

15.12 Z12: Non-Profit Housing

Z12

15.12.1 Purpose

The purpose of this zone is to facilitate the development of non-profit housing.

15.12.2 Principal Uses

- housing, apartment
- housing, congregate
- transitional housing

15.12.3 Secondary Uses

- N/A

15.12.4 Subdivision Regulations

3. The minimum lot width is 45.0 m.
4. The minimum lot area is 1500 m².

15.12.5 Development Regulations

9. The maximum site coverage is 50%.
10. The maximum height is 14.0m.
11. The maximum number of storeys is 3.
12. The minimum front yard is 3.0m.
13. The minimum interior and exterior side yard is 3.0m.
14. The minimum rear yard is 3.0m.
15. No more than 1 principal building shall be permitted on site.

15.12.6 Other Regulations

4. For the purposes of this zone, transitional housing shall be defined as residential units provided to individuals who are homeless or at risk of becoming homeless where supportive services are provided on-site to persons with addiction, and physical, mental or other developmental disability, or chronic or progressive condition, that is not primarily due to the aging process and may include accessory minor health services and education uses.
5. There shall be at least 12 on-site parking spaces, including 1 parking stall for the disabled. No loading spaces shall be required.
6. There shall be at least 6 Class I bicycle parking spaces and 6 Class II bicycle parking spaces.
7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.