

19.7 High Rise Apartment (ZHR7) – Lansdowne Village (City Centre) [Bylaw 8517, Sep 13/10]

19.7.1 Purpose

The **zone** provides for high rise apartment and **live/work dwellings** with a **density bonus** for affordable housing.

19.7.2 Permitted Uses

- **housing, apartment**
- **housing, town**
- **live/work dwellings**

19.7.3 Secondary Uses

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

19.7.4 Permitted Density

1. The maximum **floor area ratio** is 2.0, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 19.7.4.1, the reference to “2.0” is increased to a higher **density** of “3.0” if, prior to first occupancy of the **building**, the owner:
 - a) provides on the **lot** not less than four **affordable housing units** having a combined **habitable space** of at least 0.15 of the total maximum **floor area ratio**; and
 - b) enters into a **housing agreement** for the **affordable housing units** with the **City** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
3. For the purposes of this **zone** only, covered unenclosed at grade **walkways** shall be excluded from the maximum **floor area ratio** calculations.

19.7.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 80% for **buildings**.

19.7.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 2.5 m from Alderbridge Way; and
 - b) 3.0 m from Elmbridge Way.
2. There is no **side yard setback**.
3. The minimum **rear yard** is 8.0 m, except that a parking **structure** may project into the **rear yard setback**.

19.7.7 Permitted Heights

1. The maximum **height** for **buildings** is 38.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 5.0 m.

19.7.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

19.7.9 Landscaping & Screening

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

19.7.10 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 on-site vehicle **parking** shall be provided at the rate of 1.9 **parking spaces** per **dwelling unit** (1.2 for residential, 0.2 for residential visitor, 0.5 for employee) subject to Section 19.7.11.1.

19.7.11 Other Regulations

[Bylaw 9113, Apr 28/14]

[Bylaw 9723, Jul 17/17]

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.