

18.31 Low Rise Apartment (ZLR31) – Alexandra Neighbourhood (West Cambie)

[Bylaw 9755, May 28/18]

18.31.1 Purpose

The **zone** provides for medium density residential apartment **development** with a **density bonus** for the construction of affordable housing.

18.31.2 Permitted Uses

- **housing, apartment**

18.31.3 Secondary Uses

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

18.31.4 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 18.31.4.1, the reference to “1.50” is increased to a higher **density** of “1.70” if, prior to first occupancy of a **building**, the **owner**:
 - a) Provides on the **lot** not less than 13 **affordable housing units** having a combined **habitable space** of at least 0.066 of the “0.2” **floor area density bonus**; and
 - b) Enters into a **housing agreement** for the **affordable housing units** with the **City** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

18.31.5 Permitted Lot Coverage

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

18.31.6 Yards & Setbacks

1. The minimum **property line setback** is:
 - a) 5.0 m from the west **property line**;
 - b) 6.0 m from the north or south **property lines**;
 - c) 7.5 m from the east **property line** provided that a minimum **building face to building face** separation of 15.0 m is maintained between the **buildings** on the **site** and any **buildings** on 9399 Odlin Road.
2. Notwithstanding Section 18.31.6:
 - a) A parking **structure** may project into the **property line setback** a maximum of 2.4 m 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**; and
 - b) Entry stairs may project into the public **road setback** or the **property line setback** for a maximum distance of 2.5 m.

18.31.7 Permitted Heights

1. The maximum **height** for **buildings** is 19.5 m and 5 habitable **storeys**, except that:
 - a) The maximum **height** for portions of the **buildings** within 48 m of the north **property line** is 16.5 m and may contain not more than 4 habitable **storeys** and;
 - b) The maximum **height** for portions of the **buildings** within 54 m of the south **property line** and within 39 m of the west **property line** is 22.6 m and may contain not more than 6 habitable **storeys**.
2. The maximum **height** for **accessory buildings** and **structures** is 9.0 m.

18.31.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.
2. The minimum **lot size** is 14,500 m².

18.31.9 Landscaping & Screening

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

18.31.10 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.

18.31.11 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.