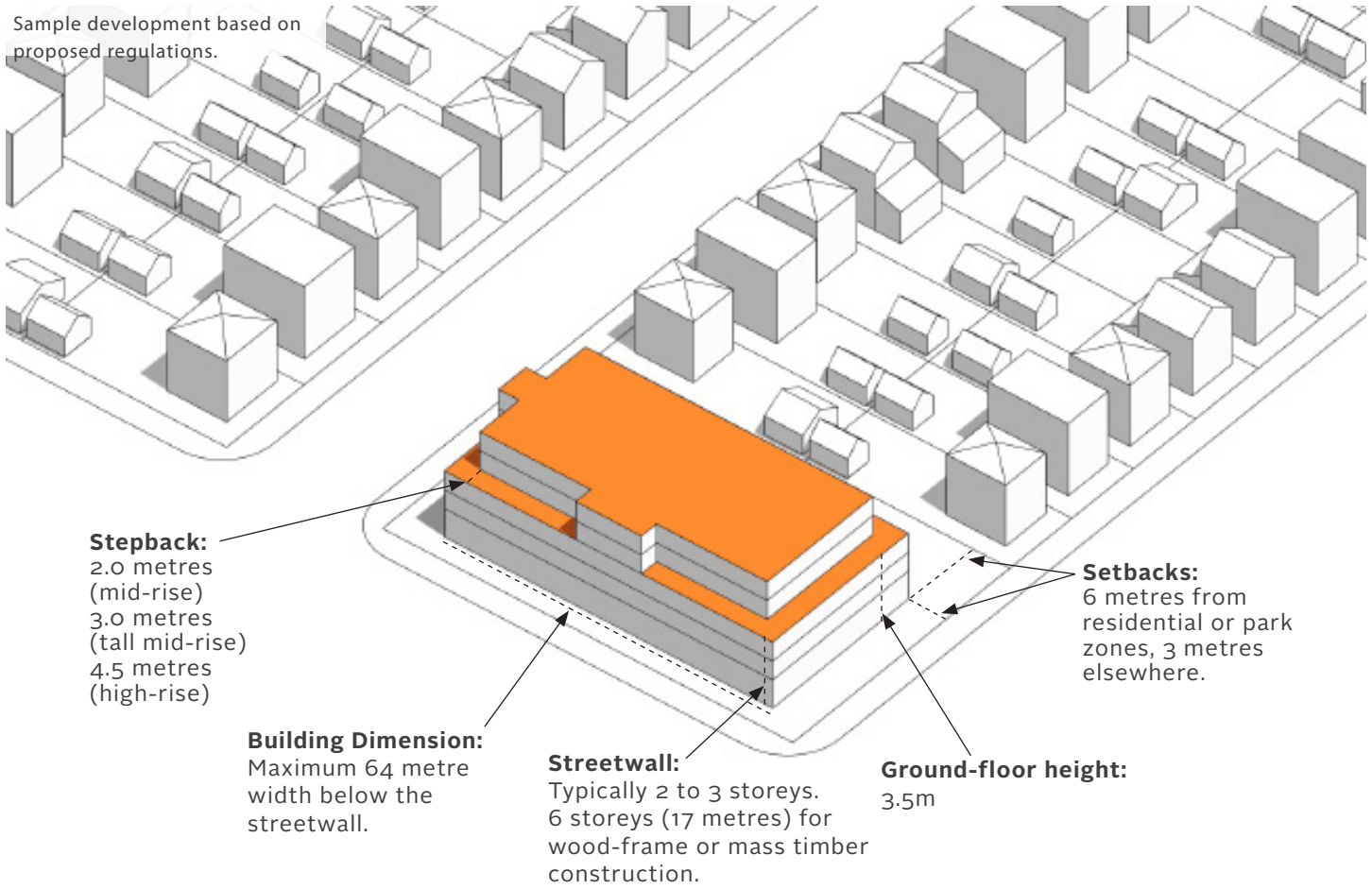


HOUSING ACCELERATOR (HA) ZONE

The Housing Accelerator Designation has only one zone: Housing Accelerator (HA)

Sample development based on proposed regulations.



