

18.48 Low Rise Rental Apartment (ZLR48) – Steveston Highway (Steveston)

[Bylaw 10478, Nov 27/23]

18.48.1 Purpose

This **zone** provides for low-rise **residential rental tenure apartment housing** outside the **City Centre** for **affordable housing**, along with compatible **secondary uses**.

18.48.2 Permitted Uses

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

18.48.3 Secondary Uses

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

18.48.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.84 together with an additional 0.06 **floor area ratio**, provided that the additional **floor area** is used entirely to accommodate indoor **amenity space** and further provided that:
 - a) No less than 25 **affordable housing units** shall be provided on the site, having a combined floor area of at least 1,260.0 m²
 - 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 file a notice in the Land Title Office.

18.48.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 80% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

18.48.6 Yards & Setbacks

1. The minimum **front yard** is 25.0 m.
2. The minimum east **side yard** is 6.5 m.
3. The minimum west **side yard** is 5.5 m.
4. The minimum **rear yard** is 3.0 m.

18.48.7 Permitted Heights

1. The maximum **height** for **buildings** is 14.2 m.

18.48.8 Minimum Lot Size

1. The minimum **lot width** is 28.0 m.

2. The minimum **lot depth** is 68.0 m.
3. The minimum **lot area** is 2100.0 m².

18.48.9 Landscaping & Screening

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

18.48.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to standards set out in Section 7.0, except that, subject to the provision of Transportation Demand Management measures to the satisfaction of the Director of Transportation, the minimum requirements are to be calculated as follows:
 - a) 11 vehicle **parking spaces** with 5 vehicle **parking spaces** reserved for visitors; and
 - b) 10 Class 1 bicycle **parking spaces** and 8 Class 2 bicycle **parking spaces**.

18.48.11 Residential Rental Tenure

1. A **dwelling unit** located anywhere in this **zone** shall only be **used** for **residential rental tenure** specific to the provision of **affordable housing units**.

18.48.12 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.