

# 560 – Commercial High Rise Zone (CHR) (B/L 3425-2023)

# CHR

**Intent:** To accommodate commercial and mixed-Use developments up to 80 metres in Height along and within close proximity to the City's Primary Transit Corridor

## 560.1 Permitted Uses (B/L 2454-2015)

Permitted Uses Table for CHR Zone	
<b>Principal Uses</b>	
.1 Animal Hospital	.13 Indoor Recreation Facility
.2 Apartment	.14 Liquor Store
.3 Assembly	.15 Media Studio
.4 Child Care Centre	.16 Mobile Food Vendor
.5 Civic Use	.17 Non-Permanent Commercial
.6 Coffee Shop	.18 Office
.7 Commercial School	.19 Personal Service Establishment
.8 Community Service	.20 Pet Daycare
.9 Congregate Housing (B/L 3249-2022)	.21 Restaurant
.10 Financial Institution	.22 Retail
.11 Funeral Parlour	.23 Tourist Accommodation
.12 Health Care Office	
<b>Accessory Uses</b>	
.24 Home Occupation - Level 1	
.25 Boarding (B/L 3249-2022)	

## 560.2 Site Specific Permitted Uses

n/a

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## 560.3 Development Regulations (B/L 3425-2023)

Development Regulations Table for CHR Zone	
Column I	Column II
.1 Base Density (maximum)	a. Floor Space Ratio – 4.5, provided that the maximum residential Density is limited to 2.5
.2 Bonus Density (maximum)	a. Where a Density bonus amenity contribution is provided to the City, in accordance with section 140: <ul style="list-style-type: none"> <li>i. the maximum residential Floor Space Ratio may be increased by 1.0, up to a maximum of 3.50; and</li> </ul> b. the maximum overall Density shall not exceed a total Floor Space Ratio of 5.00.
.3 Minimum Setbacks (Interior Lot Line)	a. Storeys 1-6 – 3.0 m, except 0.0 m where abutting a C zone or 6.0 m where abutting an R zone b. Above 6 Storeys – 12.5 m
.4 Minimum Setbacks (Exterior Lot Line)	a. Storeys 1-4 – 0.0 m b. Above 4 Storeys – 6.0 m
.5 Height (maximum)	a. 80.0 m
.6 Lot Coverage (maximum)	a. 95%

## 560.4 Landscaping and Off-Street Parking

- .1 Not less than 80% of required parking shall be underground parking or within a wholly enclosed Building.
- .2 Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

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## 560.5 Conditions of Use

- .1 No Storey of a Principal Building above the sixth Storey shall be greater than 700 m<sup>2</sup> in area or exceed a dimension of 30 m.
- .2 An Apartment or Congregate Housing Use shall only be permitted when developed in conjunction with one or more Principal Use(s). (B/L 3249-2022)
- .3 A portion of any Lot used for an Apartment or Congregate Housing Use shall be provided as common indoor or outdoor amenity area, in the amount of 3.0 m<sup>2</sup> per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes of this section, common indoor or 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.
- .4 The ground Floor of Buildings in the CHR zone shall be designed to meet BC Building Code standards for commercial Uses.
- .5 Home Occupation – Level 1 shall only be permitted within an Apartment unit.
- .6 An Apartment or Congregate Housing shall have all entrances, exits and lobbies entirely separated from those that access all other Uses. (B/L 3249-2022)