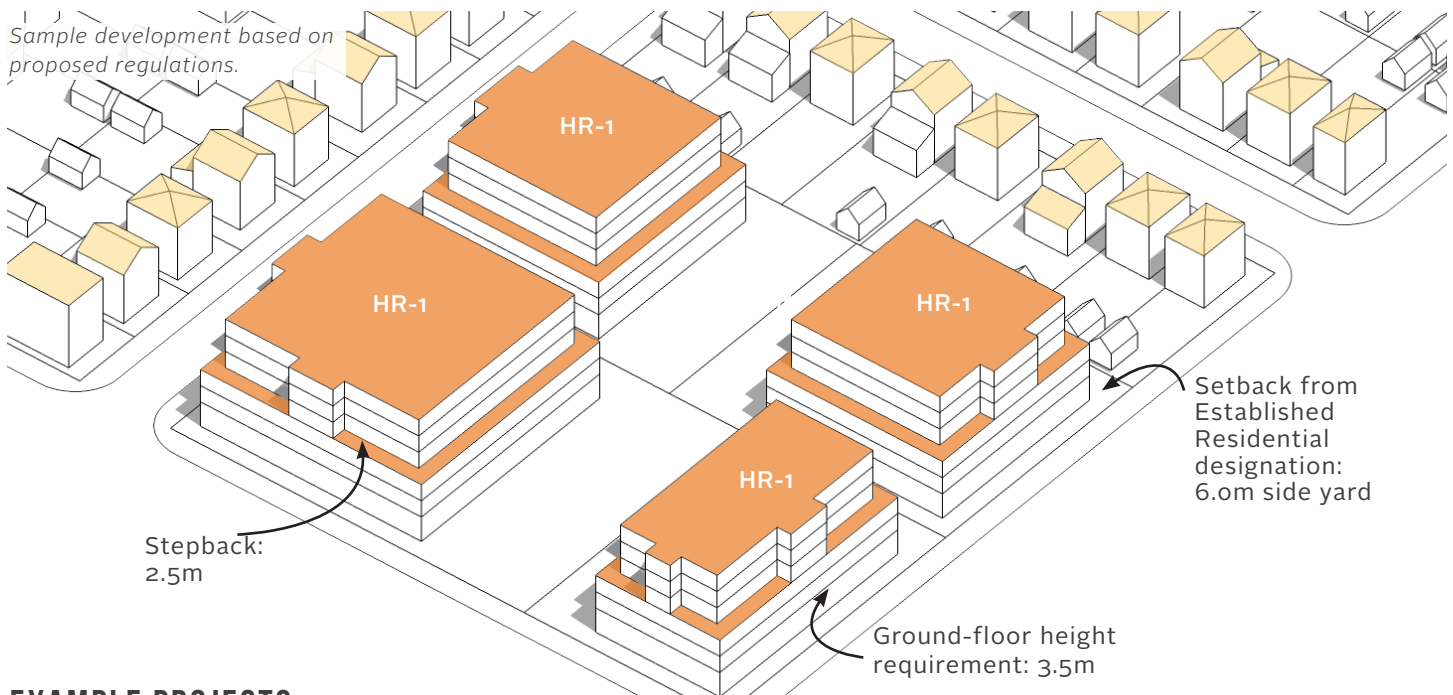


HIGHER-ORDER RESIDENTIAL ZONES - SUMMARY OF PROPOSED REQUIREMENTS

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



EXAMPLE PROJECTS



WHAT ARE THE HIGHER-ORDER RESIDENTIAL ZONES?

WHAT IS PERMITTED?

The Higher-Order Residential zones encompass areas with a concentration of multi-unit residential buildings, within low-rise and mid-rise forms.

Design controls permit a variety of building forms within the Higher-Order Residential designation, which range in height from 4 to 12 storeys.

