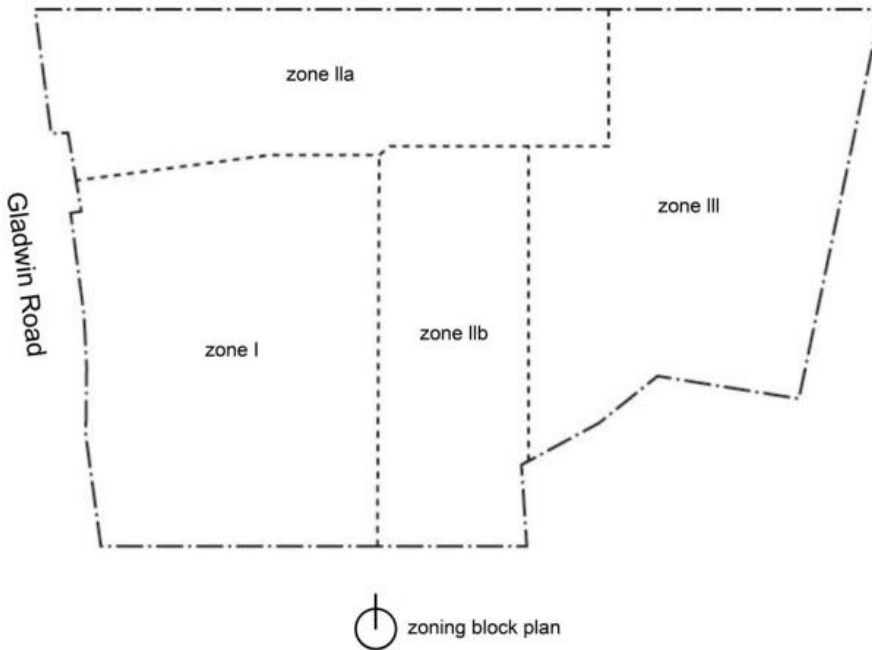


825 – Comprehensive Development Twenty Five Zone (N25) (B/L 2454-2015, 3249-2022, 3499-2024)

N25

Intent: To accommodate mixed commercial and residential Uses in a comprehensive development, consisting of four separate sub-zones, as shown in the Zoning Block Plan below.



825.I.1 Permitted Uses (Zone I) (B/L 2454-2015)

Permitted Uses Table for N25 Zone (Zone I)	
Principal Uses	
.1 Animal Hospital	.10 Mobile Food Vendor
.2 Apartment	.11 Non-Permanent Commercial
.3 Brew-Pub	.12 Office
.4 Child Care Centre	.13 Personal Service Establishment
.5 Coffee Shop	.14 Pub
.6 Financial Institution	.15 Restaurant
.7 Fitness Studio	.16 Retail
.8 Health Care Office	
.9 Liquor Store	
Accessory Uses	
.17 Home Occupation – Level 1	
.18 Boarding (B/L 3249-2022)	

825 – Comprehensive Development Twenty Five Zone (N25) (B/L 2454-2015, 3249-2022, 3499-2024)

N25

825.I.2 Site Specific Permitted Uses (Zone I)

n/a

825.I.3 Development Regulations (Zone I)

Development Regulations Table for N25 Zone (Zone I)	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio - 1.5
.2 Minimum Setbacks (Interior Lot Line)	a. Storeys containing Apartment units - 7.5 m b. Storeys not containing Apartment units (storeys 1-2) - 3.0 m c. Storeys not containing Apartment units (storeys 3-6) - 7.5 m
.3 Minimum Setbacks (Exterior Lot Line)	a. Storeys containing Apartment units - 1.5 m b. Storeys not containing Apartment units – 1.0 m
.4 Height (maximum)	a. 23.0 m or 6 Storeys, whichever is less
.5 Lot Coverage (maximum)	a. 50%

825.I.4 Subdivision Regulations (Zone I)

Subdivision Regulations Table for N25 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 10,000 m ²

825.I.5 Landscaping and Off-Street Parking (Zone I)

