838 – Comprehensive Development Thirty Eight Zone (N38) (B/L 2410-2014, 3499-2024)

Intent: To accommodate a multiple family residential development comprised of townhouses and apartments.

838.1 Permitted Uses

Permitted Uses Table for N38 Zone
Principal Uses
.1 Apartment
.2 Townhouse
Accessory Uses
.3 Boarding
.4 Home Occupation – Level 1

838.2 Development Regulations

Development Regulations Table for N25 Zone (Zone I)	
Column I	Column II
.1 Density (maximum)	i. Floor Space Ratio – 1.4 ii. Number of units – 435
.2 Minimum setbacks (interior lot line)	11 m
.3 Minimum setbacks (exterior lot line)	3.0 m
.4 Lot coverage (maximum)	40%
.5 Building Height (maximum)	As per section 838.3

838.3 Building Height

.1 Building Height for land zoned N38 shall comply with following graphic:
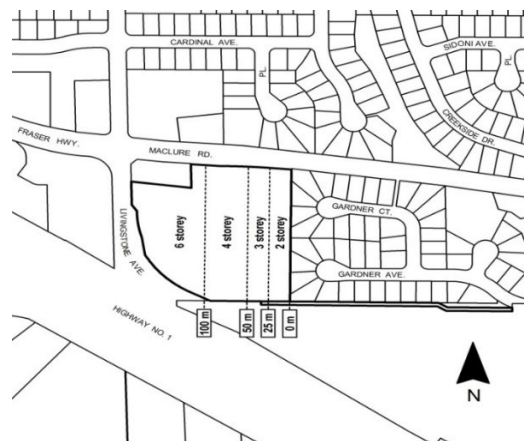
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838.4 Landscaping and Off-Street Parking

.1   Parking and loading shall be provided in accordance with Section 150

.2   Landscaping shall be provided in accordance with Section 140 except the following additional landscape requirements are required for land zoned N38:

      i.   A 5 m landscape buffer is required along the length of the eastern property boundary;

      ii.   Within the landscape buffer a berm 1 m in height is required.

838.5 Conditions of Use

.1   A portion of a lot used for a Townhouse or Apartment shall be provided as common outdoor amenity area and shall not be located within the required setbacks. For the purposes of this section, common outdoor amenity area means an area or areas:

    a.   available for all residents of the Principal Building(s);

    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.

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