

19.8 High Rise Apartment (ZHR8) – Brighthouse Village (City Centre) [Bylaw 8738, Apr 10/12]

19.8.1 Purpose

The **zone** provides for **high rise apartment** and **live/work dwellings**.

19.8.2 Permitted Uses

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

19.8.3 Secondary Uses

- **boarding and lodging**
- **home business**
- **home-based business**

19.8.4 Permitted Density

1. The maximum **floor area ratio** is 2.67.

19.8.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 70% for **buildings**.

19.8.6 Yards & Setbacks

1. The minimum public **road setback** is 3.0 m from Cooney Road.
2. The minimum **side yard setback** along the north **property line** is 2.7 m.
3. The minimum **side yard setback** along the south **property line** is 7.5 m.
4. The minimum **rear yard setback** is 1.5 m.

19.8.7 Permitted Heights

1. The maximum **height** for **buildings** is 41 m.
2. The maximum **height** for **accessory buildings** and **structures** is 5 m.

19.8.8 Subdivision Provisions/Minimum Lot Size

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

19.8.9 Landscaping & Screening

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

19.8.10 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:
 - a) The minimum parking aisle width within the parking **structure** shall be 6.5 m; and
 - b) The maximum slope of **vehicle** ramps within the parking **structure** shall be 12.25%.

19.8.11 Other Regulations

1. For the purposes of this **zone** only, **live/work dwelling** is a **dwelling unit** that may be used as a **home business** or **home-based business** provided that:
 - a) the **dwelling unit** has an exterior **access** at **grade**;
 - b) a maximum of 1 non-resident employee is permitted; and
 - c) the **dwelling unit** is designed to reflect the mixed use character of the intended **use**.

[Bylaw 9723, Jul 17/17]

2. 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.