

18.21 Low Rise Apartment (ZLR21) – Brighthouse Village (City Centre)

18.21.1 Purpose

The **zone** provides for low **density**, low rise apartments and townhouses in the Cooney Road area of Brighthouse Village.

18.21.2 Permitted Uses

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

18.21.3 Secondary Uses

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

18.21.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with an additional:
 - a) 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) 10% of the maximum **floor area ratio** for the **lot** in question provided that it is exclusively used for covered areas of the **principal building** which are open on one or more sides.

18.21.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

18.21.6 Yards & Setbacks

1. The minimum public **road setback** is 3.6 m, except that
 - a) **bay windows** may project into the public **road setback** 0.5 m;
 - b) gateways, landscape **structures** and garbage and recycling enclosures that do not form part of the **principal building** and are less than 3.0 m in **height** and 10.0 m² in area may be located within the public **road setback**; and
 - c) a covered common stairway may encroach into the public **road setback** but shall be no closer than 0.6 m to the **lot line abutting** a public **road**.
2. The minimum **side yard** is 4.0 m, except that **bay windows** may project into the **side yard** 0.5 m.
3. The minimum **rear yard** is 3.6 m, except that a covered common stairway may encroach into the **rear yard** but shall be no closer than 0.6 m to the **rear lot line**.

18.21.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.5 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 4.0 m.

18.21.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 1,900.0 m².

18.21.9 Landscaping & Screening

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

18.21.10 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.

18.21.11 Other Regulations

[Bylaw 9723, Jul 17/17]

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.