

814 – Comprehensive Development Fourteen Zone (N14) (B/L 2520-2016; 3249-2022, 3499-2024)

N14

Intent: To accommodate a low-rise residential development with limited commercial space in a comprehensive development zone.

814.1 Permitted Uses

Permitted Uses Table for N14 Zone	
Principal Uses	
.1 Apartment	.9 Indoor Recreation Facility
.2 Child Care Centre	.10 Liquor Store
.3 Civic Use	.11 Media Studio
.4 Coffee Shop	.12 Office
.5 Commercial School	.13 Personal Service Establishment
.6 Financial Institution	.14 Restaurant
.7 Fitness Studio	.15 Retail
.8 Health Care Office	
Accessory Uses	
10. Home Occupation – Level 1	
11. Boarding (B/L 3249-2022)	

814.2 Site Specific Permitted Uses

n/a

814.3 Development Regulations

Development Regulations Table for N14 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 2.0 b. Maximum Floor Space Ratio for all uses excluding Apartment – 0.15
.2 Minimum setbacks (Exterior Lot Line)	a. 1.5 m except all Buildings greater than 2 storeys 3.0 m
.3 Minimum Setbacks (Interior Lot Line)	a. 6.0 m except all Buildings located adjacent to a C zone is 3.0 m
.4 Minimum Setbacks between Buildings	a. Principal Buildings on the same lot – 7.5 m
.5 Height (maximum)	a. 21.3 m or six (6) Storeys whichever is less
.6 Lot Coverage (maximum)	a. 45%

814.4 Landscaping and Off-Street Parking

- .1 Landscaping and Off-street Parking shall be provided in accordance with Sections 140 and 150 except as follows:
- a. Underground parking shall have an exterior setback of 1.0 m.

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- b. Off-street parking located adjacent to a C zoned property shall have a setback of 0 m. Where parking is located adjacent to a C zoned property a landscape strip is not required.

814.5 Conditions of Use

- .1 An Apartment shall only be permitted when common outdoor amenity area is provided, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required setbacks. For the purposes of this section, common indoor or outdoor amenity space means an area or areas:
 - a. Available for all residents of the principle Building;
 - b. Having no dimension less than 6.0 m or slope greater than 5%; and
 - c. Providing for pedestrian activities, greenery, recreational space and other leisure activities.
- .2 Storage shall take place entirely within a wholly enclosed Building.
- .3 Home Occupation – Level 1 shall only be permitted accessory to an Apartment.
- .4 Those portions of a lot not covered by Buildings, Structures, parking areas and sidewalks shall be fully landscaped and maintained at all times.
- .5 Minimum Interior Lot Line setbacks between a Building and the boundary of an airspace parcel identified on a legal survey plan shall be 0 m.