

## 19.5 High Rise Apartment (ZHR5) – Brighthouse Village (City Centre)

### 19.5.1 Purpose

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

### 19.5.2 Permitted Uses

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

### 19.5.3 Secondary Uses

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

### 19.5.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 2.0, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 19.5.4.1, the reference to “2.0” in relation to the maximum **floor area ratio** (FAR) is increased to a higher **density** of “2.3” if prior to first occupancy of the **building**, the **owner**:
  - a) provides in the **building** not less than 35 **affordable housing units**; and
  - b) enters into a **housing agreement** with the **City**, registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
3. For the purpose of this **zone**, **floor area ratio** (FAR) excludes **buildings** or portions of a **building** that are used exclusively for common mechanical and electrical storage rooms, provided that the total **floor area** of these facilities does not exceed 290.0 m<sup>2</sup>.

### 19.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 38% for **buildings**.

### 19.5.6 Yards & Setbacks

1. The minimum **road setback** is:
  - a) 3.5 m from Cooney Road;
  - b) 4.4 m from Anderson Road; and
  - c) 3.5 m from Eckersley Road.
2. The minimum **side yard** and **rear yard** is 4.0 m.
3. A parking **structure** may project into the public **road setback** and/or **side yard** and **rear yards**, but shall be no closer to a public **road** than 2.0 m. Such encroachments must be landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

### 19.5.7 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 8.0 m.

#### 19.5.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

#### 19.5.9 Landscaping & Screening

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

#### 19.5.10 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 minimum on-site parking shall be provided at the rate of:
  - a) 1.2 spaces per **dwelling unit**; and
  - b) 1.0 space per **affordable housing unit** subject to a **housing agreement**, that identifies a maximum permitted rental rate, with the **City** and where the **housing agreement** is registered against the title to the **lot** and filed as a notice in the Land Title Office.

#### 19.5.11 Other Regulations

*[Bylaw 9723, Jul 17/17]*

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.