

## 6.60 <sup>23</sup>Residential High-Density Zone: R-H

### Key Information

- 6.60.1 This Zone allows for a mixture of housing types and compatible non-Residential uses at higher densities and Building Heights than other Residential Zones.

|          |  |
|----------|--|
| 6.60.2   | <b>Permitted Uses</b>  |
| 6.60.2.1 | Accessory Building   |
| 6.60.2.2 | Apartment  |
| 6.60.2.3 | Day Care Facility  |
| 6.60.2.4 | Home Occupation Minor  |
| 6.60.2.5 | Show Home  |
| 6.60.2.6 | Townhouse  |
| 6.60.3   | <b><sup>24</sup>Permitted Uses on the ground floor within a Residential Building</b>                     |
| 6.60.3.1 | Specialty Food Services without packaging, bottling, or shipping of the products made as part of the use |
| 6.60.4   | <b>Discretionary Uses</b>  |
| 6.60.4.1 | Backyard Suite   |
| 6.60.4.2 | Home Occupation Major  |
| 6.60.4.3 | House Suite  |
| 6.60.4.4 | Public Assembly  |
| 6.60.4.5 | Supportive Living Accommodation  |
| 6.60.4.6 | Temporary Care Facility  |
| 6.60.5   | <b><sup>25</sup>Discretionary Uses on the ground floor within a Residential Building</b>                 |

<sup>23</sup> 3357/QQ-2024

<sup>24</sup> 3357/HH-2024

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|          |   |
|----------|---|
| 6.60.5.1 | Commercial Service Facility, excluding small animal clinics |
| 6.60.5.2 | Merchandise Sales   |
| 6.60.5.3 | Restaurant  |
| 6.60.5.4 | Specialty Food Services                                     |

## Regulations

| 6.60.6 Minimum Dimensions |                                       |   |
|---------------------------|---------------------------------------|---|
| Use                       | Site Area                             | Frontage  |
| Townhouse                 | 125.0m <sup>2</sup> per Dwelling Unit | 15.0m, or<br>if all Dwelling Units are Developed at Grade: 6.1m per dwelling unit |
| Apartment                 | -                                     | 18.0m   |
| Public Assembly           | 800.0m <sup>2</sup>                   | 12.0m   |
| All other uses            | 324.0m <sup>2</sup>                   | 12.0m   |

| 6.60.7 Minimum Setbacks |  |   |  |
|-------------------------|--|---|--|
| Use                     | Front Yard   | Rear Yard                                     | Side Yard  |
| Townhouse               | Live Portion of Dwelling Unit: 3.0m<br>Attached Garage part of Dwelling Unit: 6.0m | 7.5m; or<br>With a rear attached Garage: 6.0m | Boundary with a party wall: 0.0m<br>Interior Side Setback without entrance: 1.5m<br>Interior Side Setback with entrance: 2.4m<br>Exterior Side Setback without entrance: 1.5m<br>Exterior Side Setback with entrance: 2.4m |
| All Other Uses          | 4.5m   | 7.5m  | 3.0m   |

| 6.60.8 Building Height, Site Coverage, and Landscaping                        |   |                       |   |
|---|---|-----------------------|---|
| Use   | Maximum Building Height   | Maximum Site Coverage | Minimum Landscaped Area                               |
| Townhouse   | 3 storeys with an overall maximum height of 15.0m measured from Grade   | 60%                   | 30% of Site Area, and including 20% of the Front Yard |
| All other Uses  | 6 storeys or a maximum height of 30.0m except for Sites within the Downtown core area (Figure 7.10-1), where there is no maximum height | 60%                   | 30%   |
| Existing Building of more than 6 storeys outside Greater Downtown Action Plan | May be structurally altered, or replaced with a Building of equal or fewer storeys  | 60%                   | 30%   |

6.60.9 <sup>26</sup>The following Commercial uses are limited to the ground floor with a maximum Gross Leasable Floor Area of 300m<sup>2</sup> when co-located within a Residential Building

- 6.60.9.1 Commercial Service Facility, excluding small animal clinics
- 6.60.9.2 Merchandise Sales
- 6.60.9.3 Restaurant; and
- 6.60.9.4 Specialty Food Services

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<sup>26</sup> 3357/HH-2024