

Section 87 High Density Residential District - RH

87.1 Purpose

To provide for high density development in the form of high rise apartment buildings with a minimum density of 94 units/ha.

87.2 Permitted Uses	
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Apartment Building 	<ul style="list-style-type: none"> • Park • Residential Support Home - Type 1 • Solar Collector <p>(Bylaw C-1260-68 - March 20, 2017)</p>
87.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Child Care Facility • Health Facility, Minor (accessory to an Apartment Building) • Mixed Use Apartment Building • Parking Lot or Building • Personal Service Facility (accessory to an Apartment Building) 	<ul style="list-style-type: none"> • Residential Care Facility • Residential Sales Centre • Residential Support Home - Type 2 • Small Wind Energy Systems <p>(Bylaw C-1260-68-March 17, 2017 and Bylaw C-1260-97-July 3, 2018)</p>
87.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and bylaw C-1260-118-April 6, 2020)	
<ul style="list-style-type: none"> • Public Utility <p>(Bylaw C-1260-68-March 17, 2017 and Bylaw C-1260-97-July 3, 2018)</p>	

87.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Site Area:	930m ²
b)	Site Width:	20m
c)	Front Yard:	6.1m
d)	Rear Yard:	7.6m
e)	Side Yards:	Minimum 3.0m and, 0.9m for each storey or partial storey over 3 storeys
f)	Building Height (Maximum):	12 Storeys
h)	Site Coverage (Maximum):	50%

87.5 Additional Requirements

- a. All signs proposed for the development shall comply with the requirements of Schedule B - Signs;
- b. Personal Service Facilities, Convenience Retail Stores, Health Facilities, and Offices shall not be in any freestanding structure separate from a structure containing residential uses, and shall not be developed above the lowest storey;
- c. The site plan, relationship between buildings, structures, and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

87.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
Multi-Attached Dwelling	35% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area
Apartment	10% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area
All Non-Residential Development	20% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)