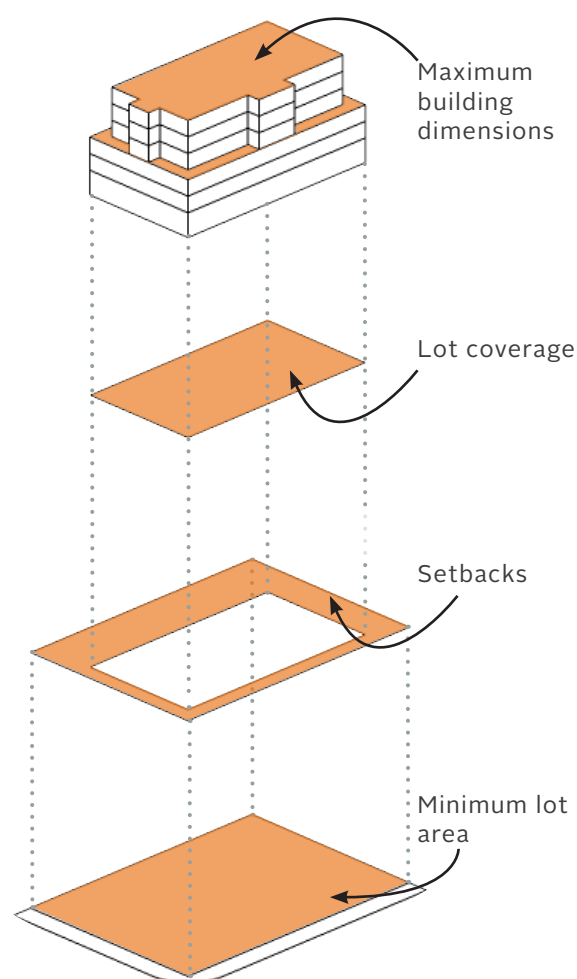
The Higher-Order Residential zones are primarily higher-density residential zones with increased opportunities for work-live units, professional offices, local commercial, and other businesses appropriate to the neighbourhood.

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 well-served by transit.

This document illustrates the proposed requirements. For full details on the draft Centre Plan and Land Use By-law go to Centreplan.ca. For properties abutting Established Residential properties, this page must be read in conjunction with the Transition Page.

HIGHER-ORDER RESIDENTIAL ZONES - PROPOSED LUB REQUIREMENTS



MINIMUM LOT AREA	558 square metres *unless otherwise specified on map.
MINIMUM LOT FRONTAGE	12.2 metres *unless otherwise specified on map.
MAXIMUM BUILDING DIMENSION	Below streetwall - 64m
MAXIMUM HEIGHT (Mapped)	HR-1 14 to 20 metres HR-2 14 to 38 metres
REQUIRED SIDE YARD	2.5 metres, or 6.0 metres where abutting ER
REQUIRED REAR YARD	3.0 metres, or 6.0 metres where abutting ER
REQUIRED STREETLINE YARD	Typically 1.5 to 3.0 metres
MAXIMUM STREETWALL HEIGHT	11.0 metres
ARTICULATION BREAKS	Every 8.0 metres
PARKING REQUIREMENTS	1 space for every 3 units
APPROVAL PROCESS	Development Permit, Site Plan Approval, with Density Bonus available for 20% of floor area that exceeds 2000 square metres.

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 “missing middle” residential forms and limited commercial uses.

The HR-1 zone permits mid-rise multi-unit dwellings, townhouses, stacked townhouses, supportive housing, as well as single-, semi-detached, and two-unit dwellings.

The HR-1 zone transitions to adjacent established residential uses through lower heights.

HR-2

HR-2 is the higher-intensity zone within the Higher-Order designation permitting a wider variety of commercial uses.

The HR-2 zone permits low- to high-rise multi-unit residential buildings, as well as stacked townhouses. Single- and two-unit dwellings are not permitted.

Within the Higher-Order Residential designation, the HR-2 zone permits greater heights. It is applied in limited locations not abutting established residential areas.