

15.9 Z9: Hill Avenue

15.9.1 Purpose

The purpose of this zone is to provide an innovative residential subdivision design for a variety of housing types along with neighbourhood commercial and recreation opportunities in a pedestrian friendly environment that focuses on green infrastructure.

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15.9.2 Principal Uses

- community care facility, minor
- housing, apartment (B)
- housing, four-plex (B)
- housing, row (B)
- housing, single detached (A)
- housing, stacked row (B)
- housing, two-unit (A)
- park (C)

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15.9.3 Secondary Uses

- health service, minor (B)
- home business 1 (A and B)
- office (B)
- restaurant (B)
- retail, general (B)
- secondary suite (A) only in single detached housing
- service, personal (B)
- service, massage therapy (B)

15.9.4 Subdivision Regulations

	Housing, single detached	Housing, two-unit	All other housing
Minimum Site Area	500 m ²	500 m ²	7,500 m ²
Maximum Site Area	800 m ²	845 m ²	10,000 m ²
Minimum Site Width	14.0 m	14.0 m	25.0 m

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15.9.5 Regulations for Principal Development

	Housing, single detached	Housing, two-unit	All other housing
Minimum Gross Floor Area	80 m ²	120 m ²	N/A
Maximum Site Coverage	40%	45%	55%
Maximum Density	1 principal building/lot	1 principal building/lot	60 dwellings/ha
Minimum Height	6.0 m	6.0 m	8.0 m
Maximum Height	10.0 m	10.0 m	15.0 m
% of dwellings	N/A	Maximum 20%	N/A
Minimum Front Yard	4.0 m	4.0 m	1.0 m
Maximum Front Yard	10.0 m	10.0 m	3.0 m
Minimum Rear Yard	3.0 m	3.0 m	6.0 m
Minimum Exterior Side Yard	3.0 m	3.0 m	3.0 m
Minimum Interior Side Yard	1.2 m	1.2 m	3.0 m
Minimum Separation between Principal Buildings	N/A	N/A	4.5 m

15.9.6 Regulations for Accessory Development

	Housing, single detached	Housing, two-unit	All other housing
Minimum Front Yard	15.0 m	15.0 m	N/A
Minimum Rear and Interior Side Yard	1.2 m	1.2 m	1.2 m
Minimum Exterior Side Yard	3.0 m	3.0 m	3.0 m
Attached Garage Permitted	Yes, maximum two vehicle garage	Yes, maximum two vehicle garage	No, however underground parking garage permitted
Accessory Building	Yes	Yes	Yes, only entirely enclosed roof and walls
Maximum Height	5.0 m	5.0 m	5.0 m
Maximum total combined gross floor area of accessory buildings and structures	90 m ²	90 m ²	N/A

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15.9.7 Other Regulations

1. One secondary suite is permitted only within the principal building of a single detached house.
2. The location of the uses listed in Sections 15.9.2 and 15.9.3 shall be as shown on the corresponding areas A, B, or C, on the attached Schedule “C” of this Bylaw.
3. An office; retail; service, personal; health service; or restaurant use is permitted only on the ground floor of a principal building that includes dwellings.
4. The maximum gross floor area for an office; retail; service; health service; or restaurant use in one tenancy is 280 m².
5. The maximum total gross floor area of office; retail; service; health service; and restaurant uses for any site is 1,680 m².
6. There is a maximum of one restaurant tenancy per building.
7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.