

## 18.30 Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)

[Bylaw 9638, Jun 26/17]

### 18.30.1 Purpose

The **zone** provides for a medium **density** residential apartment **development** with a **density bonus** for a monetary contribution to the **City’s** capital **Affordable Housing Reserve** Fund and the construction of affordable housing.

### 18.30.2 Permitted Uses

- **housing, apartment**

### 18.30.3 Secondary Uses

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

### 18.30.4 Permitted Density

1. The maximum **floor area ratio** is 1.50, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.30.4.1, the reference to “1.50” is increased to a higher **density** of “1.70” if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$892,634.00 to the **City’s** capital **Affordable Housing Reserve** Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812 and provides a minimum of 396.51 m<sup>2</sup> (4,268.04 ft<sup>2</sup>) of affordable housing in six **dwelling units** within the first phase of the **development**.

### 18.30.5 Permitted Lot Coverage

1. Maximum **Lot Coverage** is 40% for **buildings**.

### 18.30.6 Yards & Setbacks

1. The minimum public **road setback** is:
  - a) 4.0 m from Alexandra Road;
  - b) 4.0 m from May Drive; and
  - c) 6.0 m from Tomicki Avenue.
2. The minimum **property line setback** is:
  - a) 6.0 m from the eastern **property line**.
3. Entry canopies may project into the public **road setback** along the southern **property line** for a maximum distance of 3.0 m and along the northern **property line** for a maximum distance of 1.2 m.
4. Common entry features may project into the public **road setback** along both the northern and southern **property lines** for a maximum distance of 1.25 m.

5. Unenclosed **balconies** above the main north and south entries to the **building** may project into the public **road setback** or the eastern **property line setback** for a maximum distance of 1.15 m.
6. Mechanical venting **structures** may project into the public **road setback** or the eastern **property line setback** for a maximum distance of 2.5 m.
7. A parking **structure** may project into the public **road setback** or the eastern **property line setback**, provided that such encroachment is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, but no closer than 3.0 m to Alexandra Road, May Drive, Tomicki Avenue or the eastern **property line**.

#### **18.30.7 Permitted Heights**

1. The maximum **height** for **buildings** is 18.5 m.
2. The maximum **height** for **accessory buildings** and **structures** is 9.0 m.

#### **18.30.8 Subdivision Provisions/Minimum Lot Size**

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

#### **18.30.9 Landscaping & Screening**

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

#### **18.30.10 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 the number of on-site **parking spaces** required for **apartment housing** shall be:
  - a) 1.26 spaces per **dwelling unit** for residents; and
  - b) 0.18 spaces per **dwelling unit** for visitors.

#### **18.30.11 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.