- .1 Parking and loading shall be provided in accordance with Section 150, except the following regulations shall apply in the N25 zone within Zone I:
 - a. For Apartments, the following minimum number of Parking Spaces shall be provided:
 - i. 1.0 space for each studio Dwelling Unit;
 - ii. 1.25 spaces for each one-bedroom Dwelling Unit; and
 - iii. 1.5 spaces for each two bedroom or larger Dwelling Unit;

of which visitor parking shall be a share of the total required parking equivalent to 20% of the total number of Dwelling Units, and dens smaller than 6.5 m² that do not contain a closet shall not be considered a bedroom for the purpose of calculating required parking.
- .2 Refer to Section 140 for requirements pertaining to landscaping.

825 – Comprehensive Development Twenty Five Zone (N25) (B/L 2454-2015, 3249-2022, 3499-2024)

N25

825.I.6 Conditions of Use (Zone I)

- .1 An Apartment shall be located above the first Storey, except for lobbies and entrance areas, and consist of no more than six Dwelling Units.
- .2 The minimum Floor area of a Dwelling Unit shall be:
 - a. 23 m² for each studio unit;
 - b. 37 m² for each one-bedroom unit; and
 - c. 51 m² for each two-bedroom unit.
- .3 Storage shall take place entirely within a wholly enclosed Building.
- .4 The maximum ground Floor retail tenant size shall be 550 m², except for one grocery store having a maximum Floor space of 1,000 m².
- .5 A minimum of 10% of the total developed Floor space in Zone I shall be commercial Uses and a minimum of 10% shall be residential.

825 – Comprehensive Development Twenty Five Zone (N25) (B/L 2454-2015, 3249-2022, 3499-2024)

N25

825.II.1 Permitted Uses (Zones IIa and IIb)

Permitted Uses Table for N25 Zone (Zones IIa and IIb)	
Principal Uses	
.1	Apartment
.2	Congregate Housing (B/L 3249-2022)
Accessory Uses	
.3	Residential Care
.4	Home Occupation – Level 1
.5	Boarding (B/L 3249-2022)

825.II.2 Site Specific Permitted Uses (Zones IIa and IIb)

n/a

825.II.3 Development Regulations (Zones IIa and IIb)

Development Regulations Table for N25 Zone (Zones IIa and IIb)	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio - 2.0
.2 Minimum Setbacks (Interior Lot Line)	a. Storeys 1 - 6 - 7.5 m b. Above 6 Storeys - 12.5 m
.3 Minimum Setbacks (Exterior Lot Line)	a. Storeys 1 - 6 - 3.0 m b. Above 6 Storeys - 3.0 m
.4 Height (maximum)	a. Zone IIa - 23.0 m or 6 Storeys, whichever is less b. Zone IIb – 29.0 m or 8 Storeys, whichever is less
.5 Lot Coverage (maximum)	a. 40%

825.II.4 Subdivision Regulations (Zones IIa and IIb)

Subdivision Regulations Table for N25 Zone (Zones IIa and IIb)	
Column I	Column II
.1 Lot Size (minimum)	a. 2,500 m ²

825 – Comprehensive Development Twenty Five Zone (N25) (B/L 2454-2015, 3249-2022, 3499-2024)

N25

825.II.5 Landscaping and Off-Street Parking (Zones IIa and IIb)

- .1 Parking and loading shall be provided in accordance with section 150, except the following regulations shall apply in the N25 zone within Zones IIa and IIb:
 - a. For Apartment and Townhouse uses, the following minimum number of Parking Spaces shall be provided:
 - i. 1.0 space for each studio Dwelling Unit;
 - ii. 1.25 spaces for each one bedroom Dwelling Unit; and
 - iii. 1.5 spaces for each two bedroom or larger Dwelling Unit;

of which visitor parking shall be a share of the total required parking equivalent to 20% of the total number of Dwelling Units, and dens smaller than 6.5 m² that do not contain a closet shall not be considered a bedroom for the purpose of calculating required parking.
- .2 Refer to Section 140 for requirements pertaining to landscaping.

