

8115– Comprehensive Development One Hundred and Fifteen Zone (B/L 3344-2023)

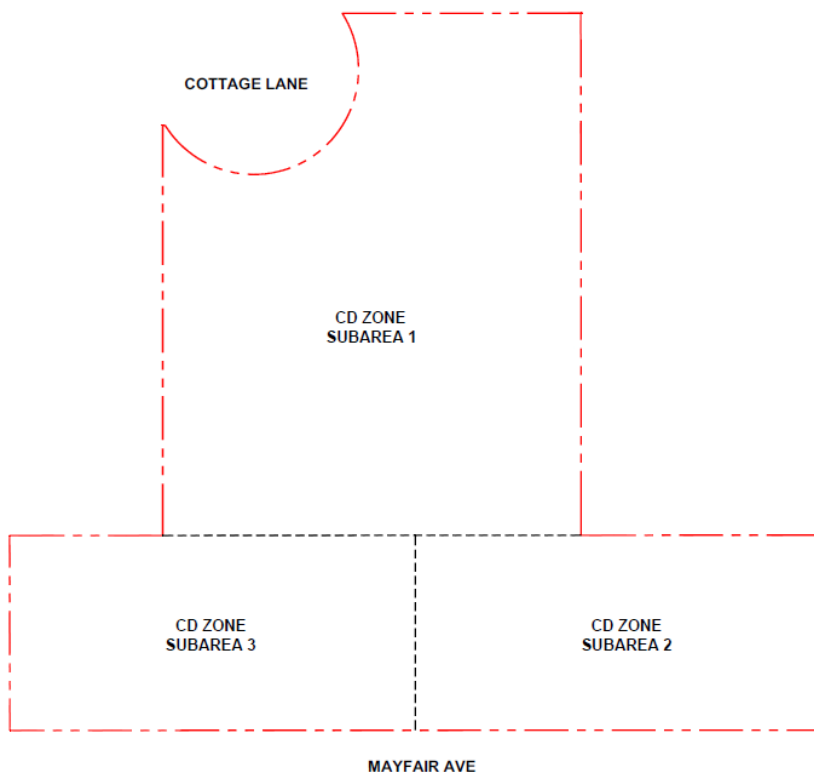
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Intent: The N115 Zone establishes specific land use and development regulations for an apartment development within the Urban 1 – Midrise land use designation of the Official Community Plan (OCP).

8115.1 Permitted Uses

Permitted Uses Table for N115 Zone
Principal Uses .1 Apartment .2 Congregate Housing
Accessory Uses .3 Home Occupation – Level 1 .4 Assembly .5 Lock-off Unit .6 Boarding

Figure 1.



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8115.3 Development Regulations

Development Regulations Table for N115 Zone	
Column I	Column II
.1 Density (maximum)	Minimum / Maximum Floor Space Ratio: a. Sub-area 1: 1.0 to 2.0 FSR b. Sub-area 2: 1.0 to 2.5 FSR c. Sub-area 3: 1.0 to 2.5 FSR
.2 Minimum setbacks (Exterior Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m, except not between a Building Face and Street
.3 Minimum setbacks (Interior Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 3.0 m
.4 Height (maximum)	a. Principal Building – 21.3m or six (6) storeys, whichever is less b. Accessory Building or Structure – 4.5m
.5 Lot coverage (maximum)	a. 50%

8115.6 Landscaping

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

8115.7 Off-Street Parking

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

8115.8 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 m² 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;
 - a. having no dimension less than 6.0m or slope greater than 5%; and
 - b. 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.

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- .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.