

9.14 RH3 : High-Rise Apartment Residential

9.14.1 Purpose

The purpose is to provide a **zone** for high **density** apartments on urban services.

9.14.2 Primary Uses

- **apartment housing**
- **care centres, major**
- **group home, major**
- **seniors assisted housing**
- **seniors housing**
- **seniors supportive housing**
- **stacked row housing**

9.14.3 Secondary Uses

- **health services**
- **home based businesses, minor**
- **hotel/motel accommodation within a multiple residential unit**
- **personal services**
- **real estate sales centres** (in apartment and stacked row housing only)
- **retail, convenience**
- **seniors residential care**

9.14.4 Subdivision Regulations

- Minimum **lot width** is 30.0m.
- Minimum **lot area** is 1700m², or 10,000m² if not serviced by a **community sewer system**.

9.14.5 Development Regulations

- With a housing agreement pursuant to Section 4.9, the maximum **density** shall be 170.0 units per gross hectare (69 units/gross acre).
- Where **parking spaces** are provided completely beneath habitable space of a primary **building** or beneath useable common amenity areas, providing that in all cases the **parking spaces** are screened from view, the maximum **density** shall be 195.0 units per gross hectare (79 units/gross acre). Where all the required parking is not accommodated completely beneath the habitable space of a primary **building** or useable common amenity areas, the additional density permitted shall be determined through multiplying the additional 35.0 units per gross hectare (14 units/gross acre) by the percentage of parking proposed to be provided beneath habitable space of a primary **building** or useable common amenity areas.
- Service and retail uses are restricted to the **first storey**.
- Maximum **site coverage** is 70% and together with all **buildings**, driveways, parking areas and **impermeable surfaces** shall not exceed 90%.
- Maximum **height** is the lesser of 55.0m or 16.0 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 6.0m.
- Minimum **side yard** is 4.5m, except it is 6.0m from a **flanking street**. The minimum **side yard** is 0.0m for fee simple **stacked row housing**.
- Minimum **rear yard** is 9.0m, except it is 1.0m for **secondary buildings**.
- Maximum **density** is 160.0 units per gross hectare (65 units/gross acre).

9.14.6 Other Regulations

- Individual **convenience retail** services and **personal services** are limited to a maximum floor area of 300m² and only permitted when developed as an integral component of a primary **building**. These uses are not permitted above the ground **storey**.
- **Indoor participant recreation services** are only permitted when developed as an integral component of a primary **building**.
- For multi-unit residential housing, one **office** may be operated for the sole purpose of the management and operation of the multi-unit residential **development**. *(Bylaw 5440)*
- A minimum area of 5.0m² of private open space shall be provided per **bachelor dwelling, congregate housing bedroom** or group home **bedroom**, 10.0m² of private open space shall be provided per 1 **bedroom dwelling**, and 15.0m² of private open space shall be provided per **dwelling** with more than 1 **bedroom**.
- No continuous **building frontage** shall exceed 40.0m for a 3 to 4.5 **storey building**, or 65.0m for a two **storey building**. If the frontage is interrupted by an open courtyard equivalent in depth and width to the **building height**, the maximum continuous 3 **storey building frontage** may be 80.0m provided that no **building** section exceeds 40.0m.
- For **seniors assisted housing, seniors housing and seniors residential care and seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards, projections into yards, lighting, agricultural setbacks, etc.**); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7. *(Bylaw 5339)*
- As per Section 4.10.2 - All **buildings and structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)