

837 – Comprehensive Development Thirty Seven Zone (N37) (B/L 3249-2022, 3499-2024)

N37

Intent: The N37 Zone is to establish specific land use and development regulations for a supported housing development within the Urban 1 – Midrise Land Use Designation of the OCP.

837.1 Permitted Uses

Permitted Uses Table for N37 Zone	
Principal Uses	
.1	Apartment
.2	Congregate Housing (B/L 3249-2022)
Accessory Uses	
.3	Community Service
.4	Home Occupation – Level 1
.5	Boarding (B/L 3249-2022)

837.2 Site Specific Permitted Uses

n/a

837.3 Development Regulations

Development Regulations Table for N37 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 1.4
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m
.3 Minimum Setbacks (Interior Lot Line)	a. Principal Building – 1.8 m
.4 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 3.0 m
.5 Lot Coverage (maximum)	a. 40%
.6 Height (maximum)	a. Any Building or Structure – four Storeys

837.4 Site Specific Development Regulations

n/a

837.5 Subdivision Regulations

n/a

837.6 Landscaping

.1 Refer to Section 140 for requirements pertaining to landscaping.

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837.7 Off-Street Parking

- .1 Notwithstanding Section 150, the following regulations shall apply in the N37 Zone:
 - a. one Parking Space for every 20 Supported Housing units for Residents is required;
 - b. one Parking Space for every 10 Supported Housing units for visitors is required;
 - c. two Parking Spaces for every 10 Supported Housing units for employees / support personnel is required; and
 - d. one additional Parking Space for each additional Dwelling Unit is required.

837.8 Conditions of Use

- .1 Community Service is only permitted Accessory Use to an Apartment or Congregate Housing where a Housing Agreement detailing the management and administration of the Apartment or Congregate Housing Use has been approved by Council. (B/L 3249-2022)