

R9 (AFFORDABLE RENTAL HOUSING) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) CLUB OR LODGE

(c) GENERAL COMMERCIAL

(d) SCHOOL

ANCILLARY USES

(e) ACCESSORY HOME OCCUPATION

(f) OFF-STREET PARKING

(g) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
All uses	1000m ²

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	30m	30m

(4) DENSITY (MAXIMUM)

(a) APARTMENT 325 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) Parking structure for OFF-STREET PARKING
not exceeding 3m above grade 90%

(b) All other uses 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

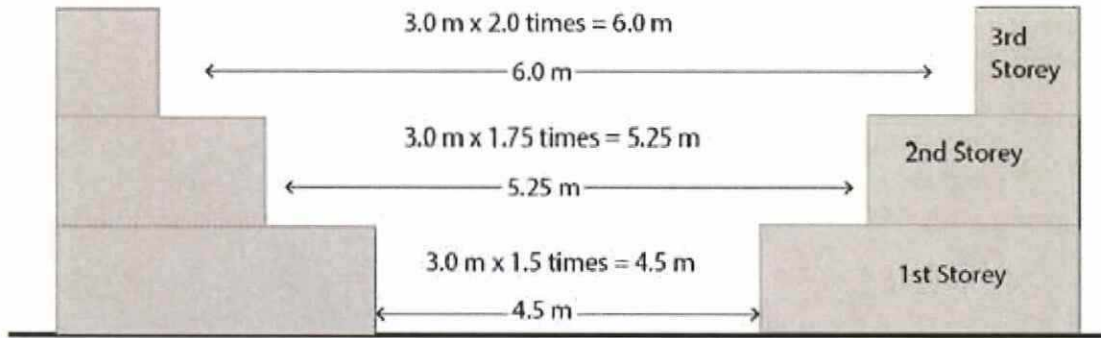
(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) For BUILDINGS containing APARTMENT units and GENERAL COMMERCIAL or SCHOOL space				
(i) APARTMENT	3m	3m	3m	2m
(ii) <u>CLUB OR LODGE</u> , GENERAL COMMERCIAL or SCHOOL	1.5m	1.5m	0m	2m

(b) APARTMENT	6m	6m	6m	6m
(c) Parking STRUCTURE for OFF-STREET PARKING not exceeding 3m above grade	6m*	0m	0m	3m*
*FLL and ESSL SETBACKS for parking STRUCTURES located entirely below grade may be reduced to 0m				

(8) SITING

- (a) CLUB OR LODGE, GENERAL COMMERCIAL and SCHOOL uses shall only be permitted in floors located below APARTMENT uses.
- (b) Parking and waste container FACILITIES shall be located behind or under CLUB OR LODGE, GENERAL COMMERCIAL, SCHOOL or APARTMENT uses, so as to be screened from public areas.
- (c) Where more than one STRUCTURE for APARTMENT use is sited on a LOT or within a strata development, each STOREY of said STRUCTURE shall be separated from the corresponding STOREY of the adjacent structure by a distance not less than the setback applicable to the orientation of the structure multiplied by a factor determined by the relative STOREY as follows:
 - (i) 1st STOREY 1.5
 - (ii) 2nd STOREY 1.75
 - (iii) 3rd STOREY 2.0



Example of two buildings oriented side by side, so ISLL would apply.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All uses	25m

~~(10) OFF-STREET PARKING~~

- ~~(a) Shall provide at least the following number of spaces:~~

- ~~(i) 51 spaces for parcel located at:~~

~~PID: 031-105-092, Lot 1 Block 19 Division E New Westminster District Plan EPP102539.~~

~~(11) OFF-STREET LOADING~~

- ~~(a) 1 space for any STRUCTURE containing in excess of 1000m² GROSS FLOOR AREA GENERAL COMMERCIAL use or SCHOOL use.~~

(12) SPECIAL REGULATIONS

(a) Notwithstanding Section 5.03 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS the following parking spaces shall be provided:

(i) 51 spaces for parcel located at:

PID:031-105-092, Lot 1 Block 19 Division E New Westminster District Plan EPP102539

(ii) 47 spaces for parcel located at:

PID: 031-908-527, Lot A Division "A" New Westminster District Plan EPP12674

(b) Notwithstanding Section 5.04 MINIMUM OFF-STREET LOADING SPACE REQUIREMENTS the following loading spaces shall be provided:

(i) 1 space for any STRUCTURE containing in excess of 1000m² GROSS FLOOR AREA GENERAL COMMERCIAL use or SCHOOL use.

~~(a)~~(c) GENERAL COMMERCIAL use shall be limited to OFFICE and CHILD CARE FACILITY USES only.

(d) CLUB OR LODGE use shall be permitted only within property identified as PID: 031-908-527, Lot A Division "A" New Westminster District Plan EPP126274

~~(b)~~(e) URBAN ANCILLARY use shall be limited to:

(i) The keeping of household PETS not exceeding 3 in number.

~~(c)~~(f) A Housing Agreement must be registered against the certificate of title to the land to ensure the development remains as below market rental housing.

~~(d)~~(g) A minimum of 50% of all new APARTMENT units must be built to the Adaptable Housing Standards of the BC BUILDING Code.

Review General Regulations for Additional Development Requirements