

18.4 Low Rise Apartment (ZLR4) – Steveston (Southcove)

18.4.1 Purpose

The **zone** provides for low **density**, low rise apartments in the Southcove area.

18.4.2 Permitted Uses

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

18.4.3 Secondary Uses

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

18.4.4 Permitted Density

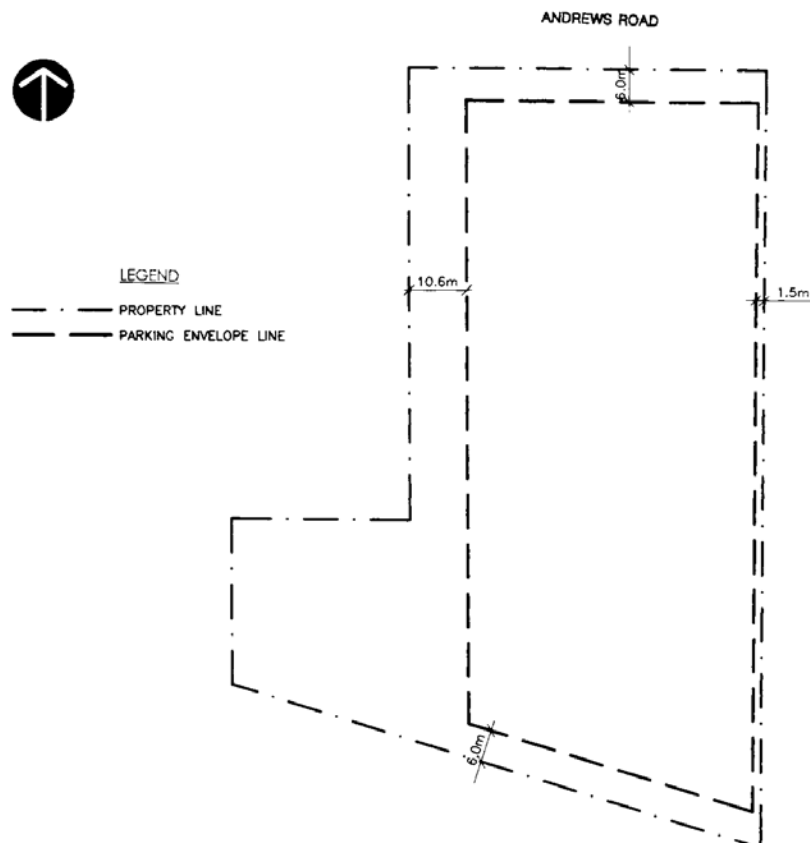
1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.4.5 Permitted Lot Coverage

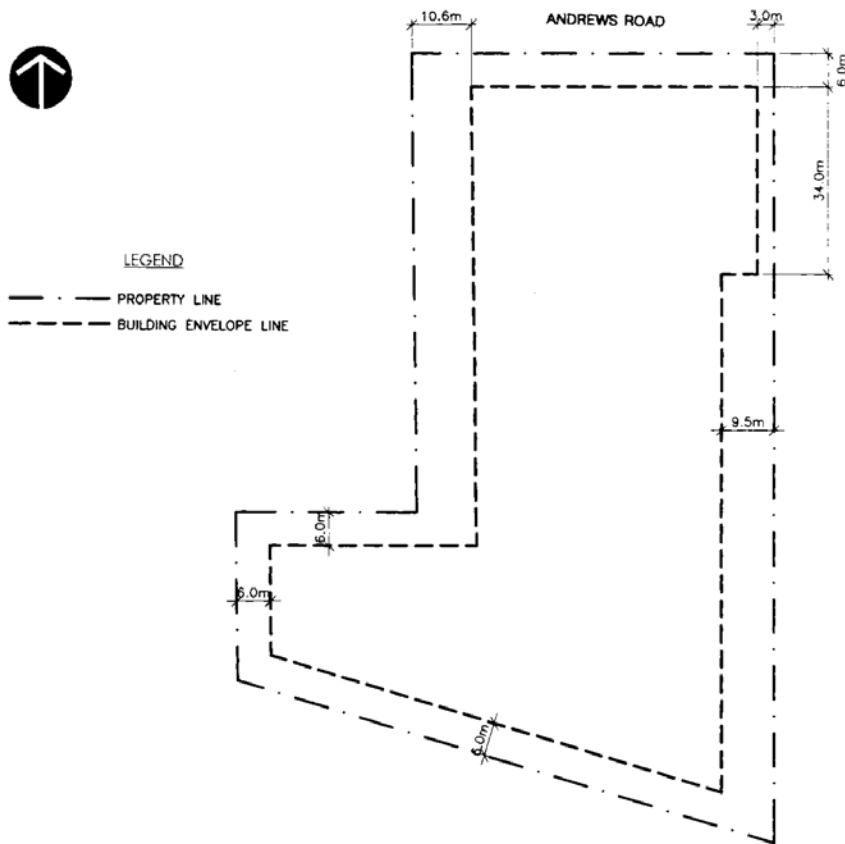
1. The maximum **lot coverage** is 40% for **buildings**.

18.4.6 Yards & Setbacks

1. Parking **structures** shall not be sited outside the parking envelope identified in the following diagram:



2. **Buildings** shall not be sited outside the **building envelope** identified in the following diagram:



18.4.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.
4. For the purposes of this **zone** only, maximum **height** shall be defined in accordance with Section 3 except that the lowest horizontal floor in the **building**, being the concrete floor on the lowest habitable area of the **building**, shall be used.

18.4.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 8,000.0 m².

18.4.9 Landscaping & Screening

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

18.4.10 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 **dwelling units** that have a **floor area** of less than 93.0 m² require 1.3 spaces for each **dwelling unit** and 0.2 visitor spaces per **dwelling unit**.

18.4.11 Other Regulations

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.

