

740 – Special Housing Zone (P4)

(B/L 2408-2014, 3159-2021, 3249-2022)

P4

Intent: To accommodate Congregate Housing, Congregate Care Uses and other community support services (B/L 3249-2022)

740.1 Permitted Uses

Permitted Uses Table for P4 Zone
Principal Uses
.1 Community Service
.2 Congregate Housing (B/L 3249-2022)
.3 Congregate Care (B/L 3249-2022)
Accessory Uses
.4 Accessory Residential Use
.5 Boarding (B/L 3249-2022)

740.2 Site Specific Permitted Uses and Densities (B/L 2408-2014, B/L 3159-2021)

- .1 Notwithstanding Section 740.3.1, the maximum density permitted on the following Lot shall be 0.33 Floor Space Ratio:
 - a. PID: 001-658-557
Legal Description:
Lot 3 Section 19 Township 16 NWD Plan 17779

Editorial Note
Known civically as: 2693 Braeside Street

- .2 Notwithstanding Section 740.3.1, the maximum Density permitted on the following Lot shall be 0.67 Floor Space Ratio:
 - a. PID: 011-874-678
Legal Description:
Lot A Section 16 Township 16 NWD Plan 78849

Editorial Note
Known civically as: 33386 Bevan Avenue

- .3 Notwithstanding Section 740.3.1, the maximum Density permitted on the following Lot shall be 0.1 Floor Space Ratio:
 - a. PID: 019-120-125
Legal Description:
Lot 1 Section 35 Township 13 NWD Plan LMP20935

Editorial Note
Known civically as: 4212 Balmoral Street

- .4 Notwithstanding Section 740.3.1, the maximum Density permitted on the following Lot shall be 0.46 Floor Space Ratio:
 - a. PID: n/a
Legal Description:
Lot 1 Section 19 Township 16 NWD Plan 77921

Editorial Note
Known civically as: 31950 Sunrise Crescent

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Zoning Bylaw No. 2400-2014



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A historic Legal description is used to reference a portion of the Lot known civically as 31950 Sunrise Crescent that was given a site specific permission prior to being consolidated.

740.3 Development Regulations

Development Regulations Table for P4 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio - 1.4
.2 Minimum Setbacks (all Lot Lines)	a. 6.0 m, except 7.5 m when abutting a Lot zoned A, RS or RM
.3 Height (maximum)	a. Principal Building – 12.2 m b. Accessory Building or Structure - 4.6 m
.4 Lot Coverage (maximum)	a. 40%

740.4 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

740.5 Conditions of Use

- .1 A portion of any Lot used for a Congregate Housing Use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required Setbacks. For the purposes 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, greenery, recreational space, and other leisure activities normally carried out outdoors.
- .2 An Accessory Residential Use shall be contained within the Building housing the Principal Use(s).