

807 – Comprehensive Development Seven Zone (N7) (B/L 3249-2022, 3499-2024)

N7

Intent: To accommodate Congregate Housing and Assembly Uses in a comprehensive development.

807.1 Permitted Uses

Permitted Uses Table for N7 Zone	
Principal Uses	
.1	Congregate Housing (B/L 3249-2022)
.2	Assembly
Accessory Uses	
.3	Boarding (B/L 3249-2022)

807.2 Site Specific Permitted Uses

n/a

807.3 Development Regulations

Development Regulations Table for N7 Zone	
Column I	Column II
.1 Density (maximum)	a. One Dwelling Unit b. Maximum Density may be increased to 85 Dwelling Units and two guest units if: <ul style="list-style-type: none"> i. two elevators are provided in a Congregate Housing; (B/L 3249-2022) ii. maximum Floor area for a Congregate Housing does not exceed 11,000 m²; and (B/L 3249-2022) iii. maximum Floor area for Assembly Use does not exceed 2,700 m².
.2 Minimum Setbacks (Front Lot Line)	a. Congregate Housing – 18.0 m (B/L 3249-2022) b. Assembly – 18.0 m c. Accessory Building or Structure – 0.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Congregate Housing – 5.2 m (B/L 3249-2022) b. Assembly – 7.6 m c. Accessory Building or Structure – 1.5 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Congregate Housing – 28.0 m (B/L 3249-2022) b. Assembly – 40.0 m c. Accessory Building or Structure – 1.5 m
.5 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure – 3.0 m b. To the rear of the front Building face of a Principal Building that is oriented to a street

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.6 Height (maximum)	<ul style="list-style-type: none"> a. Principal Building (Congregate Housing) – 12.2 m or four Storeys, whichever is less (B/L 3249-2022) b. Principal Building (Assembly) – 15.0 m, except that where a spire is attached to and forms part of a Building for an Assembly Use, the maximum height of the spire shall be 27.0 m
.7 Lot Coverage (maximum)	<ul style="list-style-type: none"> a. 32%

807.4 Subdivision Regulations

Subdivision Regulations Table for N7 Zone	
Column I	Column II
.1 Lot size (minimum)	a. 18,200 m ²

807.5 Landscaping and Off-Street Parking

- .1 Notwithstanding Section 140, the following regulations shall apply in the N7 zone:
 - a. Perimeter landscaping shall be provided as follows:
 - i. one tree shall be planted for every 11.0 m or portion of a Front And Rear Lot Line;
 - ii. trees shall be a minimum calliper of 6.0 cm and shall be spaced from 9.0 m to 13.0 m apart along Front and Rear Lot Lines;
 - iii. trees shall be sited in a continuous landscaping strip (except driveways and walkways) that has a minimum width of 3.0 m along front and Rear Lot Lines and shall be protected with curb;
 - iv. where such landscaping strip abuts a parking space, a 15.24 cm high wheel stop shall be placed 0.6 m from the landscaping strip;
 - v. despite section 807.5.1(a)(iii), the width of a section of the landscaping strip along the Rear Lot Line may be reduced to 1.5 m provided that the length of the section does not exceed 50.0 m;
 - b. In addition to perimeter landscaping, where a Landscaped Area abuts a Parking Space, a 15.24 cm high wheel stop shall be placed 0.6 m from the Landscaped Area; and
 - c. Unenclosed storage shall be enclosed by a fence having a minimum height of 2.0 m.
- .2 Notwithstanding Section 150, the minimum number of off-street Parking Spaces in the N7 zone shall be:
 - a. one space for each Dwelling Unit;
 - b. one space for every 45 m² of Net Floor Area, or portion thereof, for Assembly Use excluding a sanctuary; and
 - c. one space for every ten seats or 45 m² of Net Floor Area, or portion thereof, in a sanctuary, whichever is greater.

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807.6 Conditions of Use

- .1 The minimum Floor area of a Dwelling Unit shall be:
 - a. 65 m² for each studio or one-bedroom unit;
 - b. 85 m² for a two-bedroom unit; and
 - c. 30 m² for each guest unit.
- .2 A minimum 4,000 m² of each lot zoned N7 shall be unoccupied and unobstructed by any off-street parking, building or structure, except garden structures and underground structures.
- .3 A permitted Use shall only be allowed where the Gross Floor Area of all Accessory Buildings and structures on the Lot does not exceed 45 m².
- .4 One garbage container space shall be provided for an Assembly use.
- .5 No garbage container associated with any Use shall be located within 3.0 m of an Interior Side or Rear Lot Line.