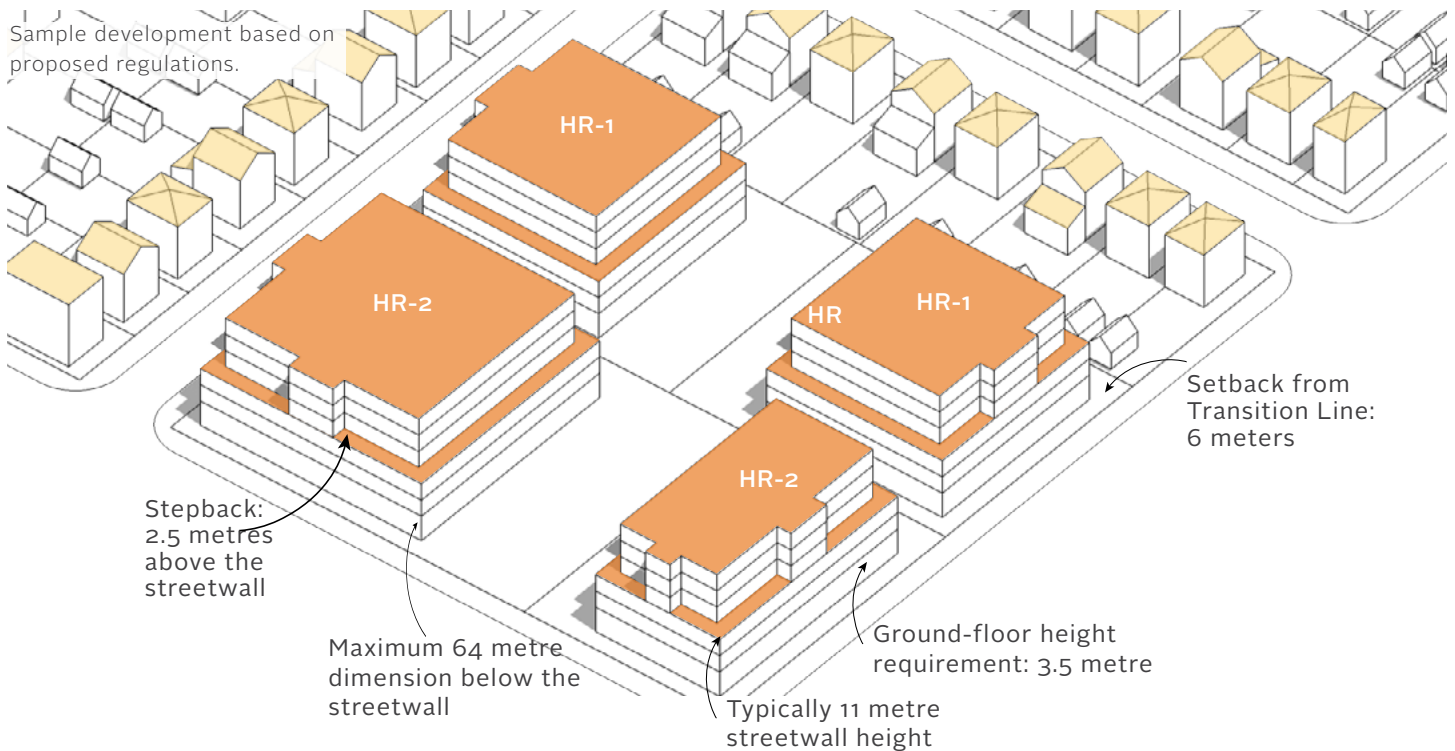


# HIGHER-ORDER RESIDENTIAL ZONES\* - SUMMARY OF PROPOSED REQUIREMENTS

\*The Higher-Order Residential designation contains two zones: Higher-Order Residential 1 (HR-1) and Higher-Order Residential 2 (HR-2).



## WHAT ARE THE HIGHER-ORDER RESIDENTIAL ZONES?

### WHAT IS PERMITTED?

The Higher-Order Residential zones will permit multi-unit residential buildings, within low-rise and mid-rise forms. Tall mid-rise and high-rise forms are permitted in limited locations.

