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230 (RA9) High Rise Apartment Zone

230.1 General Purpose

The purpose of this Zone is to provide for High Rise Apartment Buildings.

230.2 Permitted Uses

1. Apartment Housing ~~on a Site of 1.0 ha or less, that does not isolate another Site within this Zone of less than 800 m²~~
2. Group Homes ~~on a Site which does not isolate another Site within this Zone of less than 800 m²~~
3. Limited Group Homes
4. Lodging Houses ~~on a site that does not isolate another site within this Zone of less than 800 m²~~
5. Minor Home Based Business
- ~~6. Stacked Row Housing, including Row Housing but excluding Semi-detached and Duplex Housing, on a Site of 1.0 ha or less, which does not isolate another Site within this Zone of less than 800 m²~~
- ~~7. 6.~~ Fascia On-premises Signs
- ~~8. 7.~~ Projecting On-premises Signs

230.3 Discretionary Uses

- ~~1. Apartment Housing, on a Site larger than 1.0 ha~~
- ~~2. 1.~~ Apartment Hotels
- ~~3. A Permitted Use listed in this Zone, the Site of which isolates another Site within this Zone of less than 800 m²~~
- ~~4. 2.~~ Child Care Services
- ~~5. Conversion of Single Detached, Semi-detached or Duplex Dwellings to Professional, Financial and Office Support Services~~
- ~~6. 4.~~ Convenience Retail Stores
- ~~5. Duplex Housing~~
- ~~7. 6.~~ Fraternity and Sorority Housing

- ~~8.~~ 7. Garage Suites
- ~~9.~~ 8. Garden Suites
- ~~11.~~ Group Homes
- ~~10.~~ 9. Health Services
- ~~11.~~ 10. Major Home Based Business
- ~~12.~~ 11. Personal Service Shops
- ~~13.~~ 12. Private Clubs
- ~~14.~~ 13. Professional, Financial and Office Support Services
- ~~15.~~ 14. Religious Assembly
- ~~16.~~ 15. Residential Sales Centre
- 16. Row Housing
- 17. Secondary Suites, ~~where developed within a Single Detached Housing form~~
- 18. Semi-detached Housing
- ~~18.~~ 19. Single Detached Housing, ~~Semi-detached and Duplex Housing~~
- ~~19.~~ 20. Specialty Food Services, for less than maximum seating of 40 occupants and 48 m² of Public Space, within developments containing 150 Dwellings or more
- ~~20.~~ 21. Stacked Row Housing, ~~including Row Housing, on a Site larger than 1.0 ha~~
- ~~21.~~ 22. Freestanding On-premises Signs
- ~~22.~~ 23. Temporary On-premises Signs
- X. Live Work Units

230.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Density shall be 325 Dwellings/ha. ÷
 - ~~a. 225 Dwellings/ha for any Site less than 1 350 m²; or~~
 - ~~b. 325 Dwellings/ha for any Site of 1 350 m² or greater; and~~
 - ~~c. 125 Dwellings/ha for any Site less than 885 m².~~
2. The minimum Site Area shall be 800 m².

- ~~3.~~ Notwithstanding subsection 230.4(2), Single Detached, Semi-detached, Duplex, Row Housing and Stacked Row Housing shall only be allowed within the boundaries of the Mature Neighbourhood Overlay on Sites less than or equal to 800 m².
- ~~3- 4.~~ The maximum Floor Area Ratio shall be 5.0, ~~except that the Development Officer may use his variance power to increase this maximum for developments with larger individual unit floor plates and additional indoor Amenity Areas and facilities, and which comply with the density provisions of this Section. Any application for a development proposed to exceed 3.0 F.A.R. shall be a Class B Development.~~
- ~~4- 5.~~ ~~The maximum Building Height shall be 45.0 m, except that the Development Officer may use his variance power to increase this maximum for developments with individual Dwellings ceiling heights over 2.75 m, and that comply with the density provisions of this Section. Any application for a development proposed to exceed 45.0 m in Height shall be processed as a Class B Development~~
The maximum Height shall be 55.0 m. Notwithstanding the foregoing, the maximum Height shall be 85 m if:
- ~~a.~~ the development is consistent with the applicable statutory plans including, but not limited to, area structure plans, neighborhood structure plans, and station area plans; and
- ~~b.~~ the site is not adjacent to existing Single Detached Housing, Duplex Housing or Semi-detached Housing;
- ~~5- 6.~~ The minimum Front Setback shall be 6.0 m.
- ~~6- 7.~~ The minimum Rear Setback shall be 7.5 m.
- ~~7- 8.~~ The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, up to a maximum of 7.5 m, except that a total of at least 2.0 m shall be provided in all cases. A Side Setback shall be not less than 4.5 m where it abuts a flanking public roadway other than a Lane.
- ~~8- 9.~~ ~~Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site.~~
Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:
- ~~a.~~ between a Garage Suite or a Garden Suite and the associated principal Dwelling on the same Site; or
- ~~b.~~ where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and;

- i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;*
 - ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.*
- ~~9.~~ 10. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.
- 11. *Apartment Housing, Row Housing, Stacked Row Housing, Lodging Houses, Limited Group Homes and Group Homes shall not isolate another Site within this Zone of less than 800 m². However, the Development Officer may exercise discretion in those cases which would isolate another Site within this Zone of less than 800 m², having regard to the location, age and nature of the Use or Uses on the Site that would be isolated.*
- 12. *Live Work Units shall be required to have individual and private access at grade to a public roadway.*
- ~~10.~~ 13. Signs shall comply with the regulations found in Schedule 59B.
- ~~11.~~ 14. ~~Fraternity and Sorority Housing;~~ Limited Group Homes, Group Homes and Lodging Houses shall comply with Section 96 of this Bylaw.

230.5 Additional Development Regulations for Discretionary Uses

- ~~1.~~ *Notwithstanding subsection 230.4, Single Detached, Semi-detached Duplex Housing, Secondary Suites, Garage Suites and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone:*
- 1. *Except where modified through the regulations in this Zone:*
 - a. Single Detached, Semi-detached and Duplex Housing, Secondary Suites, Garage Suites and Garden Suites shall be developed in accordance with the provisions of the (RF4) Semi-detached Housing Zone;*
 - b. Row Housing with lane access parking shall be developed in accordance with the provisions of the (UCRH) Urban Character Row Housing Zone;*
 - c. Row Housing with front access parking shall be developed in accordance with the provisions of the (RF5) Row Housing Zone; and*
 - d. Stacked Row Housing shall be developed in accordance with the provisions of the (RF6) Medium Density Multiple Family Zone.*
- 2. Personal Service Shops, Convenience Retail Stores, Professional Financial and Office Support Services, Health Services and Specialty Food Services shall not be in any freestanding structure separate from a structure containing Residential Uses, and shall not be developed above the lowest Storey, except in the case of the Conversion of Dwellings.

- 3 The Development Officer may exercise ~~his~~ discretion in considering Apartment Housing or Boarding and Lodging Houses, which would isolate another Site within this Zone of less than 800 m² having regard to the location, age, and nature of the Use or Uses on the Site that would be isolated.

4. *Fraternity and Sorority Housing shall comply with Section 96 of this Bylaw.*

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