

# 867 – Comprehensive Development Sixty Seven Zone (N67) (B/L 2819-2018; 3249-2022, 3499-2024)

# N67

**Intent:** To accommodate an apartment building on the property located at 33338 George Ferguson Way, in the Urban 1 – Midrise land use designation.

## 867.1 Permitted Uses

Permitted Uses Table for N67 Zone	
<b>Principal Uses</b>	
.1	Apartment
.2	Congregate Housing (B/L 3249-2022)
<b>Accessory Uses</b>	
.3	Home Occupation Level 1
.4	Boarding (B/L 3249-2022)

## 867.2 Site Specific Permitted Uses

n/a

## 867.3 Development Regulations

Development Regulations Table for N67 Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 1.0 to 2.0
.2 Maximum Setbacks (Exterior Lot Line)	a. Principal Building – 6.0 m
.3 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 3.0 m, except a parkade located on the 1 <sup>st</sup> Storey, which may be reduced to 1.0 m b. Accessory Building or Structure – 3.0 m, except not between a Building Face and the street
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 6.0 m, except: i. a parkade located on the 1 <sup>st</sup> Storey, which shall be 0.0 m; ii. one enclosed stairwell into the West interior side lot line having a width of no more than 3.4 m, which shall be 2.5 m; iii. one enclosed stairwell into the East interior side lot line having a width of no more than 3.4 m, which shall be 1.2 m. b. Accessory Building or Structure – 3.0 m
.5 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 4.5m, except a parkade located on the 1 <sup>st</sup> Storey, which shall be 0.0 m b. Accessory Building or Structure – 3.0 m
.6 Height (maximum)	a. Principal Building – 21.3 m, or six (6) Storeys, whichever is less

Last Modified: March 5, 2024

Section 867-Page 1 of 3  
Zoning Bylaw No. 2400-2014

# 867 – Comprehensive Development Sixty Seven Zone (N67) (B/L 2819-2018; 3249-2022, 3499-2024)

# N67

	b. Accessory Building or Structure – 4.5 m
.7 Lot Coverage (maximum)	a. 70%

## 867.4 Landscaping

- .1 Landscaping shall be provided as follows:
  - .a any part of a Lot not used for Building, parking, loading or driveways shall be landscaped and properly maintained; and
  - .b the required front setback, excluding accessways and pedestrian connections, shall have a continuous landscaped area that has a minimum width of 1.0 m.

## 867.5 Off-Street Parking

- .1 Off-Street Parking and Loading shall be provided in accordance with Section 150, with the exception of the following:
  - .a Off-street parking requirements may be reduced by a maximum of 10%;
  - .b Minimum maneuvering aisle width shall be at least 6.2 m; and
  - .c Surface parking may be located 0.0 m from interior or rear lot line.

## 867.6 Permitted Projections into Setbacks

- .1 Notwithstanding the permitted projections under Section 140.4.2, the following additional projections shall be permitted:
  - .a steps may project 3.0 m into the required exterior setback;
  - .b Eaves and similar architectural features may project 1.25 m into the required exterior setback;
  - .c covered landing and/or stairs and associated support structures may project 2.0 m into the required exterior setback; and
  - .d Eaves and similar architectural features may project 1.0 m into the required interior side setback.

## 867.7 Conditions of Use

- .1 A portion of any Lot used for an Apartment or Congregate Housing use shall be provided as common outdoor amenity area, in the amount of 3.0 m<sup>2</sup> 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.

# 867 – Comprehensive Development Sixty Seven Zone (N67) (B/L 2819-2018; 3249-2022, 3499-2024)

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- .2 An Apartment and Congregate Housing shall be permitted in the same Building under the following conditions: (B/L 3249-2022)
  - a. the uses are located on different Storeys of the Building; and
  - b. separate entrances, exits and lobbies are provided for each use.