

19.11 High Rise Apartment (ZHR11) – Brighthouse Village (City Centre) [Bylaw 8914, Mar 11/13]

19.11.1 Purpose

The **zone** provides for institution and affordable housing together with adjunct **uses** including high-**density**, high rise apartments, **town housing** and compatible **uses**. Additional **density** is provided to achieve among other things, **City** objectives in respect to the provision of **affordable housing units**.

19.11.2 Permitted Uses

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

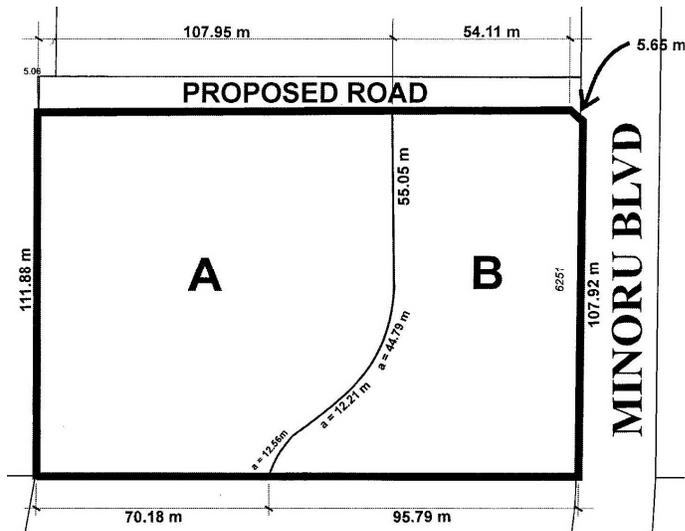
19.11.3 Secondary Uses

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

19.11.4 Permitted Density

1. The maximum **floor area ratio** (FAR) in the areas identified as “A” and “B” on Diagram 1, Section 19.11.4.4 is “2.0”, together with an additional 0.1 **floor area ratio** provided that it is used entirely to accommodate **amenity space**.
2. Notwithstanding Section 19.11.4.1, in the area identified as “A” on Diagram 1, Section 19.11.4.4:
 - a) the maximum **floor area ratio** (FAR) is increased to “3.0” if the **owner** has paid or secured to the satisfaction of the City, a monetary contribution to the City’s capital **Affordable Housing Reserve** Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812, calculated in accordance with the following:
 - i) the total monetary contribution equals \$225/sq. ft. multiplied by 5% of the maximum square footage of the residential **building** area (based on residential **floor area ratio**) permitted in the area identified as “A” on Diagram 1, Section 19.11.4.4.
3. Notwithstanding Section 19.11.4.1, in the area identified as “B” on Diagram 1, Section 19.11.4.4:
 - a) the maximum **floor area ratio** (FAR) is increased to a higher **density** of “2.8” if prior to **building** permit issuance for the first **building** constructed in this area after **Council** adopts a rezoning amendment bylaw to include this area in this ZHR11 **zone** the **owner**:
 - i) has constructed within the area at least 296 **affordable housing units** totalling a minimum of 14,800m² in area;
 - ii) has constructed a minimum of 148 **affordable housing units** incorporating **basic universal housing features**; and
 - iii) has entered into a **housing agreement** with the **City** with respect to the **affordable housing units** referred to above, registered the **housing agreement** on title to the **lot** where the **affordable housing units** are located, and filed a notice of **housing agreement** in the Land Title Office.

4. Diagram 1



19.11.5 Permitted Lot Coverage

1. The maximum permitted **lot coverage** for **buildings** and landscaped roofs over **parking spaces** in the areas identified as “A” and “B” on Diagram 1, Section 19.11.4.4 is 90%, exclusive of portions of the **site** the **owner** grants to the **City** as a statutory **right-of-way**, or alternative means satisfactory to the **City**, for **park** or **road** purposes.

19.11.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 1.5 m from Minoru Boulevard;
 - b) 6.0 m from all other public **roads**;
 - c) Zero metres from the statutory **right-of-way** for the internal north-south **road** straddling the interior property boundary between areas “A” and “B”, as shown on Diagram 1, Section 19.11.4.4.
2. The minimum **property line** setbacks:
 - a) 6.0 m from the interior **property line**;
 - b) 6.0 m from the **property line** adjacent to Minoru Park;
 - c) Zero metres from the southern **property line**.

19.11.7 Permitted Heights

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

19.11.8 Subdivision Provision / Minimum Lot Size

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

19.11.9 Landscaping & Screening

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

19.11.10 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) in the area identified as “B” on Diagram 1, Section 19.11.4.4:
 - i) on-site **vehicle** parking shall be provided at the rate of:
 - for residents: 0.2 **vehicle** spaces per **dwelling unit**;
 - for visitors: 0.1 **vehicle** spaces per **dwelling unit** of which a minimum of 2 on-site **vehicle** stalls are to be identified by signs and reserved for health care professionals attending to residents; and
 - ii) the requirement for Class 1 bicycle parking shall be met by the provision of a minimum of 32 scooter parking stalls.

19.11.11 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.

