

19.12 High Rise Apartment (ZHR12) – Capstan Village (City Centre)

[Bylaw 8903, Mar 10/14]

19.12.1 Purpose

The **zone** accommodates mid- to high-rise apartments within the **City Centre**, plus compatible **secondary uses**. Additional **density** is provided to achieve **City** objectives in respect to **road**, **park**, affordable housing, and the Capstan Canada Line station.

19.12.2 Permitted Uses

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

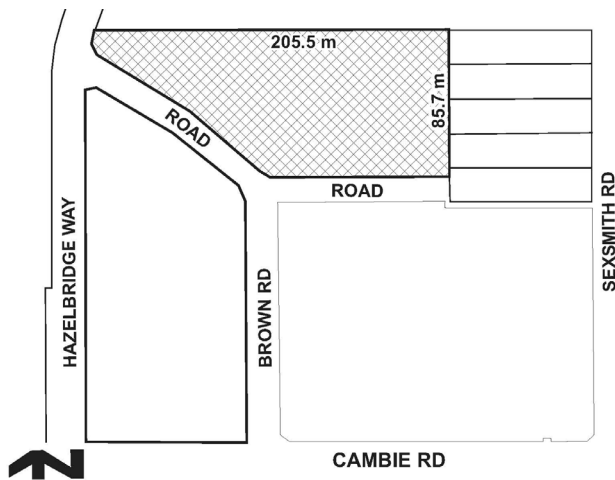
19.12.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **health service, minor**
- **home-based business**
- **home business**
- **library and exhibit**
- **park**
- **studio**

19.12.4 Permitted Density

1. The maximum **floor area ratio** (FAR) shall be 0.55, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 19.12.4.1, the reference to “0.55” is increased to a higher **floor area ratio** of “2.375” if:
 - a) the **site** is located in the Capstan Station Bonus Map area designated by the **City Centre Area Plan**;
 - b) the **owner** pays a sum into the **Capstan station reserve** as specified in Section 5.19;
 - c) the **owner** grants to the **City**, via statutory **right-of-way**, **air space parcel**, and/or fee simple **lot**, rights of public use over a suitably landscaped area of the **site** for **park** and related purposes at a rate of 5.0 m² per **dwelling unit**, based on the number of **dwelling units** authorized on the site by the Development Permit for the **site**, or 2,159.3 m², whichever is greater; and
 - d) the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$5,660,550 to the **City’s** capital **Affordable Housing Reserve** Fund established pursuant to *Reserve Fund Establishment Bylaw No. 7812*.
3. Notwithstanding Section 19.12.4.2, the maximum **floor area ratio** for the net **site** area of the area located within the **City Centre** shown cross-hatched on Figure 1 shall be 3.233, provided that the **owner**:
 - a) complies with the conditions set out in paragraphs 19.12.4.2(a), (b), (c), and (d);
 - b) dedicates not less than 2,159.3 m² of land to the **City** as **road**; and
 - c) transfers not less than 2,804.8 m² of land as fee simple **lot** to the **City** for **park** purposes (including the area referred to in Section 19.12.4.2(c), provided that such area is transferred to the **City** as a fee simple **lot**).

Figure 1



19.12.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** and landscaped roofs over **parking spaces** is 90%, exclusive of portions of the **site** the **owner** dedicated or transferred as a fee simple **lot** to the **City** for **park** or **road** purposes.

19.12.6 Yards & Setbacks

1. Minimum **setbacks** shall be:
 - a) for **road** and **park**: 6.0 m measured to a **lot line** (or the boundary of an area granted to the **City** for **road** or **park** purposes, via a statutory **right-of-way**, **air space parcel**, dedication, or as a fee simple **lot**), but may be reduced to 3.0 m if a proper interface is provided as specified in a Development Permit approved by the **City**; and
 - b) for **interior side yard** or **rear yard**: 3.0 m, but may be reduced to nil if a proper interface is provided as specified in a Development Permit approved by the **City**.
2. Notwithstanding Section 19.12.6.1, **structures** located entirely below the finished **grade** may project into the **road**, **park**, **interior side yard**, or **rear yard setbacks**, provided that such encroachments do not result in a finished **grade** inconsistent with that of **abutting lots** and the **structures** are screened by a combination of trees, shrubs, native and ornamental plants, or other landscape material specified in a Development Permit approved by the **City**.

19.12.7 Permitted Heights

1. Maximum **building height** shall be 35.0 m, but may be increased to 47.0 m geodetic if a proper interface is provided with adjacent **buildings** and areas secured by the **City**, via a statutory **right-of-way**, **air space parcel**, dedication, or as a fee simple **lot**, for **park** purposes, as specified in a Development Permit approved by the **City**.
2. The maximum height for **accessory buildings** is 5.0 m.
3. The maximum height for **accessory structures** is 12.0 m.

19.12.8 Subdivision Provisions

1. The minimum **lot area** is 4,000.0 m², exclusive of portions of the site the owner dedicates or transfers to the **City** in fee simple for **park** or **road** purposes.

19.12.9 Landscaping & Screening

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

19.12.10 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.

19.12.11 Other Regulations

1. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e. on the 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 in Section 5.0 apply.

