

470 – High Rise Apartment Zone (RHR)

(B/L 3249-2022, 3425-2023)

RHR

Intent: To accommodate high-rise developments up to 80 metres in Height, including residential Buildings and Buildings for Congregate Care

470.1 Permitted Uses

Permitted Uses Table for RHR Zone	
Principal Uses	
.1	Apartment
.2	Congregate Housing (B/L 3249-2022)
Accessory Uses	
.3	Home Occupation – Level 1
.4	Assembly
.5	Boarding (B/L 3249-2022)

470.2 Site Specific Permitted Uses

n/a

470.3 Development Regulations (B/L 3425-2023)

Development Regulations Table for RHR Zone	
Column I	Column II
.1 Base Density (maximum)	a. Floor Space Ratio – 3.0
.2 Bonus Density (maximum)	a. Where a Density bonus amenity contribution is provided to the City in accordance with section 140, the maximum Floor Space Ratio may be increased by 0.50, up to a maximum of 3.5.
.3 Maximum Setbacks (Exterior Lot Line)	a. Principal Building – 6.0 m
.4 Minimum Setbacks (Exterior Lot Line)	a. Principal Building (Storeys 1-4) – 3.0 m b. Principal Building (above 4 Storeys) – 6.0 m c. Accessory Building or Structure – 3.0 m
.5 Minimum Setbacks (Interior Lot Line)	a. Principal Building (Storeys 1-4) – 7.5 m b. Principal Building (above 4 Storeys) – 12.5 m c. Accessory Building or Structure – 3.0 m
.6 Height (maximum)	a. Principal Building – 80 m b. Accessory Building or Structure – 4.5 m
.7 Lot Coverage (maximum)	a. 50%

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470.4 Landscaping and Off-Street Parking

- .1 Not less than 80% underground parking is required for an Apartment or Congregate Housing (B/L 3249-2022).
- .2 Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

470.5 Conditions of Use

- .1 A portion of any Lot used for an Apartment or Congregate Housing Use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common outdoor amenity area means an area or areas: (B/L 3249-2022)
 - a. available for all Residents of the Principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities normally carried out outdoors.
- .2 Apartment and Congregate Housing Buildings shall be developed with a podium base. For the purposes of this section, a podium base means the portion of the Building between finished grade and up to the top of the fourth Storey. A podium base shall cover a minimum of 50% of the exterior lot line frontage. (B/L 3249-2022)
- .3 No Storey of an Apartment or Congregate Care Building above the fourth storey shall be greater than 700 m² in area or exceed a horizontal dimension of 30 m.
- .4 An Apartment and Congregate Housing shall be permitted in the same Building under the following conditions: (B/L 3249-2022)
 - a. the uses are located on different Storeys of the Building; and
 - b. separate entrances, exits and lobbies are provided for each Use.
- .5 An Assembly Use shall:
 - a. only be permitted on the first two Storeys of an Apartment or Congregate Housing Building; and (B/L 3249-2022)
 - b. have all entrances, exits and lobbies entirely separated from those that access an Apartment or Congregate Housing. (B/L 3249-2022)