

9.17 HR3 : Hillside Residential Apartment

9.17.1 Purpose

To provide a **zone** for the **development** of **apartment housing** in hillside residential areas.

9.17.2 Primary Uses

- **apartment housing**

9.17.3 Secondary Uses

- **care centres, minor**
- **group home, minor**
- **home based businesses, minor**
- **real estate sale centre**
- **personal services**
- **retail, convenience** (*Bylaw 5554*)

9.17.4 Subdivision Regulations

- Minimum **lot width** is 30.0m.
- Minimum **lot area** is 1400m², or 10,000m² if not serviced by a **community sewer system**.

9.17.5 Development Regulations

- Maximum **site coverage** is 65% and together with driveways, parking areas and all other **impermeable surfaces** shall not exceed 70%. That portion of the **lot** with a slope exceeding 30% shall be excluded from site coverage calculations.
- Maximum **height** is the lesser of 16.5m or 4.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 6.0m.
- Minimum **side yard** is 6.0m, except it is 6.0m from a **flanking street**.
- Minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**.
- Maximum **density** is 110.0 units per gross hectare (44.5 units/gross acre). For the purposes of calculating developable area, **lot yield** and **density**, predevelopment **lot** areas with a slope exceeding 30% shall be excluded.
- Where more than one **building** is to be located on a **lot** the minimum horizontal distance between **buildings** shall be 5.0m.

9.17.6 Other Regulations

- No continuous **building frontage** width or depth shall exceed 40.0m for a 3 to 4.5 **storey building**, or 50.0m for a 2 **storey building**.
- A minimum area of 5.0m² of usable private open space shall be provided per **bachelor dwelling**, 10.0m² of usable private open space shall be provided per 1 **bedroom dwelling**, and 15.0m² of usable private open space shall be provided per **dwelling** with more than 1 **bedroom**. Usable private open space must have a slope angle of 12% or less and must be accessible from the **dwelling** it is provided for.
- Areas of a **lot** greater than 30m² and exceeding 30% slope shall be protected as undisturbed **open space**, and shall be free from **buildings, structures** or **development**.
- Any areas disturbed as a function of approved **lot development** that are greater than 30m² and exceeding 30% slope shall be rehabilitated with site appropriate native vegetation and provided drip irrigation for a period of two years; once rehabilitation is complete the irrigation system it to be removed and the area shall be protected as undisturbed **open space** and shall be free from **buildings, structures** or **development**.
- Buildings are to be natural earth tone colours, no reflective exterior building materials and mirror or reflective treated glass are permitted.
- All **development** on areas that have a slope of 12% or greater for 10% or more of the lot shall be subject to the Hillside Guidelines.
- Prior to any site disturbance or **lot development** the following must be mapped and integrated into **development** plans: identified natural features, sensitive habitat, landforms, and water features that have setbacks, protected areas, covenant areas, or areas that require permits from the Ministry of Environment, Fisheries and Oceans Canada, Integrated Land Management Bureau or other senior government agencies. For additional information and requirements please refer to charges that may appear on the **lot** title, associated permits and the Environmental Management Area Strategy.
- One **office** per **lot** not exceeding 25m² may be operated for the sole purpose of the management and operation of the **apartment housing** residential development.
- 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.
- 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*)

- Individual convenience retail services and personal services are limited to a maximum floor area of 300 m² and only permitted when developed as an integral component of a primary building having frontage onto Major Arterial Road as shown on Map 8 of the Official Community Plan. These uses are not permitted above the ground storey. *(Bylaw 5554)*