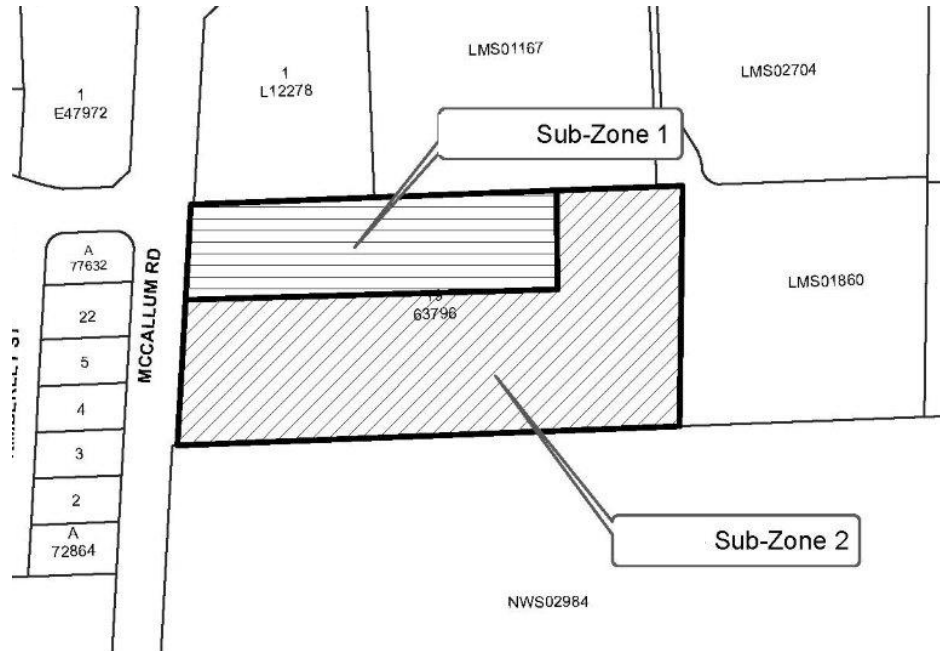


866– Comprehensive Development Sixty Six Zone (N66)

N66

Intent: To accommodate a comprehensive development comprising both Apartments and Townhouses in two (2) separate sub-zones as shown in figure below.



866.1 Permitted Uses

Permitted Uses Table for N66 Zone	
Principal Uses – Sub-Zone 1	
.1	Apartment
.2	Congregate Housing (B/L 3249-2022)
Principal Uses – Sub-Zone 2	
.3	Townhouse
Accessory Uses – Sub-Zone 1	
.4	Home Occupations – Level 1
Accessory Uses – Sub-Zone 2	
.5	Boarding
.6	Home Occupation – Level 1
.7	Secondary Suite

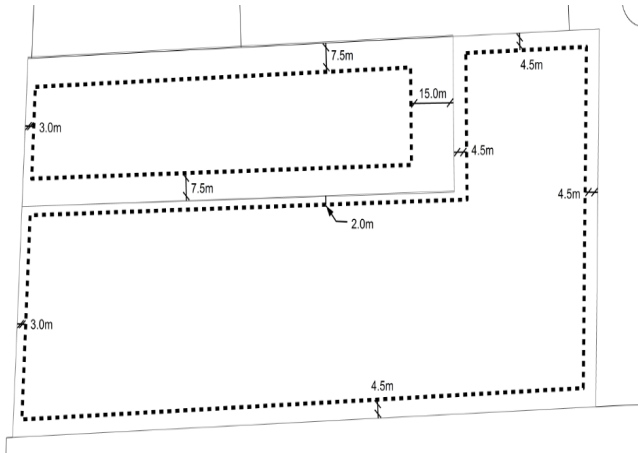
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N66

866.2 Development Regulations

Development Regulations Table for N66 Zone	
Column I	Column II
.1 Density (minimum / maximum)	Sub-Zone 1 a. Floor Space Ratio – 1.7 / 2.0 Sub-Zone 2 a. Floor Space Ratio – 0.7 / 2.0
.2 Minimum Setbacks	<p>Minimum Setbacks in the N66 Zone shall be as follows:</p>  <p>Note: For the purposes of the N66 Zone the boundary between Sub-Zone 1 and Sub-Zone 2 will be deemed a lot line for the purpose of determining Setbacks.</p>
.3 Lot Coverage (maximum)	Sub-Zone 1 a. 40% Sub-Zone 2 a. 40%
.4 Building Height (maximum)	Sub-Zone 1 a. Principal Building – 21.3m or six (6) Storeys whichever is less Sub-Zone 2 a. Principal Building – 11m or three (3) Storeys whichever is less

866.3 Landscaping

- .1 Refer to Section 140 for requirements pertaining to landscaping.
- .2 Notwithstanding the landscaping provisions of Section 140, no landscape area is required between an off-street parking area or maneuvering aisle located along the boundary of Sub-Zone 1 and Sub-Zone 2 if subdivided, or abutting a commercially zoned property.

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866.4 Off-Street Parking

- .1 Refer to Section 150 for requirements pertaining to off-street parking.
- .2 Notwithstanding the parking space siting requirements of Section 150, no setback is required for parking stalls located along the boundary of Sub-Zone 1 and Sub-Zone 2 if subdivided, or abutting a commercially zoned property.

866.5 Roof Top Accesses

- .1 Notwithstanding Section 140, rooftop access stairs, landings, and exterior storage closets associated with private outdoor rooftop amenity space are exempted from building height, provided that they are less than 15% of the roof area of the building. (B/L 3249-2022)

866.6 Conditions of Use

- .1 A portion of any lot used for a Townhouse, Apartment, or Congregate Housing shall be provided as common outdoor amenity area, in the amount of 3.0 m² per dwelling unit. Within the N66 Zone amenity space may be located within the required setbacks. For the purpose of this section, common outdoor amenity area means an area or areas: (B/L 3249-2022)
 - a. available for all residents of the principal Buildings;
 - b. having no dimension less than 6.0 m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenway, recreational space, and other leisure activities normally carried out outdoors
- .2 An Apartment and Congregate Housing shall be permitted in the same Building under the following conditions: (B/L 3249-2022)
 - a. the uses are located on different Storeys of the Building; and
 - b. separate entrances, exits, and lobbies are provided for each use.
- .3 A Secondary Suite shall:
 - a. be limited to one such use per Townhouse unit;
 - b. have a maximum Floor Area of 90 m² or 40% of the Townhouse unit Floor Area whichever is less; and
 - c. not be permitted where there is a Boarding use within the Townhouse unit.

866.7 Subdivision

- .1 Subdivision of the property shall only be permitted to separate Sub-Zone 1 from Sub-Zone 2. For further clarity this is not intended to preclude the phasing of future stratas.