

## 18.14 Low to Mid Rise Apartment (ZLR14) – Riverport [Bylaw 8811, Mar 12/12]

### 18.14.1 Purpose

The zone provides for medium **density**, low to mid rise **apartment housing**, rental **apartment housing**, and limited commercial uses in the Riverport area. [Bylaw 8811, Mar 12/12]

### 18.14.2 Permitted Uses

- child care
- dormitory
- hotel
- office
- parking, non accessory
- private club
- restaurant
- retail, general

[Bylaw 8811, Mar 12/12]

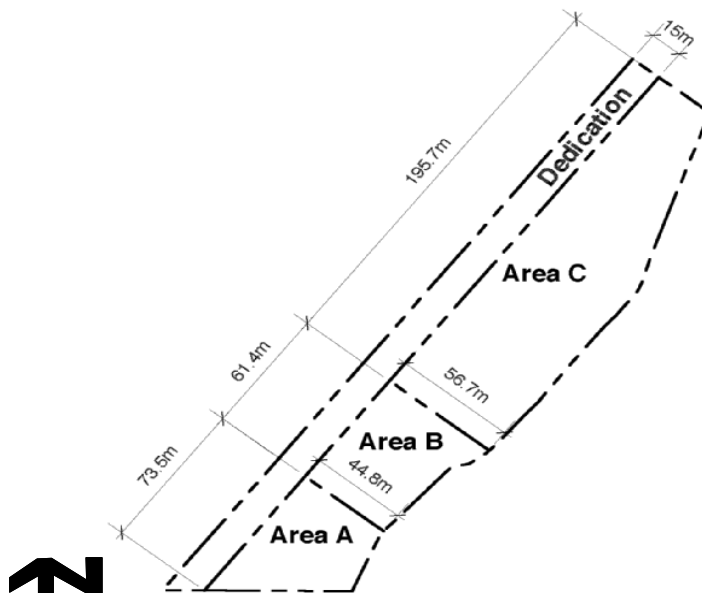
- housing, apartment

### 18.14.3 Secondary Uses

- residential security/operator unit
- community care facility, minor
- home business

### 18.14.4 Permitted Density

1. Diagram 1



2. The maximum **floor area ratio** is for:

- a) Area A: 1.0;
- b) Area B: 1.5; and
- c) Area C: 1.6.

3. The maximum **floor area ratio** for Area A is increased by an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** or **community amenity space**. *[Bylaw 8811, Mar 12/12]*
4. Notwithstanding Section 18.14.4.2, the reference to “1.0” is increased to a higher **density** of “1.91” if prior to the first occupancy of the **building**, the **owner**: *[Bylaw 8811, Mar 12/12]*
  - a) provides in the **building** rental **apartment housing** units and the combined **habitable space** of the total number of rental **apartment housing** units would comprise at least 50% of the total **building** area; and *[Bylaw 8811, Mar 12/12]*
  - b) enters into a **housing agreement** with respect to the rental **apartment housing** units and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office. *[Bylaw 8811, Mar 12/12]*

#### 18.14.5 Permitted Lot Coverage

1. The maximum **lot coverage** is for:
  - a) Area A: 46%;
  - b) Area B: 36%; and
  - c) Area C: 40%.

#### 18.14.6 Yards & Setbacks

1. The minimum **road setback** is for:
  - a) Area A: 1.0 m from Steveston Highway and 2.0 m from all other **roads**;
  - b) Area B: 5.0 m; and
  - c) Area C: 5.0 m.
2. The minimum **side yard** is for:
  - a) Area A: 8.5 m for **buildings** and **accessory buildings**; 1.0 m for **accessory structures**; *[Bylaw 8811, Mar 12/12]*
  - b) Area B: 4.5 m; and
  - c) Area C: 6.0 m.

#### 18.14.7 Permitted Heights

1. The maximum **height** for **buildings** is:
  - a) Area A: 22.5 m; *[Bylaw 8811, Mar 12/12]*
  - b) Area B: 15.0 m; and
  - c) Area C: 15.0 m.
2. The maximum **height** for **accessory structures** is 15.0 m.

#### 18.14.8 Subdivision Provisions/Minimum Lot Size

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

### 18.14.9 Landscaping & Screening

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

### 18.14.10 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, except that: *[Bylaw 8811, Mar 12/12]*

In the areas identified as Area “A” and Area “B” in Diagram 1 in Section 18.4.4.1 *[Bylaw 8811, Mar 12/12]*

- a) On-site parking shall be provided at the rate of: *[Bylaw 8811, Mar 12/12]*

Residential Use	Minimum Number of <b>Parking Spaces</b> Required per <b>Dwelling Unit</b>	
	For Residents	For Visitors
Rental <b>housing, apartment</b>	1.32	0.2

2. *[Bylaw 8811, Mar 12/12]*

### 18.14.11 Other Regulations

1. The following **uses** are permitted only within the area identified as “A” in Diagram 1 in Section 18.4.4.1:

- a) **retail, general.**

- b) *[Bylaw 8811, Mar 12/12]*

2. The following **uses** are permitted only within the area identified as “B” and “C” in Diagram 1 in Section 18.14.4.1:

- a) **housing, apartment;**
- b) **community care facility, minor;** and
- c) **home business.**

3. The following **uses** are only permitted within the area identified as Area “A” in Diagram 1 in Section 18.14.4.1, if any **apartment housing use** is limited to rental only and is secured by a **housing agreement** registered against the title to the **lot** in the Land Title Office: *[Bylaw 8811, Mar 12/12]*

- a) **housing, apartment;** *[Bylaw 8811, Mar 12/12]*
- b) **community care facility, minor;** and *[Bylaw 8811, Mar 12/12]*
- c) **home business.** *[Bylaw 8811, Mar 12/12]*

4. For the purposes of this **zone** only, a **housing agreement** means an agreement in a form satisfactory to the **City** that restricts the occupancy of the **dwelling unit** to rental tenure. *[Bylaw 8811, Mar 12/12]*

5. 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.

