

# 815 – Comprehensive Development Fifteen Zone (N15)

(B/L 3249-2022, 3499-2024)

**Intent:** To accommodate mixed commercial and high-density residential uses in a comprehensive development.

## 815.1 Permitted Uses

| Permitted Uses Table for N15 Zone |                                    |
|-----------------------------------|------------------------------------|
| <b>Principal Uses</b>             |                                    |
| .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 Off-Street Parking             |
| .6 Financial Institution          | .14 Personal Service Establishment |
| .7 Fitness Studio                 | .15 Restaurant                     |
| .8 Health Care Office             | .16 Retail                         |
| <b>Accessory Uses</b>             |                                    |
| .17 Home Occupation – Level 1     |                                    |
| .18 Boarding (B/L 3249-2022)      |                                    |

## 815.2 Site Specific Permitted Uses

n/a

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## 815.3 Development Regulations

| Development Regulations Table for N15 Zone |  |
|--|--|
| Column I                                   | Column II  |
| .1 Density (maximum)                       | a. Floor Space Ratio (Apartment) – 3.71<br>b. Floor Space Ratio (All other uses) – 1.9   |
| .2 Minimum Setbacks (Interior Lot Line)    | a. Apartment Use – 0.0 m, except 10.0 m where abutting a RS zone and 30.0 m where abutting a P8 zone<br>b. All Other Uses – 0.0, except 30.0 m where abutting a RS zone and 30.0 m where abutting a P3 zone  |
| .3 Minimum Setbacks (Exterior Lot Line)    | a. Apartment Use – 50.0 m<br>b. All Other Uses – 0.0 m   |
| .4 Height (maximum)                        | a. Apartment – 15.0 m or four Storeys, whichever is less, except the maximum Height may be increased to 87 m and 25 Storeys where the Building or structure is fully sprinklered<br>b. All Other Uses – 15.0 m or four Storeys, whichever is less, except the maximum Height may be increased to 29.0 m and 6 Storeys where the Building or Structure is fully sprinklered |
| .5 Lot Coverage (maximum)                  | a. Apartment – 20%<br>b. All Other Uses – 40%  |

## 815.4 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

## 815.5 Conditions of Use

- .1 No storey of an Apartment above the first Storey shall be greater than 680 m<sup>2</sup> or exceed a dimension of 30.0 m.
- .2 An Apartment shall only be permitted where all required residential off-street parking is separate from commercial parking.
- .3 No storey of a non-residential Building or Structure shall be greater than 1,100 m<sup>2</sup>.
- .4 Storage shall take place entirely within a wholly enclosed Building.
- .5 Home Occupation – Level 1 shall only be permitted within an Apartment unit.

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- .6 Those portions of a Lot not covered by Buildings, Structures, parking areas and sidewalks shall be fully landscaped and maintained at all times.

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Last Modified: March 5, 2024

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Zoning Bylaw No. 2400-2014

