

817 – Comprehensive Development Seventeen Zone (N17) (B/L 3249-2022, 3499-2024)

N17

Intent: To accommodate mixed commercial and high-Density residential Uses in a comprehensive development on a site at the southeast corner of Gladwin Rd. and Bevan Ave., as shown in Schedule “A”.

817.1 Permitted Uses

Permitted Uses Table for N17 Zone	
Principal Uses	
.1 Apartment	.6 Health Care Office
.2 Child Care Centre	.7 Office
.3 Coffee Shop	.8 Personal Service Establishment
.4 Financial Institution	.9 Restaurant
.5 Fitness Studio	.10 Retail
Accessory Uses	
.11 Home Occupation – Level 1	
.12 Boarding (B/L 3249-2022)	

817.2 Site Specific Permitted Uses

n/a

817.3 Development Regulations

Development Regulations Table for N17 Zone	
Column I	Column II
.1 Density (maximum)	a. Building “A” – 3.01 Floor Space Ratio for Apartment and commercial Uses b. Building “B” – 1.48 for Apartment Use c. The maximum number of Dwelling Units shall be 156 in Building “A” and 87 in Building “B”
.2 Minimum Setbacks	a. Buildings and structures shall be sited in accordance with Schedule “A”
.3 Height (maximum)	a. Building “A” – 80 m or twenty-six Storeys, whichever is less b. Building “B” – 20 m or four Storeys, whichever is less
.4 Lot Coverage (maximum)	a. Building “A” – 1,500 m ² b. Building “B” – 2,250 m ²

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817.4 Landscaping and Off-Street Parking

- .1 Parking and loading shall be provided in accordance with section 150, except the following regulations shall apply in the N17 zone:
 - a. for an Apartment, the minimum number of Visitor Parking Spaces shall be 50 spaces;
 - b. for an Apartment, a maximum of 66 spaces may be provided as tandem spaces;
 - c. the minimum number of Parking Spaces as per section 150 for each Dwelling Unit shall be provided; and
 - d. for an Apartment, Residential Parking Spaces may be provided in a combination of single spaces or tandem spaces and a minimum of 80% of the total required parking shall be underground parking.
- .2 Refer to section 140 for requirements pertaining to landscaping.

817.5 Conditions of Use

- .1 Retail shall not include a thrift store or convenience store.
- .2 Apartment and Home Occupation – Level 1 Uses shall be in the form of:
 - a. one maximum twenty-six Storey mixed-Use residential and commercial Building identified on the attached Schedule “A” as Building “A”, which may include the following Accessory Uses: amenity rooms, fitness areas, a seniors centre, indoor pool, change rooms and two guest suites; and
 - b. one maximum four Storey residential Building identified on the attached Schedule “A” as Building “B”.
- .3 Office, Health Care Office and Financial Institution Uses shall be limited to a maximum floor area of 2,750 m² located within the first three Floors of the one maximum twenty-six Storey mixed-Use residential and commercial Building identified on the attached Schedule “A” as Building “A”.
- .4 Restaurant Use shall be limited to a maximum Floor area of 250 m², located within the first Floor of the one maximum twenty-six Storey mixed-Use residential and commercial Building identified on the attached Schedule “A” as Building “A”.
- .5 All other commercial Uses shall together be limited to a maximum Floor area of 450 m² located within the first Floor of the one maximum twenty-six Storey mixed-Use residential and commercial Building identified on the attached Schedule “A” as Building “A”.
- .6 No Storey of a Building or structure above the fourth Storey shall be greater than 700 m² or exceed a dimension of 31.5 m for Building “A”.
- .7 Storage shall take place entirely within a wholly enclosed Building.

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