

## 18.32 Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre) [Bylaw 9801, Mar 19/18]

### 18.32.1 Purpose

The **zone** provides for low rise **apartment housing** and **town housing**, and compatible **uses**. This **zone** is for the properties developed under Land Use Contract 025 on Citation Drive, Cook Road, and Pimlico Way in the Brighthouse Village of **City Centre**.

### 18.32.2 Permitted Uses

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

### 18.32.3 Secondary Uses

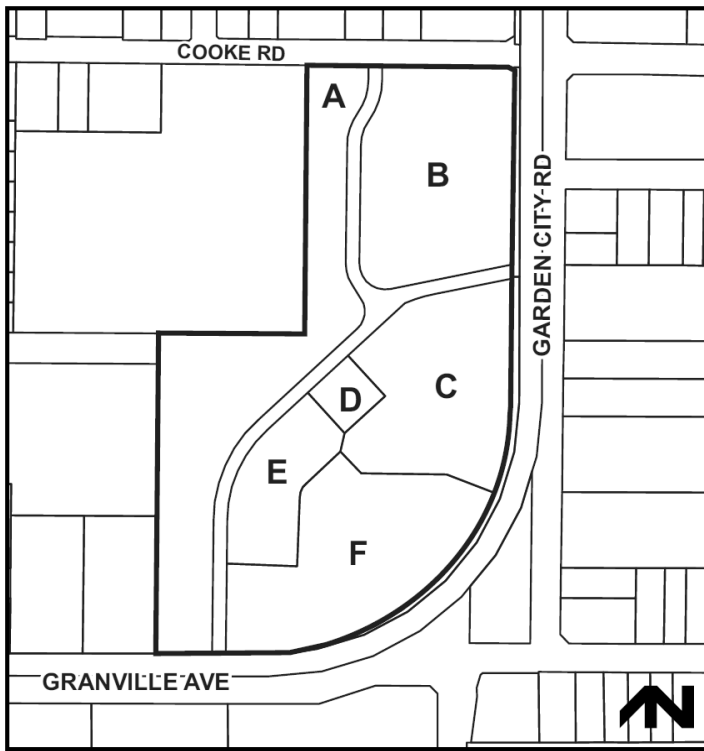
- **boarding and lodging**
- **community care facility, minor**
- **home business**

### 18.32.4 Permitted Density

1. In the area identified as “A” on Diagram 1, Section 18.32.4.7:
  - a) The maximum number of **dwelling units** for **town housing** is 63;
  - b) The maximum **floor area** permitted per **dwelling unit** is 149 m<sup>2</sup>; and
  - c) The maximum **floor area ratio** is 0.55.
2. In the area identified as “B” on Diagram 1, Section 18.32.4.7:
  - a) The maximum number of **dwelling units** for **apartment housing** is 102;
  - b) The maximum number of **buildings** for **apartment housing** is 2;
  - c) The maximum **floor area** permitted per **dwelling unit** is 140 m<sup>2</sup>; and
  - d) The maximum **floor area ratio** is 1.03.
3. In the areas identified as “C” on Diagram 1, Section 18.32.4.7:
  - a) The maximum total number of **dwelling units** for **apartment housing** is 134.
  - b) The maximum total number of **buildings** for **apartment housing** is 2.
  - c) The maximum **floor area ratio** is 0.88.
4. In the area identified as “D” on Diagram 1, Section 18.32.4.7:
  - a) The maximum **floor area** permitted is 588 m<sup>2</sup>, provided that it is entirely used to accommodate **amenity space**.
5. In the areas identified as “E” on Diagram 1, Section 18.32.4.7:
  - a) The maximum total number of **dwelling units** for **apartment housing** is 74.
  - b) The maximum total number of **buildings** for **apartment housing** is 1.
  - c) The maximum **floor area ratio** is 0.82.
6. In the areas identified as “F” on Diagram 1, Section 18.32.4.7:
  - a) The maximum total number of **dwelling units** for **apartment housing** is 149.
  - b) The maximum total number of **buildings** for **apartment housing** is 2.

c) The maximum **floor area ratio** is 1.02.

7. Diagram 1



### 18.32.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is:
  - a) 40% in the areas identified as “A”, “B”, “C”, “E”, and “F” on Diagram 1, Section 18.32.4.7; and
  - b) 30% in the area identified as “D” on Diagram 1, Section 18.32.4.7.
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.

### 18.32.6 Yards & Setbacks

1. In the area identified as “A” on Diagram 1, Section 18.32.4.7, the minimum **setback** to any **lot line** is 6.0 m.
2. In the area identified as “B” on Diagram 1, Section 18.32.4.7:
  - a) the minimum **setback** to Cook Road and Garden City Road is 12.1 m;
  - b) the minimum **setback** to Pimlico Way is 10.6 m; and
  - c) the minimum **setback** to Citation Drive is 13.7 m.
3. In the areas identified as “C”, “E”, and “F” on Diagram 1, Section 18.32.4.7:

- a) the minimum **setback** to Citation Drive is 6.0 m;
  - b) the minimum **setback** to Garden City Road and Granville Avenue is 13.7 m; and
  - c) the minimum **setback** to any other lot line is 7.6 m.
4. In the area identified as “D” on Diagram 1, Section 18.32.4.7:
- a) the minimum **setback** to Citation Drive is 1.5 m;
  - b) the minimum **interior side yard** is 1.7 m; and
  - c) the minimum **rear yard** is 15.2 m.

### 18.32.7 Permitted Heights

1. The maximum **height** for **buildings** for **town housing** is 9.0 m, but containing no more than 2 ½ **storeys**.
2. The maximum **height** for **buildings** for **apartment housing** is 15.0, but containing no more than 4 **storeys** including parking.
3. The maximum **height** for **accessory buildings** is 5.0 m, except that the maximum **height** for a **building** containing **amenity space** in the area identified as “D” on Diagram 1, Section 18.32.4.7 is 9.0 m for a **building** with a pitched roof and 7.5 m for a **building** with a flat roof, but in either case containing no more than 2 **storeys**.
4. The maximum **height** for **accessory structures** is 9.0 m.

### 18.32.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** requirements are:
  - a) 17,700 m<sup>2</sup> in the area identified as “A” on Diagram 1, Section 18.32.4.7;
  - b) 13,800 m<sup>2</sup> in the area identified as “B” on Diagram 1, Section 18.32.4.7;
  - c) 11,800 m<sup>2</sup> in the area identified as “C” on Diagram 1, Section 18.32.4.7;
  - d) 1,300 m<sup>2</sup> in the area identified as “D” on Diagram 1, Section 18.32.4.7;
  - e) 5,100 m<sup>2</sup> in the area identified as “E” on Diagram 1, Section 18.32.4.7; and
  - f) 13,700 m<sup>2</sup> in the area identified as “F” on Diagram 1, Section 18.32.4.7.

### 18.32.9 Landscaping & Screening

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

### 18.32.10 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 basic on-site parking requirement:
  - a) in the area identified as “B” on Diagram 1, Section 18.32.4.7 shall be 1.5 **vehicle parking spaces per dwelling unit**; and

- b) in the area identified as “C”, “E”, and “F” on Diagram 1, Section 18.32.4.7 shall be 1.38 **vehicle parking spaces** per **dwelling unit** and of which a minimum of 0.15 **vehicle parking spaces** per **dwelling unit** shall be designated for visitors.

### 18.32.11 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. **Town housing** shall be limited to the areas identified as “A” on Diagram 1, Section 18.32.4.7.
3. **Apartment housing** shall be limited to the areas identified as “B”, “C”, “E” and “F” on Diagram 1, Section 18.32.4.7.