

## 8.12 High Density Low Rise Apartments (RAH1, RAH2)

### 8.12.1 Purpose

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 a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives either at a **density** of 1.75 **floor area ratio** (RAH1) or 2.0 **floor area ratio** (RAH2).

### 8.12.2 Permitted Uses

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

### 8.12.3 Secondary Uses

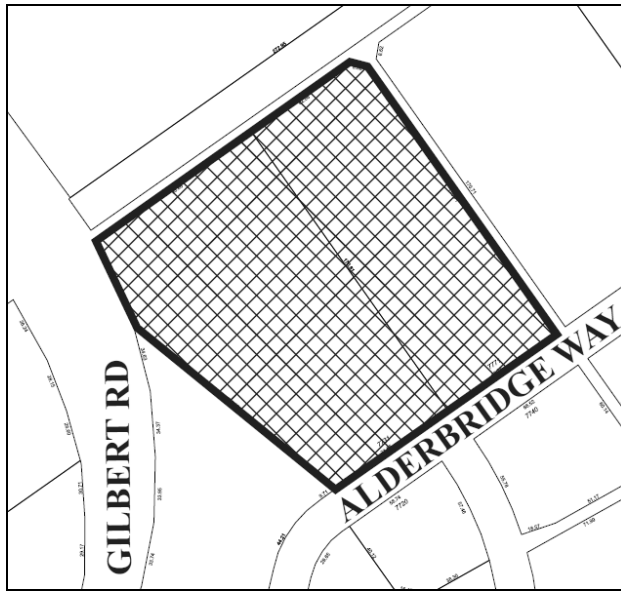
- **boarding and lodging**
- **community care facility, minor**
- **home business**

### 8.12.4 Permitted Density

1. The maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.12.4.1, 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:
  - 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 8.12.4.2, 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 8884, Nov 13/12]*
- a) the conditions in either paragraph 8.12.4.2a) or 8.12.4.2b) are complied with; and
  - b) not less than 3,538 m<sup>2</sup> of the **site** is dedicated to the **City as road**.

Figure 1



### 8.12.5 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.

### 8.12.6 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.

### 8.12.7 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.

### **8.12.8 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 m<sup>2</sup>.

### **8.12.9 Landscaping & Screening**

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

### **8.12.10 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.

### **8.12.11 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.

