

## 18.36 Low Rise Apartment (ZLR36) – Brighthouse Village (City Centre) [Bylaw 9809, Mar 19/18]

### 18.36.1 Purpose

The **zone** provides for low rise **apartment housing** and compatible **uses**. This **zone** is for the property developed under Land Use Contract 131 on Westminster Highway in the Brighthouse Village of **City Centre**.

### 18.36.2 Permitted Uses

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

### 18.36.3 Secondary Uses

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

### 18.36.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 45.
2. The maximum number of **buildings** for **apartment housing** is 1.
3. The maximum **floor area** permitted for a **dwelling unit** containing one **bedroom** in **apartment housing** is 56 m<sup>2</sup> exclusive of storage space.
4. The maximum **floor area** permitted for a **dwelling unit** containing two **bedrooms** in **apartment housing** is 75 m<sup>2</sup> exclusive of storage space.
5. The maximum **floor area ratio** is 1.20.

### 18.36.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 40%.
2. No more than 80% of a **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.

### 18.36.6 Yards & Setbacks

1. The minimum **front yard** is 12.0 m.
2. The minimum **interior side yard** is 8.5 m.
3. The minimum **rear yard** is 10.0 m.

### 18.36.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m, but containing no more than 4 **storeys** including ground level parking.

### 18.36.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 73.0 m.
2. The minimum **lot depth** is 54.0 m.
3. The minimum **lot area** is 4,045 m<sup>2</sup>.

### 18.36.9 Landscaping & Screening

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

### 18.36.10 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 shall be provided at a ratio of a minimum 1.5 **vehicle parking spaces** per **dwelling unit**.

### 18.36.11 Residential Rental Tenure *[Bylaw 10014, Feb 22/22]*

1. **Residential rental tenure** may be located anywhere in this **zone**. *[Bylaw 10014, Feb 22/22]*
2. Notwithstanding Section 18.36.11.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**: *[Bylaw 10014, Feb 22/22]*
  - a) 8660 Westminster Highway *[Bylaw 10014, Feb 22/22]*  
P.I.D. 003-680-282 *[Bylaw 10014, Feb 22/22]*  
Lot 188 Section 9 Block 4 North Range 6 West New Westminster District Plan  
55677 *[Bylaw 10014, Feb 22/22]*

### 18.36.12 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.