Stepback:
 2.0 metres (mid-rise)
 3.0 metres (tall mid-rise)
 4.5 metres (high-rise)

Building Dimension:
 Maximum 64 metre width below the streetwall.

Streetwall:
 Typically 2 to 3 storeys.
 6 storeys (17 metres) for wood-frame or mass timber construction.

Ground-floor height:
 3.5m

Setbacks:
 6 metres from residential or park zones, 3 metres elsewhere.

WHAT IS THE HOUSING ACCELERATOR ZONE?

WHAT IS PERMITTED?

Residential uses:

A broad range of residential uses are permitted from single-unit up to multi-unit dwellings.

Commercial uses:

Local commercial uses that are compatible with residential neighbourhoods are permitted on the ground floor.

Building types:

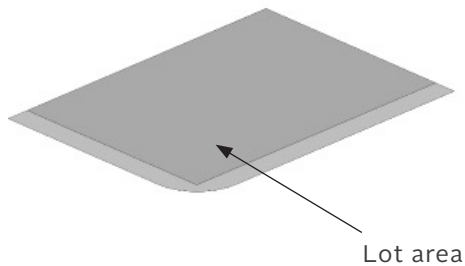
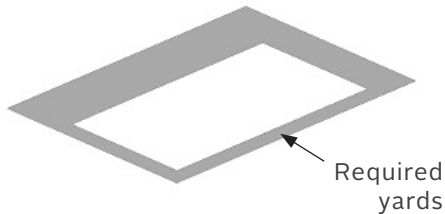
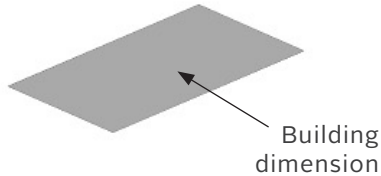
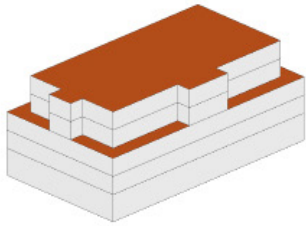
Most developments in the HA zone will be mid-rise buildings (4 to 7 storeys). Other building types permitted include low-rise (4 storeys or less), tall-mid rise (7 to 10 storeys), and high-rise (more than 10 storeys).

WHERE ARE HOUSING ACCELERATOR ZONES TYPICALLY LOCATED?

The Housing Accelerator (HA) zone is generally located in areas that are close to a high-frequency transit service or post-secondary institutions. Some exceptions may be possible for affordable housing projects. Exact HA zone locations are mapped in Schedule 1 - Maps 1 to 5 of the Suburban Housing Accelerator Land Use By-law.

HOUSING ACCELERATOR (HA) ZONE

The Housing Accelerator Designation has only one zone: Housing Accelerator (HA)



MINIMUM LOT AREA

220 square metres

MINIMUM LOT FRONTAGE

12.2 metres, except for townhouses

MAXIMUM BUILDING DIMENSIONS

Below streetwall - 64x64 m
 Above streetwall: 40 metre width and 35 metre depth, and max 900 square metres on average per storey.
 Any tower portions above a streetwall must be located at least 12.5 metres from any property line and 25 metres from any other tower portion of the same development.

MAXIMUM HEIGHT

Ranges from 3 storeys to 14 storeys. See Schedule 2 - Maps 1 to 5 of the SHA LUB.

REQUIRED SIDE YARD

3.0 metres if not abutting residential or park zone (Transition Line)
 6.0 metres if abutting residential or park zone (Transition Line)

REQUIRED REAR YARD

6 metres (6 storeys or less)
 8 metres (6 storeys or taller)

REQUIRED FRONT YARD

Typically 2.5 to 4.0 metres

MAXIMUM STREETWALL HEIGHT

3 storeys, but 6 storeys for a wood-frame or mass timber construction.

ARTICULATION BREAKS

Every 10 metres

CAR PARKING REQUIREMENTS

None

UNIT MIX

New buildings over 40 units must provide at least 25% two-bedroom units

AMENITY SPACE

5 square metres per unit; minimum 50% of space provided within indoor spaces (not necessarily in the main dwelling)

APPROVAL PROCESS

Development Permit, with Density Bonusing required. Non-profit Organizations are exempt from Density Bonusing.