

19.6 High Rise Apartment (ZHR6) – Brighthouse Village (City Centre) [Bylaw 8488, Apr 10/12]

19.6.1 Purpose

The **zone** provides for medium **density** residential **uses**, plus compatible **secondary uses**, in the **City Centre**.

19.6.2 Permitted Uses

- **housing, apartment**

19.6.3 Secondary Uses

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

19.6.4 Permitted Density

1. The **maximum floor area ratio (FAR)** is 1.2, together with an additional:
 - a) **0.1 floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - b) **0.1 floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. Notwithstanding Section 19.6.4.1, the reference to “1.2” in that section in relation to a **building** containing more than 80 **dwelling units** is increased to a higher **density** of “2.0” if prior to first occupancy of the **building** the **owner**:
 - a) provides in the **building** not less than four **affordable housing units**; and
 - b) enters into a **housing agreement** with the **City** and registers the **housing agreement** against title to the **lot**, and files a notice in the **Land Title Office**.
3. Notwithstanding Section 19.6.4.1, the reference to “1.2” in that section is increased to a higher **density** of “2.0” if the **owner** at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in this zoning district has paid into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. For the purposes of this zoning district, **floor area ratio** excludes the **floor area** of those parts of the **building** used for:
 - a) covered walkways; and
 - b) mechanical and electrical rooms, provided that the total **floor area** of these facilities does not exceed 400.0 m² per **lot**.

19.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

19.6.6 Yards & Setbacks

1. The minimum **setback** from a public **road** is 3.0 m.

2. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the public **road setback** for a distance of not more than 1.0 m.
3. The minimum **setback** from a **lane** is 1.0 m.
4. The minimum **side yard** is 3.7 m.

19.6.7 Permitted Heights

1. The maximum **height** for **buildings** is 31.0 m.
2. The maximum **height** for **accessory buildings** and **accessory structures** is 10.0 m.

19.6.8 Subdivision Provisions/Minimum Lot Size

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

19.6.9 Landscaping & Screening

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

19.6.10 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.

19.6.11 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.