

18.20 Low Rise Apartment (ZLR20) – Alexandra Neighbourhood (West Cambie)

18.20.1 Purpose

The **zone** provides for medium **density**, low rise apartments and townhouses in the Alexandra neighbourhood of the West Cambie area.

18.20.2 Permitted Uses

- **housing, apartment**
- **housing, town**

18.20.3 Secondary Uses

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

18.20.4 Permitted Density

1. The maximum **floor area ratio** is 1.5, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. For the purposes of this zoning district, **floor area ratio** excludes the **floor area** of those parts of the **building** used for common mechanical and electrical storage rooms, provided that the total **floor area** does not exceed 225.0 m².

18.20.5 Permitted Lot Coverage

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

18.20.6 Yards & Setbacks

1. The minimum public **road setback** is 6.0 m, except that
 - a) **balconies** may project into the public **road setback** 0.65 m;
 - b) common entry features may project into the public **road setback** 1.0 m; and
 - c) the parking **structure** may project into the public **road setback** 2.5 m. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the **City**.
2. The minimum **side yard** and **rear yard** is 6.0 m, except that
 - a) **balconies** may project into the **side yard** and **rear yard** 0.65 m; and
 - b) the parking **structure** may project into the **side yard** and **rear yard** 1.0 m. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the **City**.

18.20.7 Permitted Heights

1. The maximum **height** for **buildings** is 20.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 11.5 m.

18.20.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 1.0 ha.

18.20.9 Landscaping & Screening

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

18.20.10 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.

18.20.11 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.