

19.3 High Rise Apartment and Congregate Housing (ZHR3) – Dover Crossing

19.3.1 Purpose

The **zone** provides for high rise apartments, **town housing** and **congregate housing** with compatible **uses**.

19.3.2 Permitted Uses

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

19.3.3 Secondary Uses

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

19.3.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 3.0, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

19.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** for the area identified as “A” in Diagram 1, Section 19.3.8.3 is 40%. A minimum of 50% of the **lot** is to be covered by pervious surfaces, of which 40% must be some combination of plant material demonstrating habitat value to the satisfaction of the **City**.
2. The maximum **lot coverage** for **buildings** for the area identified the area identified as “B” in Diagram 1, Section 19.3.8.3 is 70%.

19.3.6 Yards & Setbacks

1. For the area identified as “A” in Diagram 1, Section 19.3.8.3, the minimum **setback**:
 - a) for on-site parking **structures** is:
 - i) 3.0 m from the north, west and east **lot lines**;
 - ii) 0 m from the south **lot line**; and
 - iii) parking **structures** below finished **grade** may project beyond the required **setback**.
 - b) for all other **buildings** and **accessory structures** is:
 - i) 3.0 m from the south **lot line**;
 - ii) 6.0 m from the north and east **lot lines**; and
 - iii) 20.0 m from the west **lot line**.
2. For the area identified as “B” in Diagram 1, Section 19.3.8.3, the minimum **setback**:
 - a) for on-site parking **structures** is:
 - i) 3.0 m from the west and east **lot lines**;
 - ii) 0 m from the north and south **lot lines**; and

- iii) parking **structures** below finished **grade** may project beyond the required **setback**.
 - b) for all other **buildings** and **accessory structures** is:
 - i) 6.0 m from the west and east **lot lines**; and
 - ii) 3.0 m from the north and south **lot lines**.
3. Landscape **structures** and canopies at **building** entries may project beyond the required **setback**.

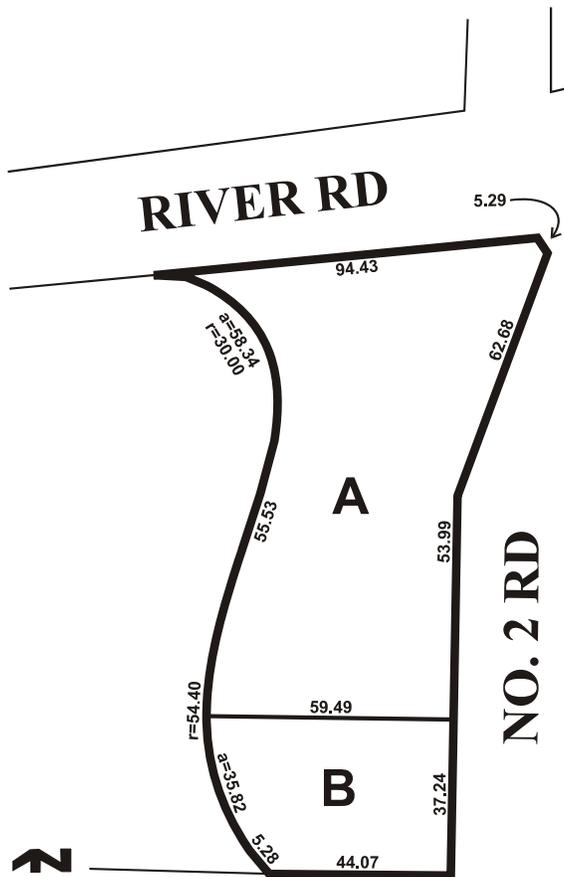
19.3.7 Permitted Heights

1. For the area identified as “A” in Diagram 1, Section 19.3.8.3, the maximum **building** and **accessory structure height** shall be as follows:
 - a) 5.0 m within 20.0 m of the west **lot line**;
 - b) 45.0 m within 102.5 m of the south **lot line** of the area identified as “B” in Diagram 1, Section 19.3.8.3;
 - c) 18.0 m elsewhere; and
 - d) where two maximum **heights** are identified in Section 19.3.7.1 a), b) and c) for a portion of area “A”, the lower **height** shall apply.
2. For the area identified as “B” in Diagram 1, Section 19.3.8.3, the maximum **building** and **accessory structure height** shall be as follows:
 - a) 5.0 m for on-site parking **structures**; and
 - b) for all other **buildings** and **accessory structures** is:
 - i) 24.0 m within 26.0 m of the east **lot line**; and
 - ii) 18.0 m elsewhere.

19.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is:
 - a) 6,000.0 m² for the area identified as “A” in Diagram 1, Section 19.3.8.3; and
 - b) 2,000.0 m² for the area identified as “B” in Diagram 1, Section 19.3.8.3.

3. Diagram 1



19.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

19.3.10 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 number of **parking spaces** required for the following **uses** shall be:
 - i) for **apartment housing** and **town housing**:
 - 1.28 spaces per **dwelling unit** for residents; and
 - 0.17 spaces per **dwelling unit** for visitors.
 - ii) for **congregate housing**:
 - 0.4 **parking spaces** per **dwelling unit**.

b) bicycle parking shall be provided according to the following minimum standards:

i) for **apartment housing** and **town housing**:

- 1.25 secured spaces per **dwelling unit** for residents; and
- 0.20 unsecured spaces per **dwelling unit** for visitors.

ii) for **congregate housing**:

- 0.10 secured spaces per **dwelling unit** for staff; and
- 0.10 unsecured spaces per **dwelling unit** for visitors.

2. For the purposes of this **zone**, a secured space shall mean a bicycle locker or **parking space** in a lockable bicycle room, and an unsecured space shall mean a **parking space** at an outdoor bicycle rack.

19.3.11 Other Regulations

1. The lowest habitable floor elevation for **dwelling units** is 4.0 m geodetic.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.