

18.9 Low Rise Apartment (ZLR9) – Dover Crossing

18.9.1 Purpose

The **zone** provides for low **density**, low rise apartments and townhouses in the Dover Crossing area.

18.9.2 Permitted Uses

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

18.9.3 Secondary Uses

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

18.9.4 Permitted Density

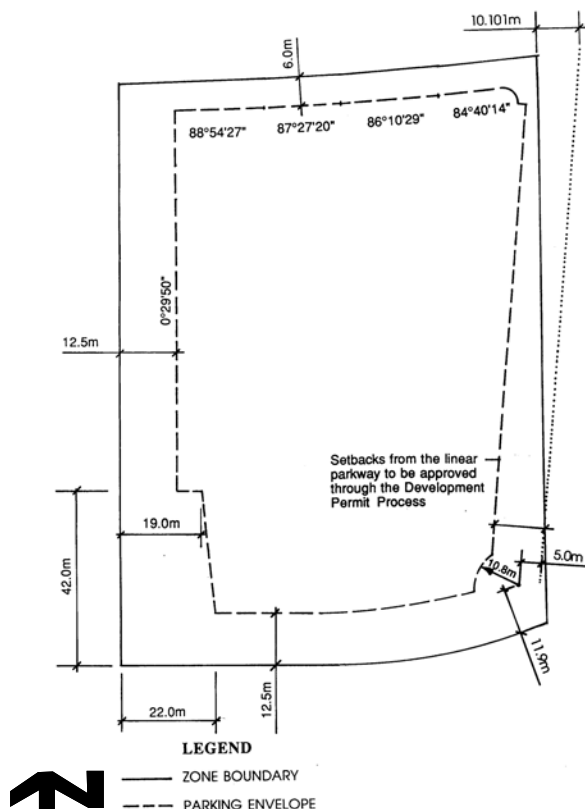
1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** located on the **building's** ground floor.

18.9.5 Permitted Lot Coverage

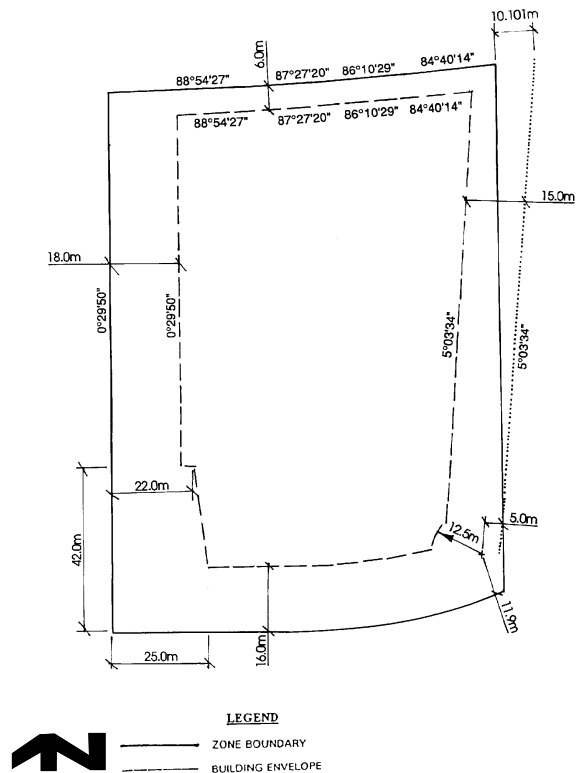
1. The maximum **lot coverage** is 40% for **buildings**.

18.9.6 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:



18.9.7 Permitted Heights

1. The maximum **height** for **buildings** is:
 - a) 9.0 m (not more than 2 **storeys**) within 10.0 m of the northerly **lot line**;
 - b) 12.0 m (not more than 3 **storeys**) within 20.0 m of the northerly **lot line**;
 - c) 17.5 m (not more than 4 **storeys**).
2. The maximum **height** for **accessory structures** is 12.0 m.

18.9.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** is 11,000.0 m².

18.9.9 Landscaping & Screening

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

18.9.10 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:

- a) a **dwelling unit** having a **gross floor area** of up to and including 50.0 m² requires 1.0 space;
 - b) a **dwelling unit** having a **gross floor area** of more than 50.0 m² and up to and including 93.0 m² requires 1.3 spaces; and
 - c) a **dwelling unit** having a **gross floor area** of more than 93.0 m² requires 1.5 spaces.
2. In all instances, an additional 0.2 spaces per **dwelling unit** is required for visitor parking.

18.9.11 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.

