

# 821 – Comprehensive Development Twenty One Zone (N21) (B/L 2162-2012; 3249-2022, 3499-2024)

# N21

**Intent:** To accommodate a mixed-use commercial and multi-family residential development.

## 821.1 Permitted Uses

Permitted Uses Table for N21 Zone	
<b>Principal Uses</b>	
.1 Assembly	.8 Health Care Office
.2 Apartment	.9 Indoor Recreation Facility
.3 Child Care Centre	.10 Mobile Food Vendor
.4 Civic Use	.11 Office
.5 Coffee Shop	.12 Personal Service Establishment
.6 Commercial School	.13 Restaurant
.7 Community Service	.14 Retail
<b>Accessory Uses</b>	
.15 Home Occupation – Level 1	
.16 Boarding (B/L 3249-2022)	

## 821.2 Development Regulations

Development Regulations Table for N21 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 1.25
.2 Minimum Setbacks (Interior Side Lot Line)	a. Storeys not containing Residential Uses – 3.0m, except 0.0m where abutting a C or I zone, and 6.0m where adjacent to a lane b. Storeys containing Residential Uses – 4.5m
.3 Minimum Setbacks (Exterior Side Lot Line)	a. 0.0m
.4 Height (maximum)	a. 12.0m
.5 Lot Coverage (maximum)	a. 50%

## 821.3 Site Specific Permitted Uses

n/a

## 821.4 Landscaping and Off-Street Parking

- .1 Notwithstanding the respective provisions of Sections 140 and 150, the following regulations shall apply in the N21 Zone:
  - a. The landscape strip on the North Property Line must be at least 1.0m;
  - b. The landscape strip on the East Property Line must be 3.0m between the exterior lot line and all parking areas, and 0.0 elsewhere;
  - c. The minimum vertical length of a regular parking stall shall be 4.9m; and

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- d. The minimum vertical length of a handicapped stall shall be 4.9m.

## 821.5 Conditions of Use

1. Any of the above listed Principal Uses shall only be permitted when development in conjunction with an Apartment use.
2. For the purposes of this zone, an Apartment shall be considered one or more Dwelling Units on a lot.
3. A portion of the lot used for an Apartment shall be provided as common outdoor amenity area, in the amount of 3.0m<sup>2</sup> per Dwelling Unit. For the purposes of this section, common outdoor amenity area means an area or areas:
  - a. available for all residents of the Principal Building(s);
  - b. having no dimension less than 6.0 m or slope greater than 5%; and
  - c. providing for pedestrian amenities, greenery, recreational space and other leisure activities normally carried out outdoors.
4. An Apartment shall have all entrances, exits and lobbies entirely separated from those that access all other uses.
5. Home Occupation – Level 1 shall only be permitted within an Apartment unit.
6. Storage shall take place entirely within a wholly enclosed Building.
7. The retail sale of used goods shall not be located within a 300m radius of another used goods store.