

## 19.2 High Rise Apartment (ZHR2) – North McLennan (City Centre)

### 19.2.1 Purpose

The **zone** provides for high rise apartments, **town housing** and compatible **uses**.

### 19.2.2 Permitted Uses

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

### 19.2.3 Secondary Uses

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

### 19.2.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 2.42, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space** on a **building's** ground floor.

### 19.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

### 19.2.6 Yards & Setbacks

1. The minimum **road setback** is:
  - a) 10.0 m from Garden City Road;
  - b) 6.0 m from Ferndale Road; and
  - c) 4.5 m from Katsura Road.
2. **Porches, balconies, bay windows** and **cantilevered roofs** forming part of the **principal building** may project into the public **road setback** for a distance of not more than 1.2 m.
3. Entry stairs may project into the public **road setback** for a distance of not more than 2.0 m.
4. Structured parking below finished **grade** may project into the public **road setback**, but shall be no closer to a **lot line** than 2.0 m.
5. The minimum **side yard** and **rear yard** is 6.0 m.
6. **Cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yards** for a distance of not more than 1.2 m.
7. Structured parking below finished **grade** may project into the **side yard** and **rear yards**.

### 19.2.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 38.1 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 20.0 m.

### 19.2.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements
2. The minimum **lot area** is 4,040.0 m<sup>2</sup>.

### 19.2.9 Landscaping & Screening

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

### 19.2.10 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 on-site parking shall be provided at the rate of:
  - a) 1.0 spaces per **dwelling unit** having a **gross floor area** of up to and including 90.0 m<sup>2</sup> for residents;
  - b) 1.5 spaces per **dwelling unit** having a **gross floor area** of more than 90.0 m<sup>2</sup> for residents; and
  - c) 0.2 spaces per **dwelling unit** for visitors.

### 19.2.11 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.