

8.12 High Density Low Rise Apartments (RAH1, RAH2)

8.12.1 Purpose *[Bylaw 10376, Jun 20/22]*

The **zone** provides for 4 to 6 **storey** apartments within and outside the **City Centre**, plus compatible **uses**. The **zone** is divided into 2 sub-zones, each provides for **density bonus** that would be used in order to help achieve the **City's affordable housing** and **market rental** housing objectives. *[Bylaw 10376, Jun 20/22]*

8.12.2 Permitted Uses

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

8.12.3 Secondary Uses

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

8.12.4 Residential Rental Tenure *[Bylaw 10376, Jun 20/22]*

1. **Residential rental tenure** may be located anywhere in this **zone**. *[Bylaw 10376, Jun 20/22]*
2. For **apartment housing** including more than 60 **dwelling units**: *[Bylaw 10376, Jun 20/22]*
 - a) If the **site** is located in the **City Centre**: *[Bylaw 10376, Jun 20/22]*
 - i) **residential rental tenure** shall apply to **dwelling units**, being **market rental units**, on the **site** with a combined **habitable space** equal to at least 15% of the total residential **floor area** of the **buildings**, excluding residential **floor area** secured as **affordable housing units**; and *[Bylaw 10376, Jun 20/22]*
 - ii) in addition to section 8.12.4.2a)i) above, if **affordable housing units** are provided on the **site** in compliance with Section 8.12.5.2 below, **residential rental tenure** shall also apply to those **dwelling units**. *[Bylaw 10376, Jun 20/22]*
 - b) If the **site** is located outside the **City Centre**: *[Bylaw 10376, Jun 20/22]*
 - i) **residential rental tenure** shall apply to **dwelling units**, being **market rental units**, on the **site** with a combined **habitable space** equal to at least 15% of the total residential **floor area** of the **buildings**, excluding residential **floor area** secured as **affordable housing units**; and *[Bylaw 10376, Jun 20/22]*
 - ii) in addition to section 8.12.4.2b)i) above, if **affordable housing units** are provided on the **site** in compliance with Section 8.12.5.2 below, **residential rental tenure** shall also apply to those **dwelling units**. *[Bylaw 10376, Jun 20/22]*
3. For **development** consisting of 60 or less **apartment housing** unit, if **market rental units** are provided on the **site** in compliance with Section 8.12.5.1b), **residential rental tenure** shall apply to those **dwelling units**. *[Bylaw 10376, Jun 20/22]*

8.12.5 Permitted Density

1. The maximum **floor area ratio** is 1.2, together with an additional: *[Bylaw 10376, Jun 20/22]*
 - a) **0.10 floor area ratio** provided that it is entirely used to accommodate **amenity space**. *[Bylaw 10376, Jun 20/22]*
 - b) **0.10 floor area ratio** provided that **market rental units** are provided: *[Bylaw 10376, Jun 20/22]*
 - i) pursuant to Section 8.12.4.2a)i) or Section 8.12.4.2b)i); or *[Bylaw 10376, Jun 20/22]*

- ii) for **development** consisting of 60 or less **apartment housing** units, utilizing no less than the entire 0.10 **floor area ratio** as **market rental unit habitable space**. *[Bylaw 10376, Jun 20/22]*

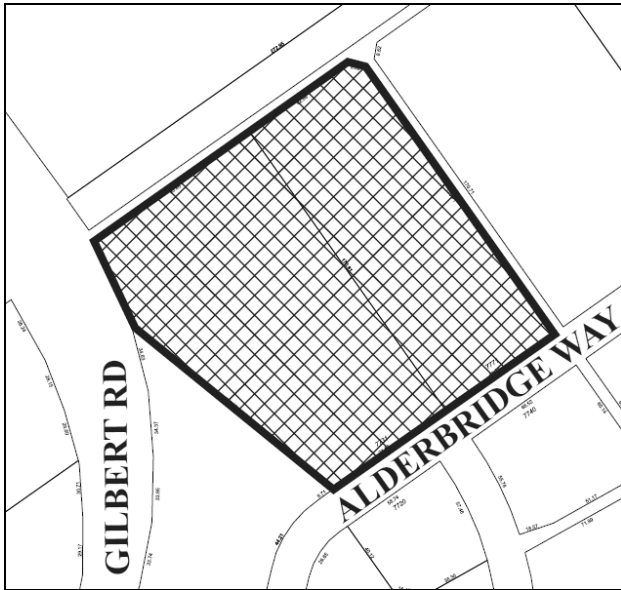
2. Notwithstanding Section 8.12.5.1, the reference to “1.2” is increased to a higher **density** of “1.75” in the RAH1 **zone**, or “2.0” in the RAH2 **zone**, if the following conditions occur: *[Bylaw 10376, Jun 20/22]*

- a) for rezoning applications involving 60 or less **apartment housing dwelling units**, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the RAH1 or the RAH2 **zone**; or
- b) for rezoning applications involving more than 60 **apartment housing dwelling units** and prior to the first occupancy of the **building**, the **owner**:
 - i) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 15% of the total **building** area for development in the **City Centre** and 10% elsewhere; and *[Bylaw 10297, Nov 15/21]*
 - ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

3. Notwithstanding Section 8.12.5.2, for the RAH2 **zone** the maximum **floor area ratio** for the net **site** area of the **site** located within the **City Centre** shown on Figure 1 below shall be 2.28, provided that: *[Bylaw 10376, Jun 20/22]*

- a) the conditions in either paragraph 8.12.5.2a) or 8.12.5.2b) are complied with; and *[Bylaw 10376, Jun 20/22]*
- b) not less than 3,538 m² of the **site** is dedicated to the **City** as **road**.

Figure 1



8.12.6 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.
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.

8.12.7 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 1.5 m.

8.12.8 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m, except in specific areas identified in the City Centre Area Plan where a maximum **height** for **buildings** of 35.0 m is permitted.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

8.12.9 Minimum Lot Size

1. The minimum **lot width** is 40.0 m.
2. The minimum **lot depth** is 40.0 m.
3. The minimum **lot area** requirement is 2,400.0 m².

8.12.10 Landscaping & Screening

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

8.12.11 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.

8.12.12 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Special Use Regulations in Section 5.0 apply.

