

848– Comprehensive Development Forty Eight Zone (N48)

(B/L 3499-2024)

N48

Intent: To accommodate a comprehensive townhouse development.

848.1 Permitted Uses

Permitted Uses Table for N48 Zone

Principal Uses

- .1 Townhouse

Accessory Uses

- .2 Boarding
- .3 Home Occupation – Level 1

848.2 Site Specific Development Regulations

- .1 Notwithstanding Section 140, steps may project beyond the building face into the required minimum front lot line setback up to the front property line.

848.3 Development Regulations

Development Regulations Table for N48 Zone

Column I	Column II
.1 Density (maximum)	a. Dwelling units per hectare – 45
.2 Minimum Setback (front lot line)	a. Principal Building – 2.56 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setback (all other lot lines)	a. Principal Building – 1.22m b. Accessory Building or Structure – 4.5 m, except 1.0 m from a rear or interior lot line
.4 Height (maximum)	a. Principal Building – 11 m, except that stairwells accessing rooftop patios may have a maximum height of 11.65 m b. Accessory Building or Structure – 4.5 m
.5 Lot coverage (maximum)	a. 40%

848.4 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

848.5 Conditions of Use

- .1 A portion of any lot used for Townhouse use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per dwelling unit. For the purpose of this section, common outdoor amenity area means an area or areas:

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- a. Available for all residents of the principal buildings; and
- b. Providing for pedestrian amenities, greenery, recreational space and other leisure activities normally carried outdoors.