In consideration of surrounding neighbourhoods, built form regulations and design requirements permit appropriate building forms.

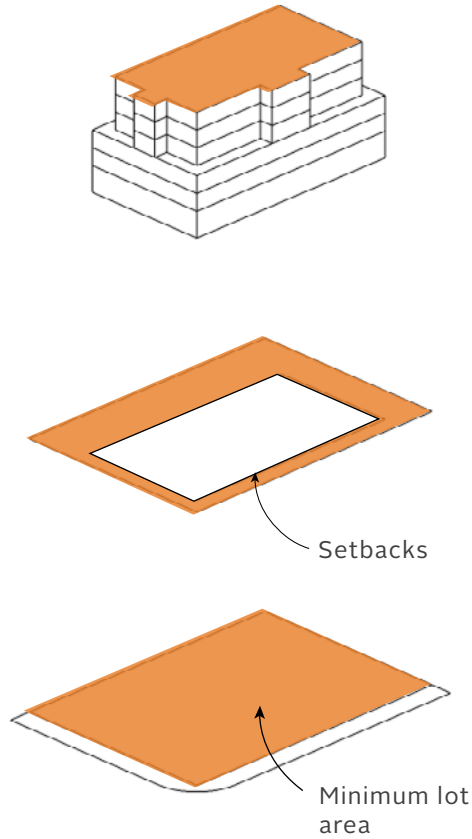
The Higher-Order Residential zones allow some opportunity for work-live units, professional offices, local commercial, and other businesses appropriate to the neighbourhood.

### WHERE ARE HIGHER-ORDER RESIDENTIAL ZONES TYPICALLY LOCATED?

Higher-Order Residential zones are located in areas close to goods and services needed for daily living as well as places of employment, and are within close proximity to transit. They also recognize existing building forms.

# HIGHER-ORDER RESIDENTIAL ZONES\* - PROPOSED LUB REQUIREMENTS

\*HR zone abutting an HR zone



<b>MINIMUM LOT AREA</b>	558 square metres	*unless otherwise specified on map.
<b>MINIMUM LOT FRONTAGE</b>	12.2 metres	*unless otherwise specified on map.
<b>MAXIMUM BUILDING DIMENSION</b>	Below streetwall - 64x64 m Above streetwall - 35m and max 750 sq.m floor plate for high-rise	
<b>MAXIMUM HEIGHT (Mapped)</b>	<b>HR-1</b> 3 to 6 storeys (typically) <b>HR-2</b> 3 to 12 storeys (typically)	
<b>REQUIRED SIDE YARD</b>	2.5 metres	(Subject to transitions, see Transition Page)
<b>REQUIRED REAR YARD</b>	*3.0 metres	(Subject to transitions, see Transition Page)
<b>REQUIRED FRONT YARD</b>	Typically 1.5 to 3.0 metres	
<b>MAXIMUM STREETWALL HEIGHT</b>	Typically 2 to 3 storeys	
<b>STREETWALL ARTICULATION BREAKS</b>	Every 8 metres	
<b>CAR PARKING REQUIREMENTS</b>	1 space for every 3 units	
<b>APPROVAL PROCESS</b>	Development Permit, Development Agreement, Site Plan Approval, & Density Bonusing required over 2,000 square meters of floor area	

## WHAT IS THE DIFFERENCE BETWEEN HR-1 AND HR-2?

### HR-1

HR-1 is the lower-intensity zone within the Higher-Order Residential designation, permitting a variety of residential forms and minor commercial uses.

The HR-1 zone transitions to adjacent low-rise neighbourhoods.

### HR-2

HR-2 is the higher-intensity zone within the Higher-Order designation permitting larger built form and commercial uses.

The Higher-Order Residential designation permits a range of commercial uses at grade.

All high-density (13 units or more) dwellings must provide amenity space at a rate of 5 square metres per unit that is accessible to all building residents. At least 50% of amenity space must be provided inside.