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.
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.