

# 887 – Comprehensive Development Eighty Seven Zone (N87)

(B/L 3499-2024)

# N87

**Intent:** To accommodate single detached dwellings on compact lots in the Urban 3 – Infill Land Use Designation.

## 887.1 Permitted Uses

Permitted Uses Table for N87 Zone	
<b>Principal Uses</b>	
.1	Residential Care
.2	Single Detached Dwelling
.3	Supportive Recovery
<b>Accessory Uses</b>	
.4	Boarding

## 887.2 Site Specific Development Regulations

n/a

## 887.3 Development Regulations

Development Regulations Table for N87 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 6.0 m, b. Accessory Building or Structure – 6.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.5m b. Accessory Building or Structure – 1.0m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 4.5m b. Accessory Building or Structure – 4.5m
.6 Lot coverage (maximum)	a. 40%
.7 Building Height (maximum)	a. Principal Building – 8.5 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m or one storey whichever is less
.8 Maximum vertical distance of Basement above ground	a. 1.4m above average Finished Grade

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## 887.4 Subdivision Regulations

Subdivision Regulations Table for N87 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot – 300m <sup>2</sup> b. Corner Lot – 375m <sup>2</sup> c. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot – 10.0m b. Corner Lot – 15.0m c. Panhandle Lot – Not permitted
.3 Front Lot Line length (minimum)	a. Interior Lot – 10.0m b. Corner Lot – 15.0m c. Panhandle Lot – Not permitted
.4 Lot Depth (minimum)	a. Interior Lot – 22.5m b. Corner Lot – 22.5m c. Panhandle Lot – Not permitted

## 887.5 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

## 887.6 Conditions of Use

- .1 A Principal Building with an attached garage shall comply with the following applicable maximum garage width, measured between the interior faces of the side walls of the garage:
  - a. 6.0m on a Lot with Front Lot Line length of 12.0m or greater; or
  - b. 4.0m on a Lot with Front Lot Line length of 10.0m to 11.99m.
- .2 A Principal Building consisting of more than one Storey shall have reduced massing at the uppermost Storey, to be achieved as follows:
  - a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
  - b. The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2m from the Building Face(s) of the Storey immediately below;
    - i. For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios and entranceways shall be considered part of the Building Face(s); and
    - ii. Further to Section 887.6.2(b)(i), when a covered verandah, porch, patio or entranceway is included, the minimum Front Lot Line Setback for that portion of the Principal Building may be reduced to 4.5m;

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- c. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the storey immediately below, except for permitted projections into Setbacks as specified in Section 140; and
- d. Any portion of floor area above which there is a vertical distance that exceeds 4.3m measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.

