

822 – Comprehensive Development Twenty Two Zone (N22) (B/L 3159-2021, 3249-2022, 3499-2024)

N22

Intent: To establish specific land Use and development regulations for a mixed-Use commercial and multiple-family residential development within the U-District.

822.1 Permitted Uses (B/L 3159-2021; 3249-2022)

Permitted Uses Table for N22 Zone	
Principal Uses	
.1	Apartment
.2	Assembly
.3	Child Care Centre
.4	Civic Use
.5	Coffee Shop
.6	Community Service
.7	Congregate Housing (B/L 3249-2022)
.8	Financial Institution
.9	Fitness Studio
.10	Health Care Office
.11	Indoor Recreation Facility
.12	Liquor Store
.13	Mobile Food Vendor
.14	Office
.15	Personal Service Establishment
.16	Restaurant
.17	Retail
Accessory Uses	
.18	Home Occupation – Level 1
.19	Non-permanent Commercial
.20	Boarding (B/L 3249-2022)

822.2 Development Regulations

Development Regulations Table for N22 Zone	
Column I	Column II
.1 Density (maximum)	Floor Space Ratio – 2.5
.2 Minimum Setbacks (Interior Lot Line)	7.5 m
.3 Minimum Setbacks (Exterior Lot Line)	0 m
.4 Lot Coverage (Maximum)	60%
.5 Building Height (maximum)	22 m or 6 Storeys, whichever is less

Last Modified: March 5, 2024

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822.3 Conditions of Use

- .1 An Apartment or Congregate Housing Use shall only be permitted when developed in conjunction with one or more Principle Use(s). (B/L 3249-2022)
- .2 Home Occupation – Level 1 shall only be permitted within an Apartment unit.

822.4 Landscaping and Off-Street Parking

- .1 Parking and loading shall be provided in accordance with Section 150 except that the following regulations shall apply in the N22 zone:
 - a. The minimum number of off-street Parking Spaces is as follows:
 - i. For commercial Use, a minimum of 1 space per 30 m² Floor area;
 - ii. For residential use, a minimum of:
 1. 1 space for each one bedroom Dwelling Unit;
 2. 1.3 spaces for each one bedroom and den Dwelling Unit;
 3. 1.3 spaces for each two bedroom Dwelling Unit;
 4. 0.13 visitor spaces for each Dwelling Unit or 13 spaces whichever is greater.
- .2 Landscaping shall be provided in accordance with Section 140.