825.II.6 Conditions of Use (Zones IIa and IIb)

- .1 The minimum Floor area of a Dwelling Unit shall be:
 - a. 23 m² for each studio unit;
 - b. 37 m² for each one bedroom unit; and
 - c. 51 m² for each two bedroom unit.
- .2 Congregate Housing shall provide: (B/L 3249-2022)
 - a. A minimum 20% of all Dwelling Units with a maximum Floor area of 75 m²;
 - b. A common dining room having a minimum area of 0.7 m² per Dwelling Unit or 50 m², whichever is greater; and
 - c. Indoor amenity recreation having a minimum area of 2.5 m² per Dwelling Unit or 100 m², whichever is greater.
- .3 Storage shall take place entirely within a wholly enclosed Building.

825 – Comprehensive Development Twenty Five Zone (N25) (B/L 2454-2015, 3249-2022, 3499-2024)

N25

825.III.1 Permitted Uses (Zone III)

Permitted Uses Table for N25 Zone (Zone III)	
Principal Uses	
.1	Apartment
.2	Congregate Housing (B/L 3249-2022)
.3	Townhouse
Accessory Uses	
.4	Residential Care
.5	Home Occupation – Level 1
.6	Boarding (B/L 3249-2022)

825.III.2 Site Specific Permitted Uses (Zone III)

n/a

825.III.3 Development Regulations (Zone III)

Development Regulations Table for N25 Zone (Zone III)	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio - 3.0
.2 Minimum Setbacks (Interior Lot Line)	a. Storeys 1-6 – 7.5 m b. Above 6 storeys – 12.5 m
.3 Minimum Setbacks (Exterior Lot Line)	a. Storeys 1-6 – 3.0 m b. Above 6 Storeys – 3.0 m
.4 Height (maximum)	a. Apartment - 80 m or 26 Storeys, whichever is less b. Townhouse - 15 m or 4 Storeys, whichever is less
.5 Lot Coverage (maximum)	a. 40%

825.III.4 Subdivision Regulations (Zone III)

Subdivision Regulations Table for N25 Zone (Zone III)	
Column I	Column II
.1 Lot Size (minimum)	a. 10,000 m ²

825 – Comprehensive Development Twenty Five Zone (N25) (B/L 2454-2015, 3249-2022, 3499-2024)

N25

825.III.5 Landscaping and Off-Street Parking (Zone III)

- .1 Parking and loading shall be provided in accordance with section 150, except the following regulations shall apply in the N25 zone within Zone III:
 - a. For Apartment and Townhouse Uses, the following minimum number of parking spaces shall be provided:
 - i. 1.0 space for each studio Dwelling Unit;
 - ii. 1.25 spaces for each one bedroom Dwelling Unit; and
 - iii. 1.5 spaces for each two bedroom or larger Dwelling Unit;

of which visitor parking shall be a share of the total required parking equivalent to 20% of the total number of Dwelling Units, and dens smaller than 6.5 m² that do not contain a closet shall not be considered a bedroom for the purpose of calculating required parking.
- .2 Refer to Section 140 for requirements pertaining to landscaping.

825.III.6 Conditions of Use (Zone III)

- .1 A Townhouse over 3 Storeys in height must be in stacked Townhouse format.
- .2 The minimum Floor area of a Dwelling Unit shall be:
 - a. 23 m² for each studio unit;
 - b. 37 m² for each one bedroom unit; and
 - c. 51 m² for each two bedroom unit.
- .3 Storage shall take place entirely within a wholly enclosed Building.
- .4 Congregate Housing Use shall provide: (B/L 3249-2022)
 - a. A minimum 20% of all Dwelling Units with a maximum Floor area of 75 m²;
 - b. A common dining room having a minimum area of 0.7 m² per Dwelling Unit or 50 m², whichever is greater; and
 - c. Indoor amenity recreation having a minimum area of 2.5 m² per Dwelling Unit or 100 m², whichever is greater.
- .5 Any portion of a Building or structure above six Storeys shall not have a footprint greater than 750 m².