satisfactory to the **City** that limits the occupancy of the **dwelling unit** that is subject to the agreement to persons, families and **households** that qualify for moderate income housing based on their **household** income level under the terms of the agreement, that restricts the occupancy of the **dwelling unit** to **residential rental tenure**, and that prescribes a maximum rental rate and rate of increase of rental rate for the **dwelling unit**.
2. All **dwelling units** in this **zone** are restricted to **residential rental tenure** only.

18.45.12 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.