

## 18.28 Low Rise Apartment (ZLR28) – Colonial Drive (Seafair) [Bylaw 9322, Nov 24/15]

### 18.28.1 Purpose

The **zone** provides for **apartment housing** and other compatible **uses**. This **zone** is for multiple family residential properties developed under Land Use Contract 020.

### 18.28.2 Permitted Uses

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

### 18.28.3 Secondary Uses

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

### 18.28.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** is 411.
2. The maximum **floor area** permitted is 28,680 m<sup>2</sup>.
3. The maximum **floor area ratio** (FAR) is 0.44, together with an additional 0.005 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

### 18.28.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.
2. No more than 80% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

### 18.28.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 12.0 m.
2. The minimum **side yard** is 6.0 m.
3. The minimum **rear yard** is equal to 25% of the **lot depth**.
4. The minimum **building separation space** is equal to the average **heights** of the **buildings** in question.

### 18.28.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

### 18.28.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** for **town housing** is 6.62 hectares.

### 18.28.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

### 18.28.10 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.

### 18.28.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.
2. **Accessory buildings** shall satisfy all the following provisions:
  - a) Shall not be used for any other purpose than the storage of private passenger automobiles;
  - b) Shall not be situated closer to the **front lot line** or internal drive aisle than the front wall of the main **building** which the **accessory building** serves;
  - c) Shall not be situated closer than 12.0 m from any public **road** or 4.5 m from a **side lot line**;
  - d) Shall not exceed 4.5 m in **height**; and
  - e) Shall not be greater in **floor area** than 23.23 m<sup>2</sup> for each dwelling unit in the **principal building** served by such **accessory building**.