

## 19.4 High Rise Apartment (ZHR4) – Brighthouse Village (City Centre)

### 19.4.1 Purpose

The **zone** provides for high-**density**, high rise apartments, **town housing** and compatible **uses**.

### 19.4.2 Permitted Uses

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

### 19.4.3 Secondary Uses

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

### 19.4.4 Permitted Density

1. The maximum **floor area ratio** is 3.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

### 19.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

### 19.4.6 Yards & Setbacks

1. The minimum public **road setback** is:
  - a) 4.0 m from Minoru Boulevard;
  - b) 6.0 m from all other public **roads**.
2. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the public **road setback** for a distance of not more than 3.0 m.
3. The minimum **rear yard** is 6.0 m.
4. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **rear yard** for a distance of not more than 3.0 m.

### 19.4.7 Permitted Heights

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

### 19.4.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 13,000.0 m<sup>2</sup>.

#### 19.4.9 Landscaping & Screening

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

#### 19.4.10 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) on-site parking shall be provided at the rate of:
    - i) for residents:
      - 1.0 space per **dwelling unit** having a **gross floor area** of up to and including 74.0 m<sup>2</sup>; and
      - 1.5 spaces per **dwelling unit** having a **gross floor area** of more than 74.0 m<sup>2</sup>; and
      - notwithstanding the parking requirements imposed above, a maximum of 134 **dwelling units** may provide 0.6 spaces per **dwelling unit**; and
    - ii) for visitors:
      - 0.2 spaces per **dwelling unit**.
  - b) the minimum manoeuvring aisle width shall be 6.7 m.

#### 19.4.11 Other Regulations

1. 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.