

Contemplated Update to the High Rise Apartment Zone (RA9)

The revised zone would feature a new general purpose that is more specific about the type of development intended to be achieved in the zone. The purpose would be descriptive of the outcomes, including urban design outcomes, and mitigation objectives for some of the impacts tall buildings have on their surroundings.

The list of Permitted and Discretionary uses will be completely revised for better alignment with the purpose of the zone, compatibility with and supportive of residential uses, and increasing opportunity for mixed use development. The list of permitted uses would add more residential-related uses and non-residential uses, and the the list of Discretionary uses would add more non-residential uses. The proposal would remove some uses that have a high parking demand, like Religious Assembly. It would also remove low density residential uses.

Fixing the major barriers to development that currently exist will involve changes to regulations addressing Setbacks, Floor Area Ratio, residential Density and isolating sites. Administration has identified a general range of height and Floor Area Ratio that would be further tested and modeled to verify the best metric for the zone.

Contemplated Development Regulations

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| Maximum Height | 45 m to ~54 m to be confirmed as a function of modeling and additional consultation. |
| Maximum Floor Area Ratio | 3.0 to 5.0 to be confirmed as a function of modeling and additional consultation. |
| Maximum Density | Increase the maximum density and/or implement a minimum density as a function of modeling, or remove maximum density as a regulation. Confirm with additional consultation. |
| Minimum Front Setback | 1.0 to 2.5 m |
| Minimum Rear Setback | 6.5 m |
| Minimum Side Setback on flanking road | 1.0 to 2.5 m |
| Minimum Side Setback within Main Street Overlay | 0.0 m |
| Minimum Side Setback in all other cases | 2.0 m for any portion of the building less than 12.0 m in Height; 7.5 m for any portion of the building greater than 12.0 m in Height |
| Minimum Stepbacks | n/a |

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| Minimum Tower separation | <p>The minimum Separation Space between Towers shall be 10 m, in accordance with Section 48. The Development Officer may vary the Tower spacing in consideration of the following:</p> <ul style="list-style-type: none"> a) The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and b) The recommendations, and mitigative measures specified in any required technical studies. |
| Minimum Amenity Area | 7.5 m ² per Dwelling Unit |
| Parking in accordance with Section 54, except: | <p>Intent to reduce residential requirements and to standardize all non-residential parking requirements.</p> <p>Parking for Apartment Housing, Row Housing and Stacked Row Housing shall be provided at a minimum rate of: <New rate to be determined.></p> <p>Parking for non-residential uses shall be provided at a rate of 1 space per <New rate to be determined> of Floor Area, or the rate required in Section 54.2 Schedule 1; whichever is lesser.</p> |

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| <p>Minimum Site Area for buildings shorter than 20.5 m in Height</p> <p>Minimum Site Area for buildings equal to or taller than 20.5 m in Height</p> <p>*Confirm sizes as a function of modeling and additional consultation, and consider removing minimum site area as a regulation.</p> | <p>1075 m²</p> <p>2170 m²</p> |
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Contemplated Urban Design Regulations

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| All building faces fronting onto a Public Roadway, other than a Lane, shall have individual residential or non-residential units with direct access at ground level across the whole frontage. |
| Individual non-residential, and residential-related entries shall be oriented towards the Public Roadway, other than a Lane, and shall have street level access that does not require ramps or steps to gain access. |
| Developments on parcels with Site Area greater than 1000.0 m ² shall articulate the building façades facing public roadways to be aligned with of the original plot widths or, in new neighbourhoods, the facades shall be articulated with architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g., recesses and projections), changes in building finishes, materials and textures, or features so that no one portion of the facade is longer than 18.0 m. |

Buildings greater than 23.0 m in Height may be required to provide a wind study in accordance with Section 14; buildings greater than 40.0 m in Height shall be required to provide a wind study in accordance with Section 14; The Applicant shall incorporate the findings and recommendations from the report into the proposed building design, to the Satisfaction of the Development Officer.

Mechanical equipment shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building, to the Satisfaction of the Development Officer.

Where a building has a Height greater than 20.0 m and no Stepback is provided, a canopy, colonnade, arcade, cantilever, or similar overhang shall be provided at a depth sufficient to reduce the downwashing effect wind has on all pedestrian walkways and Amenity Areas at ground level, to the satisfaction of the Development Officer. Any such projection shall be allowed into the Setback to a maximum of 3.0 m

Contemplated Parking Regulations

Reduce minimum residential parking regulations to align with actual demand and to support reduced vehicle ownership.

Convert minimum residential parking regulations from being based on the number of bedrooms in a unit to being based on Floor Area.

Determine a single parking requirement for all non-residential uses.