

19. Site Specific Residential (Higher Density) Zones

19.1 High Rise Apartment (ZHR1) – North McLennan (City Centre)

19.1.1 Purpose

The **zone** provides for high rise apartments, **town housing** and compatible **uses**.

19.1.2 Permitted Uses

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

19.1.3 Secondary Uses

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

19.1.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 2.56, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

19.1.5 Permitted Lot Coverage

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

19.1.6 Yards & Setbacks

1. For **lots** with **frontage** on Garden City Road, the minimum **setbacks** shall be as follows:
 - a) 8.2 m from the north **lot line**;
 - b) 4.57 m from the east **lot line**;
 - c) 10.0 m from the west **lot line**; and
 - d) 9.0 m from the south **lot line**.
2. For all other **lots**, the minimum **setbacks** shall be as follows:
 - a) 8.2 m from the north **lot line**;
 - b) 7.3 m from the east **lot line**;
 - c) 4.57 m from the west **lot line**; and
 - d) 3.0 m from the south **lot line**.

19.1.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 45.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 20.0 m.

19.1.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot** size is 8,361.0 m².

19.1.9 Landscaping & Screening

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

19.1.10 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 minimum number of **parking spaces** per **dwelling unit** shall be as follows:
 - a) 1.1 for **dwelling units** having a **gross floor area** of up to and including 65.0 m²;
 - b) 1.3 for **dwelling units** having a **gross floor area** of more than 65.0 m²; and
 - c) 0.2 for visitor parking for all units.

19.1.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.