

High Rise Zoning Approach in Other Jurisdictions

City	High Rise Zoning Approach
Calgary	1 Standard High Rise Residential/mixed use Zone
Victoria	1 Standard High Rise Residential Zone 4 Standard High Rise Residential/mixed use Zones
Vancouver	1 Standard Low/Mid Rise Residential Zone All High Rise Development is Negotiated, similar to Edmonton's Site Specific Direct Control Provision (DC2) process
Winnipeg	1 Standard High Rise Residential/mixed use Zone
Mississauga	5 Standard High Rise Residential Zones
Toronto	2 Standard High Rise Residential/mixed use Zones
Halifax	1 Standard High Rise Residential Zone

Administration reviewed the high rise zoning in seven other Canadian cities and found that all have at least one standard high rise zone. Calgary and Vancouver have a negotiated process that has high density residential as a discretionary or conditional use in their high rise apartment zone; while Victoria, Winnipeg, and Mississauga have a basic approach that allows fast approval of high rise development.

Each city had a different approach to development regulations. A summary of the differences for each development regulation between each city is found below:

Maximum Height

The zones for high rise buildings range from 12 metres to 77 metres across the different cities. Victoria and Mississauga have multiple high rise apartment zones that allow progressively more height. Vancouver, Calgary and Winnipeg have a low maximum height, but allow more height if certain conditions are met. Vancouver states a maximum height of 12.2 metres, however several development regulations discuss what happens if a taller building is built. Toronto has a variable maximum height depending on where it is in the City. Halifax manages maximum height through a 60 degree plane from the property line. Edmonton's maximum height is 45 metres.

Floor Area Ratio

Calgary has the highest maximum floor area ratio at 11.0, but their residential use is conditional. Vancouver and Mississauga have a low maximum floor area ratio that may not be able to achieve the maximum height. Victoria and Halifax do not regulate floor

area ratio. Winnipeg permits a floor area ratio of 8.0. Toronto has a variable maximum floor area ratio depending on where it is in the City. Edmonton's maximum floor area ratio is 3.0.

Minimum Site Area

Calgary, Victoria, Vancouver, Winnipeg and Mississauga do not regulate minimum lot area. Toronto and Halifax are the only two cities surveyed that have a minimum site area. The minimum varies in Toronto, and Halifax has a minimum site area of 557.42 m². Edmonton has the most restrictive approach in that the regulations do not allow isolating sites less than 800 m², and the minimum site area is 800 m².

Setbacks

Each city handles setbacks differently. In general, all cities have a minimum setback between 0 metres and 10.5 metres. Calgary allows zero setback if it is on a pedestrian street. Victoria has a different setback depending on whether the ground floor is residential or non-residential use, and Vancouver specifies different setbacks based on specific streets. Winnipeg and Toronto increase the size of the minimum required setback as the height of the building increases. Winnipeg also has a maximum front setback. Halifax bases their setbacks on a 60 degree viewing plane from the property line. Mississauga has the largest setbacks of all cities surveyed at up to 10.5 metres. Edmonton is on the higher end of the spectrum of minimum setback requirements, but is within the range required by other cities.

Maximum Density

Calgary has a minimum density of 300 dwelling units per hectare. Victoria, Vancouver, Winnipeg, Mississauga, and Toronto do not regulate density. Halifax has a maximum density of 185.3 persons per hectare (75 persons per acre). In Edmonton the maximum density increases with site size; with the maximum density on the largest sites being about ten percent more than the minimum density of Calgary's high rise zone.

Amenity Area

Calgary, Victoria, Vancouver, Winnipeg, and Halifax do not regulate amenity area. Mississauga requires a minimum 55.0 m² amenity area, and the greater of 5.6 m² per dwelling unit or ten percent of the site area. Toronto requires 4.0 m² per dwelling unit, with further specifications about where it can be located.

Parking (specific to zone)

Victoria Core Business District Zone bases their parking rate on floor area instead of bedrooms, and Mississauga bases their parking rate on bedrooms and ownership tenure (rental vs. condominium). Vancouver requires that all parking must be underground, except on sites smaller than 630 m².

Permitted Uses

In the Calgary high rise zone most uses are discretionary and negotiated at the development permit stage. Victoria has a mix of permitted residential and

non-residential uses. Vancouver only lists developments of less than six units as permitted; and larger developments are discretionary. Winnipeg has an extensive list of permitted uses. Mississauga has the most restrictive list of uses, with only apartments, long-term care and retirement dwellings listed as permitted uses. Toronto has a limited list of permitted residential and institutional uses. Halifax has a limited list of permitted residential and residential-related uses.

Conditional and Discretionary Uses

Victoria and Mississauga do not have discretionary uses. Vancouver allows apartment housing on a conditional basis, and there are requirements to have no net loss of rental housing as a result of the development. Winnipeg has an extensive list of discretionary uses. Most uses in the Toronto high rise zones are conditional. Halifax has a limited list of discretionary residential-related uses. Edmonton is the only city that allows low density residential uses (i.e. single detached, semi-detached) as discretionary.

Urban Design Regulations

Calgary, Victoria, Mississauga, Toronto and Halifax do not have specific urban design requirements within the zone. Winnipeg has the most extensive urban design requirements, followed by Vancouver, within the zone. Edmonton does not have any urban design requirements within the High Rise Apartment Zone (RA9) at this time. Toronto has comprehensive urban design guidelines for tall buildings.