

## 18.46 Low to Mid Rise Apartment (ZLR46) – Bridgeport [Bylaw 10454, Jun 10/24]

### 18.46.1 Purpose

The **zone** provides for residential development. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **affordable housing units** and **market rental units**.

### 18.46.2 Permitted Uses

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

### 18.46.3 Secondary Uses

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

### 18.46.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with up to an additional:
  - a) 0.1 **floor area ratio** provided that this additional **floor area ratio** is used entirely to accommodate indoor **amenity space**.
  - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **market rental units** pursuant to Section 18.46.4.2c) and 18.46.4.2d).
2. Notwithstanding Section 18.46.4.1, the reference to “1.0” is increased to a higher **density** of “1.45”, provided that:
  - a) the **owner** provides not less than 18 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the total residential **building** area, excluding **habitable space** of **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 not less than 13 **market rental units** and the combined **habitable space** of the total number of **market rental units** would comprise at least 1,006 m<sup>2</sup>; and
  - d) 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.
3. For the purposes of this **zone**, the permitted **density** is based on gross **site** area before the following required **road** dedications and fee simple transfers to the **City**:
  - a) not less than 535 m<sup>2</sup> of land within the **site** transferred to the **City** as a fee simple **lot** for diking and related purposes; and
  - b) not less than 200 m<sup>2</sup> of land within the **site** dedicated to the **City** as **road** which shall form part of River Drive.

### 18.46.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

#### 18.46.6 Permitted Yards & Setbacks

1. The minimum **public road** setback from:
  - a) River Drive is 3.0 m;
  - b) River Road is 7.5 m; and
  - c) Shell Road is 6.0 m.
2. The **side yard** is 6.0 m.
3. A parking **structure** may project into a required **yard** up to the **property line**, provided that such encroachment is landscaped and screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.
4. Uncovered stairs may project into a required **yard**, but shall not be closer than 0.3 m from River Drive nor 3.0 m from any **side lot line** as specified by a Development Permit approved by the **City**.

#### 18.46.7 Permitted Heights

1. The maximum **height** for **buildings** is 26.0 m (6 **storeys**), except that the maximum **height** of **buildings** located:
  - a) within 20.0 m of the **lot line abutting** River Drive and more than 70.0 m from the **lot line abutting** Shell Road is 10.0 m;
  - b) within 20.0 m of the **lot line abutting** River Drive and within 70.0 m of the **lot line abutting** Shell Road is 15.0 m; and
  - c) between 20.0 m and 36.0 m of the **lot line abutting** River Drive is 15.0 m. **Balconies** may project into this area to a maximum depth of 1.5 m.
2. The maximum **building height** for **accessory buildings** and **accessory structures** is 10.0 m.

#### 18.46.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

#### 18.46.9 Landscaping & Screening

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

#### 18.46.10 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.

#### 18.46.11 Residential Rental Tenure

1. Subject to the provision of **affordable housing units** and **market rental units** pursuant to Section 18.46.4.2 above, a minimum of 31 **dwelling units** shall be used only for **residential rental tenure**.

### **18.46.12 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.

