

# 8105– Comprehensive Development Five Hundred and Five Zone (N105)

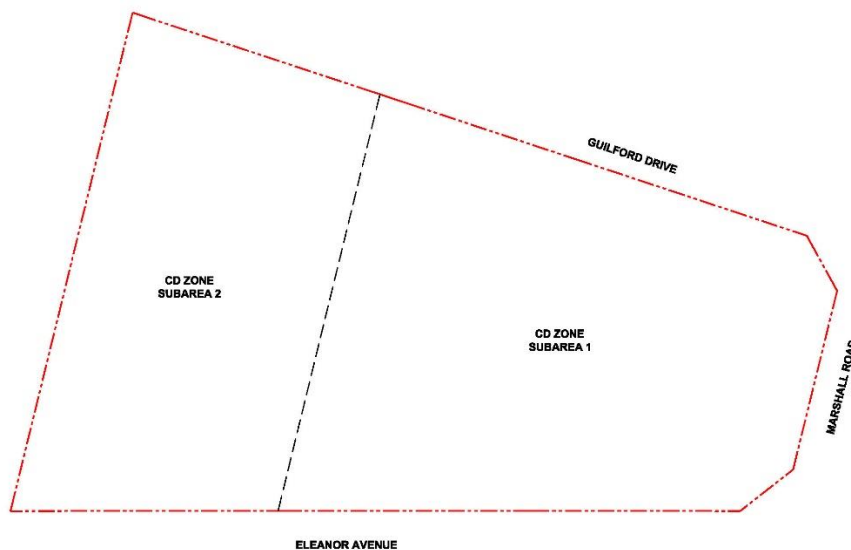
# N105

**Intent:** The N105 Zone establishes specific land use and development regulations for an apartment development within the Urban 1 Midrise land use designation of the Official Community Plan (OCP).

## 8105.1 Permitted Uses

Permitted Uses Table for N105 Zone	
<b>Principal Uses</b>	
.1	Apartment
.2	Congregate Housing
<b>Accessory Uses</b>	
.3	Home Occupation – Level 1
.4	Assembly
.5	Lock-off Unit
.6	Boarding

**Figure 1.**



## 8105.2 Development Regulations

Development Regulations Table for N105 Zone	
Column I	Column II
.1 Density (Figure 1)	Minimum / Maximum Floor Space Ratio: a. Subarea 1: 1.0 – 2.5 b. Subarea 2: 1.0 – 2.5

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.2 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 2.7 m b. Accessory Building or Structure – 3.0 m, except not between a Building Face and Street
.3 Minimum Setbacks (Interior Lot Lines)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 3.0 m
.4 Height (maximum)	a. Principal Building – 21.3 m or six (6) Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.5 Lot Coverage (maximum)	a. 53%

## 8105.3 Landscaping

- .1 Refer to section 140 for requirements pertaining to landscaping.

## 8105.4 Off-Street Parking

- .1 Refer to section 150 requirements pertaining to off-street parking

## 8105.5 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 purpose of this section, common outdoor amenity area means an area or areas:
- a. available for all Residents of the Principal Buildings;
  - b. having no dimension less than 6.0m or slope greater than 5%; and
  - c. providing for pedestrian amenities, greenery, recreational space, other leisure activities normally carried out outdoors.
- .2 An Apartment and Congregate Housing shall be permitted in the same building under the following conditions:
- a. the Uses are located on different Storeys of the Building; and
  - b. separate entrances, exits and lobbies are provided for each Use.
- .3 An Assembly use shall:
- a. only be permitted on the first two (2) storeys of an Apartment or Congregate Housing Building; and
  - b. have all entrances, exits and lobbies entirely separated from those that access an Apartment or Congregate Housing.