

818 – Comprehensive Development Eighteen Zone (N18) (B/L 3249-2022, 3499-2024)

N18

Intent: To accommodate affordable and supportive housing facilities in conjunction with neighbourhood commercial Uses, in a comprehensive development.

818.1 Permitted Uses

Permitted Uses Table for N18 Zone	
Principal Uses	
.1 Apartment	.6 Personal Service Establishment
.2 Coffee Shop	.7 Restaurant
.3 Community Service	.8 Retail
.4 Emergency Shelter	.9 [Repealed] (B/L 3249-2022)
.5 Congregate Care (B/L 3249-2022)	
Accessory Uses	
n/a	

818.2 Site Specific Permitted Uses

n/a

818.3 Development Regulations

Development Regulations Table for N18 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Front Lot Line)	a. 3.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. 7.5 m
.4 Minimum Setbacks (Interior Lot Line)	a. 3.5 m
.5 Height (maximum)	a. 13.0 m
.6 Lot Coverage (maximum)	a. 40%

818.4 Subdivision Regulations

Subdivision Regulations Table for N18 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 5,577 m ²

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818.5 Landscaping and Off-Street Parking

- .1 Notwithstanding Section 150, the following regulations shall apply in the N18 zone:
 - a. for an Apartment, Congregate Care Use, Emergency Shelter, Community Service Use, and Supported Housing Use, a minimum of one Parking Space for each 200 m² of Floor area shall be provided; and (B/L 3249-2022)
 - b. For all other Uses, section 150 shall apply.
- .2 Refer to Section 140 for requirements pertaining to landscaping.

818.6 Conditions of Use

- .1 Retail shall be limited to a thrift store and/or convenience store.
- .2 An Apartment Use shall be limited to a standalone Residential Building, and be subject to a Housing Agreement.
- .3 The minimum Floor area of a Dwelling Unit in an Apartment shall be:
 - a. 23 m² for each studio unit;
 - b. 36 m² for each one bedroom unit; and
 - c. 36 m² for each two bedroom unit.
- .4 An Emergency Shelter shall be subject to a Housing Agreement.
- .5 A Supported Housing Use shall be subject to a Housing Agreement. (B/L 3249-2022)