

## 18.13 Low Rise Apartment (ZLR13) – Steveston (BC Packers)

### 18.13.1 Purpose

The **zone** provides for medium **density**, low rise apartments and townhouses in the Steveston area on the former BC Packers site.

### 18.13.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**
- **housing, town**
- **parking, non accessory**

### 18.13.3 Secondary Uses

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

### 18.13.4 Permitted Density

1. The maximum **floor area ratio** is 1.4, together with an additional:
  - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
  - b) 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. There is no maximum **floor area ratio** for **non accessory parking** as a **principal use**.

### 18.13.5 Permitted Lot Coverage

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

### 18.13.6 Yards & Setbacks

1. The minimum **yard** for **buildings**, parking and parking **structures** is:
  - a) 6.0 m **adjacent** to Westwater Drive; and
  - b) 9.0 m **adjacent** to a public **park** or dyke.

### 18.13.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory buildings** is 15.0 m.
2. The maximum **height** for **accessory structures** is 6.0 m.
3. For the purposes of this zoning district, **height** shall be deemed to mean the vertical distance between the highest point on the **building** and the concrete floor of the lowest habitable area of the **building**.

### 18.13.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 3,000.0 m<sup>2</sup>.

### 18.13.9 Landscaping & Screening

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

### 18.13.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

### 18.13.11 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.