

Section 8.34 High Density Residential (R4) Land Use District (BL4/2008, BL 22/2020)

(1) **Application**

This section applies to the District designated as High Density Residential (R4) on the Land Use District Map, Schedule A, of this Bylaw. **(BL 22/2020)**

(2) **Purpose**

The purpose of the High Density Residential District is to provide an area for higher density residential development. **(BL 22/2020)**

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) apartment building.
- (b) Deleted **(BL2/2018, BL 22/2020)**

(4) **Discretionary Land Uses**

The following are discretionary uses:

- ~~family day home; (BL2/2018)~~
- (a) home occupation;
- (b) long term care housing;
- (c) residential sales centre;
- (d) show home;
- (e) supportive housing;
- (e.1) townhousing; **(BL16/2016, BL2/2018, BL 22/2020)**
- (f) the following uses if they are accessory to an apartment building use and integrated within the lower level(s) of the building:
 - (i) art gallery;
 - (ii) convenience store;
 - (iii) day care facility;
 - ~~family day home; (BL2/2018)~~
 - (iv) general retail store;
 - (v) general service; **(BL2/2018)**
 - (vi) health service **(BL32/2013)**

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- (vii) restaurant;
- (viii) specialty store; and
- (g) accessory developments to any use listed in subsections (3) and (4).

(5) Lot Area

The minimum lot area is 0.075 ha, excluding street-oriented townhousing. **(BL2/2018)**

(6) Frontage

The minimum lot frontage is 25 m. **(BL2/2018)**

(7) Site Density (BL2/2018)

- (a) The minimum site density for the site is 94 dwelling units per ha and cannot exceed a maximum of 141 dwelling units per ha.
- (b) For the purpose of calculating the site area, 27.5 sq. m may be added to the lot area for every parking stall which is constructed underground or under a dwelling at finished grade if the Development Officer considers this to be appropriate given site constraints.

(8) Site Density Bonus (BL2/2018)

- (a) Notwithstanding clause (7), the maximum site density may exceed 141 dwelling units per ha if, in the opinion of the Development Officer, given site constraints, the following criteria related to higher quality site design, energy efficiency, sustainable building features or aesthetics are provided:
 - (i) a minimum of 75% of required parking stalls are provided underground, or within a parkade structure integrated within the building including high quality exterior finishing that matches or complements the principal building exterior; where site design permits, and
 - (ii) a minimum of 1.5 sq. m of indoor or outdoor common amenity area per dwelling unit, not located in any required setback, and aggregated into areas of not less than 30 sq. m in addition to private amenity area requirements; and
 - (iii) at least two of the following site improvements:
 - (A) wider sidewalks or walkways internal to the site, together with street furniture to the satisfaction of the Development Officer;
 - (B) enhanced landscaping;
 - (C) landscaping that is drought tolerant, reducing the need for irrigation; or

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- (D) green building products or technologies that reduce the carbon footprint or increase energy efficiency.
- (b) For any development that contains a building in excess of 20 m in height and/or densities greater than 141 dwelling units per ha, and/or sites greater than 1.5 ha, the Development Officer may impose any of the following requirements in addition to the requirements of clause (8)(a):
 - (i) non-residential land uses, as outlined in Section 8.34(4)(f);
 - (ii) a distinct building base or podium, a minimum of three (3) storeys in height, with a 3 m minimum setback provided for upper floors, measured from the building face of the lower storeys, with consideration for the transitions between adjacent building designs and heights;
 - (iii) orientation of the building to face the public roadway with a reduced front yard setback to create a continuous ground level street front;
 - (iv) highly visible direct entrances to ground floor commercial uses to help promote a pedestrian oriented streetscape and commercial activity adjacent to the street and sidewalk;
 - (v) accessible transit shelters together with convenient, barrier-free pedestrian connections between transit zones and the development; or
 - (vi) an outdoor common amenity area of not less than 90 sq. m for building residents.

(9) Visitor Parking Bonus

Notwithstanding the requirements of Section 7.3 of this Bylaw, for any development that employs four (4) or more of the criteria identified in Section 8.34(8) hereof, the minimum visitor parking requirement may be reduced at the discretion of the Development Officer but shall not be less than a ratio of 1 parking stall per 7 dwelling units. **(BL2/2018)**

(10) Landscaping

- (a) In addition to the requirements under Section 6.14, the Development Officer may require additional landscaping or fencing between:
 - (i) the exterior wall of any habitable room and the closest edge of an on-site roadway or parking space; and
 - (ii) the property line and the closest edge of an on-site roadway or parking space.
- (b) A development located adjacent to a major ~~arterial~~ roadway listed in Schedule B must have a berm and fencing to the satisfaction of the Development Officer.

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- (c) For the term under clause (b), planting requirements shall be determined by the Development Officer taking into consideration site characteristics and this Bylaw.

(11) Lot Coverage (BL2/2018)

- (a) For the maximum lot coverage for street-oriented townhousing, refer to Section 8.29.
- (b) The maximum lot coverage for any other development shall be determined by the Development Officer after taking into account site density, accessory buildings, and site constraints.

(12) Building Height

- (a) The maximum building height of a principal building is 25 m. **(BL2/2018)**
- (b) Notwithstanding clause (a), at the discretion of the Development Officer the maximum building height may be increased up to 35 m subject to the provisions of Section 8.34(8) of this Bylaw. **(BL2/2018)**
- (c) For any building that is proposed to exceed 20 m in height, a building height impact assessment, prepared by a registered Architect or Professional Engineer, shall be required. The assessment shall address the shading impact of the proposed building on adjacent properties and buildings and where applicable, the impact of glare and noise reverberation associated with façades that are to contain a substantial proportion of glass. **(BL2/2018)**

(13) Building Setbacks

- (a) The minimum front yard setback is 6 m.
- (b) The minimum side yard building setback is 5 m, unless otherwise determined by the Development Officer taking into account adjacent uses and on-site constraints.
- (c) The minimum rear yard setback is 7.5 m. **(BL2/2018)**
- (d) Notwithstanding the requirements of Section 8.2, the minimum building setback for an accessory building is 3 m. **(BL2/2018)**
- (e) For developments subject to the site density bonus of Section 8.34(8) of this Bylaw, the Development Officer may determine the minimum building setbacks taking into account adjacent uses. **(BL2/2018)**
- (f) For an underground parking structure below finished grade, a lesser building setback may be permitted if the Development Officer considers this to be appropriate given site constraints. **(BL2/2018)**

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(14) Location of Buildings

- (a) For the minimum separation distances for apartment buildings, refer to Section 8.6. **(BL2/2018)**
- (b) For the minimum separation distances for townhousing, refer to Section 8.29. **(BL2/2018)**

(15) Attached Garage or Carport (BL2/2018)

An attached garage or carport must comply with the building setback and separation distance requirements that apply to a principal building.

(16) Townhousing Parking and Vehicular Access (BL2/2018)

- (a) Driveways and vehicular access for townhousing development shall only be provided from lane or common internal roadway.
- (b) Surface parking must not encroach into any required front yard setback.

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