

High Density Residential Zone

7.8 High Density Residential (HDR) Zone Regulations

7.8.1 Uses Permitted

See Section 6.

7.8.2 Building Types Permitted and Related Standards						
Building Type	Min. Floor Space Index / Density	Max. Floor Space Index / Density	Min. Front Yard and Flankage A B	Max. Front Yard and Flankage A B	Min. Interior Side Yard Setback C	Minimum Rear Yard Set-back D
<ul style="list-style-type: none"> Commercial/Residential building Office building; Institutional building; Parking garage; Mixed-use building Apartment 	0.75	4	2 m	7 m	5 m	0.75 m with rear <i>lane</i> access 6 m without rear <i>lane</i> access, except abutting lands in the NHS Zone where the <i>setback</i> shall be a minimum of 3 m
<ul style="list-style-type: none"> 50 residential units per net hectare 300 residential units per net hectare 						

7.8.3 Permitted Yard Encroachments

See Section 4.21

7.8.4 Maximum Height

- H** Minimum *height* for all other buildings, other than accessory buildings and structures - 5 storeys
Maximum *height* - 10 storeys

7.8.5 Parking Standards

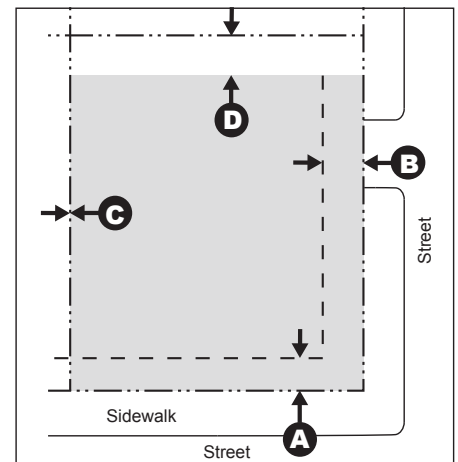
See Section 5

7.8.6 Accessory Buildings and Structures

See Sections 4.14 through 4.20 inclusive

7.8.7 Minimum Landscape Area

Minimum *landscape* area - 10 %



The grey represents potential building area. The internal dashed line represents the maximum yard.

OMB Appeals 7.8.7 Landscaping

PL100041
(2009-189 original passage)

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7.8.8 Performance Zone Categories – High Density Residential (HDR) Zone

7.8.8.1 High Density Residential Performance (HDR-1) Zone 1

In the High Density Residential Performance (HDR-1) *Zone 1*, in addition to the permitted *uses, buildings* and regulations of the HDR *Zone, townhouse dwellings* and *apartments* with a maximum *height* of 3 *storeys* shall also be permitted, and the regulations of the NC *Zone* shall be applicable to those *uses*.

7.8.8.2 High Density Residential Performance (HDR-2) Zone 2

The permitted *uses, buildings* and regulations of the HDR *Zone* shall apply in the High Density Residential Performance (HDR-2) *Zone 2*, however, notwithstanding the provisions of Section 5.1.3, *Location of Parking Spaces*, the required *parking spaces* for any *use* may be located on the *lot* on which the *use* is located, and/or on one half of the *street* abutting the *lot* where the on-street parking is permitted.

7.8.8.3 High Density Residential Performance (HDR-3) Zone 3

The permitted *uses, buildings* and regulations of the HDR *Zone* shall apply in the High Density Residential Performance (HDR-3) *Zone 3*, however, notwithstanding the provisions of Sections 4.15.2 and 4.16.3, *Maximum Height for Private Garages*, the maximum *height* if the *lot frontage* is 9 metres or more, for a roof, other than a flat roof, shall be 9 metres.