

801 – Comprehensive Development One Zone (N1)

N1

Intent: To accommodate Congregate Housing and mixed institutional, health care, and office uses in a comprehensive development. (B/L 3249-2022)

801.1 Permitted Uses (B/L 3159-2021; 3249-2022)

Permitted Uses Table for N1 Zone	
Principal Uses	
.1 Assembly	.7 Health Care Office
.2 Child Care Centre	.8 Indoor Recreation Facility
.3 Commercial School	.9 Media Studio
.4 Community Service	.10 Office
.5 Congregate Housing (B/L 3249-2022)	.11 [Repealed; B/L 3159-2021]
.6 Emergency Shelter	.12 Post-Secondary Institution
Accessory Uses	
.13 Apartment	
.14 Home Occupation – Level 1	
.15 Retail	
.16 Townhouse	
.17 Boarding (B/L 3249-2022)	

801.2 Site Specific Permitted Uses

n/a

801.3 Development Regulations

Development Regulations Table for N1 Zone	
Column I	Column II
.1 Density (maximum)	a. Congregate Housing – 116 Dwelling Units per hectare (B/L 3249-2022) b. All Uses – 9,200 m ² Gross Floor Area c. Congregate Housing – 5,550 m ² Gross Floor Area (B/L 3249-2022) d. Child Care Centre – 630 m ² Gross Floor Area e. Office Uses – 790 m ² Gross Floor Area f. Apartment and Townhouse - 950 m ² Gross Floor Area g. Emergency Shelter – 250 m ² Gross Floor Area
.2 Minimum Setbacks (Exterior Lot Line)	a. 6.0 m, except Buildings or Structures for off street parking may be sited 1.5 m from an Exterior Lot Line
.3 Height (maximum)	a. 29.2 m or 7 Storeys, whichever is less
.4 Lot Coverage (maximum)	a. 32%

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801.4 Subdivision Regulations

Subdivision Regulations Table for N1 Zone	
Column I	Column II
.1 Lot size (minimum)	a. 7,240 m ²

801.5 Landscaping and Off-Street Parking

- .1 Notwithstanding Section 150, the following regulations shall apply in the N1 zone:
- a. Parking aisles shall not be less than 6.0 m in width except:
 - i. when the angle of off-street parking is between 45° and 59° and one-way aisles are provided, the aisle width shall not be less than 4 m; and
 - ii. when the angle of off-street parking is between 30° and 44° and one-way aisles are provided, the aisle width shall not be less than 3.5 m. (B/L 3499-2024)
 - b. Where 50 or more Parking Spaces are required, accessible Parking Spaces shall be provided in the ratio of one accessible Parking Space for every 100 Parking Spaces or part thereof; (B/L 3249-2022)
 - c. For Congregate Housing, a minimum 0.5 Parking Spaces per Dwelling Unit shall be provided and clearly identified for this Use only; (B/L 3249-2022)
 - d. For a Child Care Centre, a minimum 1 parking space for each 45 m² of Floor Area shall be provided except that the off-street parking requirements may be reduced by 10% for the portion of such required off street parking that is not surface parking;
 - e. For a Townhouse or Apartment, a minimum of one Parking Space for each 200m² of Floor Area shall be provided;
 - f. For an Emergency Shelter, a minimum one Parking Space for each 250 m² of Floor Area shall be provided;
 - g. For all other Uses, Section 150 shall apply; and
 - h. The minimum number of off-street loading spaces shall be 1 space for each Building.
- .2 Refer to Section 140 for requirements pertaining to landscaping.

801.6 Conditions of Use

- .1 An Apartment or Townhouse Use shall only be permitted if developed in conjunction with one or more Principal Use(s), and subject to a Housing Agreement.
- .2 Home Occupation – Level 1 shall only be permitted within an Apartment or Townhouse unit.

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- .3 An Indoor Recreation Facility shall not include a bowling alley or a billiard hall.
- .4 Retail shall be limited to a thrift store.
- .5 The minimum Floor Area of a Dwelling Unit in Congregate Housing shall be: (B/L 3249-2022)
 - a. 37 m² for each studio unit; and
 - b. 57 m² for each one-bedroom unit.
- .6 A minimum 4,920 m² of each Lot zoned N1 shall be unoccupied and unobstructed by any off-street parking, Building or Structure, except garden structures and underground structures.
- .7 Those portions of a Lot not covered by Buildings, Structures, parking areas and sidewalks shall be fully landscaped and maintained at all times.