

# 819 – Comprehensive Development Nineteen Zone (N19) (B/L 3499-2024)

# N19

**Intent:** To accommodate the Kinghaven Peardonville House Society Supported Housing Centre. (B/L 3249-2022)

## 819.1 Permitted Uses

Permitted Uses Table for N19 Zone	
<b>Principal Uses</b>	
.1 Apartment	.6 Emergency Shelter
.2 Assembly	.7 Congregate Care <small>(B/L 3249-2022)</small>
.3 Coffee Shop	.8 Personal Service Establishment
.4 Community Service	.9 Retail
.5 Congregate Housing <small>(B/L 3249-2022)</small>	.10 Supported Housing <small>(B/L 3249-2022)</small>
<b>Accessory Uses</b>	
n/a	

## 819.2 Site Specific Permitted Uses

n/a

## 819.3 Development Regulations

Development Regulations Table for N19 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Interior Lot Line)	a. 5.0 m
.3 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m
.4 Height (maximum)	a. 21.3 m or six Storeys, whichever is less
.5 Lot Coverage (maximum)	a. 40%

## 819.4 Landscaping and Off-Street Parking

- .1 Notwithstanding Section 150, the following regulations shall apply in the N19 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 m<sup>2</sup> 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.

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## 819.5 Conditions of Use

1. Retail shall be limited to a thrift store and/or convenience store.
2. The minimum Floor area of a Dwelling Unit in an Apartment shall be 30 m<sup>2</sup> for each studio unit.
3. Storage shall take place entirely within a wholly enclosed Building.
4. Those portions of the Lot not covered by Buildings, Structures, parking areas and sidewalks shall be fully landscaped and maintained at all times.