

## 19.9 High Rise Apartment (ZHR9) – North McLennan (City Centre) [Bylaw 8782, Dec 19/11]

### 19.9.1 Purpose

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

### 19.9.2 Permitted Uses

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

### 19.9.3 Secondary Uses

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

### 19.9.4 Permitted Density

1. The maximum **floor area ratio** is 3.12, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

### 19.9.5 Permitted Lot Coverage

1. The maximum **lot** coverage is 70% for **buildings** and **landscaped** roofs over **parking spaces**.

### 19.9.6 Yards & Setbacks

1. The minimum public **road setback** is:
  - a) 6.0 m from Garden City Road;
  - b) 3.0 m from Cook Road; and
  - c) **Building** façade treatment may project into the Cook Road public **road setback**, but shall be no closer to the **lot line** than 2.6 m. Such an encroachment must be treated as specified in a Development Permit approved by the **City**.
2. The minimum **setback** from the east **lot line** is 10.0 m. Unenclosed **porches** may project into the required **setback** for a distance of not more than 2.0 m.
3. The minimum **setback** from the north **lot line** is 3.0 m.

### 19.9.7 Permitted Height

1. The maximum **height** for a **principal building** is 47.0 m geodetic.
2. The maximum **height** for **accessory structures** is 5.0 m.

### 19.9.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot size** is 3,800.0 m<sup>2</sup>.

### **19.9.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

### **19.9.10 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.

### **19.9.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.