

19.14 High Rise Apartment (ZHR14) – Brighthouse Village (City Centre) *[Bylaw 9799, Mar 19/18]*

19.14.1 Purpose

The **zone** provides for high rise **apartment housing**, and compatible **uses**. This **zone** is for the properties developed under Land Use Contract 001 on Minoru Boulevard in the Brighthouse Village of **City Centre**.

19.14.2 Permitted Uses

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

19.14.3 A. Secondary Uses

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

19.14.3 B. Additional Uses

- **service, personal**

19.14.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 561.
2. The maximum number of **buildings** for **apartment housing** in this **zone** is 3.
3. The maximum **floor area ratio** is 1.90.

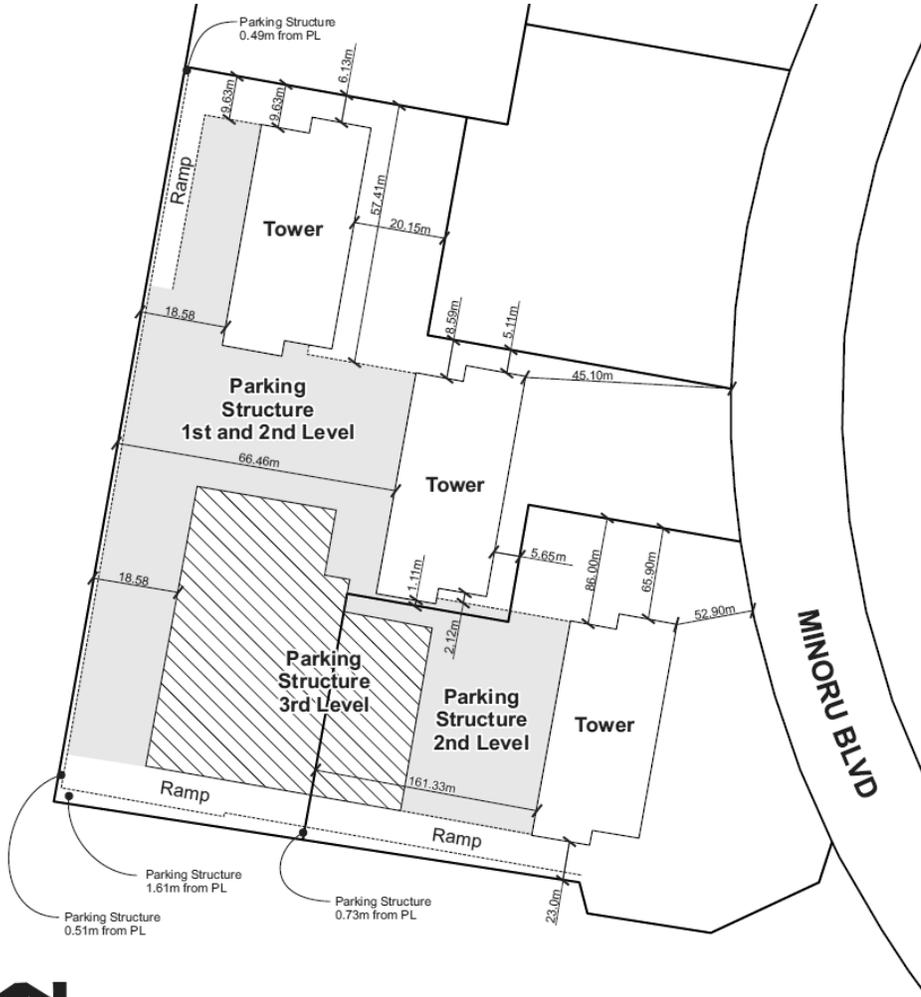
19.14.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 29% for **buildings** containing **apartment housing**.

19.14.6 Yards & Setbacks

1. The minimum **setbacks** shall be as shown in Diagram 1 in Section 19.14.6.1.a).

a) Diagram 1



19.14.7 Permitted Heights

1. The maximum **height** for **buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 12.0 m.

19.14.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** and **lot depth** requirements.
2. The minimum **lot area** requirement for the following listed **site** is 12,865 m²:

- a) 6611 and 6631 Minoru Boulevard
Strata Plan NWS2677.
3. The minimum **lot area** requirement for the following listed **site** is 7,260 m²:
 - a) 6651 Minoru Boulevard
Strata Plan NWS195.

19.14.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that **screening** is to be used between the parkade structure and the **adjacent park**.

19.14.10 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 basic on-site parking requirement shall be 1.25 **vehicle parking spaces** per **dwelling unit**.

19.14.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.
2. **Personal service** shall be limited to a total **floor area** of 65 m².
3. For the purpose of this **zone** (ZHR14) only, **personal service** means a beauty parlour.

