

# 859– Comprehensive Development Fifty Nine Zone (N59) (B/L 2745-2017; 3249-2022, 3499-2024)

# N59

**Intent:** To establish specific land use and development regulations for a mixed residential and commercial development within the Urban Centre Land Use Designation.

## 859.1 Permitted Uses

Permitted Uses Table for N59 Zone	
<b>Principal Uses</b>	
.1 Animal Hospital	.12 Health Care Office
.2 Apartment	.13 Indoor Recreation Facility
.3 Assembly	.14 Liquor Store
.4 Brew Pub	.15 Media Studio
.5 Child Care Centre	.16 Mobile Food Vendor
.6 Civic Use	.17 Non-Permanent Commercial
.7 Coffee Shop	.18 Office
.8 Commercial School	.19 Pub
.9 Community Service	.20 Personal Service
.10 Congregate Housing (B/L 3249-2022)	Establishment
.11 Financial Institution	.21 Restaurant
	.22 Retail
<b>Accessory Uses</b>	
.23 Home Occupation – Level 1	
.24 Boarding (B/L 3249-2022)	

## 859.2 Site Specific Development Regulations

n/a

## 859.3 Development Regulations

Development Regulations Table for N59 Zone	
Column I	Column II
.1 Density (minimum)	a. Floor Space Ratio – 1.0
.2 Density (maximum)	a. Floor Space Ratio – 2.0
.3 Minimum Setbacks (Front Lot Line)	a. Principal Building – 2.0 m
.4 Minimum Setbacks (Exterior Lot Lines)	a. Principal Building – 1.5 m, except where a building contains 2 or more permitted uses – 0.0 m
.5 Lot Coverage (maximum)	a. 45%
.6 Building Height (maximum)	a. Principal Building – 21.3 m or 6 Storeys, whichever is less
.7 Building Height (minimum)	a. Principal Building – 15m or 4 Storeys, whichever is less

Last Modified: March 5, 2024

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## 859.4 Landscaping

- .1 Refer to Section 140 for requirements pertaining to landscaping.

## 859.5 Off-Street Parking

- .1 Off-Street Parking and Loading shall be provided in accordance with Section 150, with the exception of the following:
- .a Off-street parking shall be provided as follows:

Bachelor	1 space / unit
1 Bed Unit	1 space / unit
1 Bed plus den	1.5 spaces / unit
2 Bed Unit	1.5 spaces / unit
3 Bed Unit	1.5 spaces / unit
Visitor Parking	0.2 spaces / unit
All Commercial Uses	1 per 35m <sup>2</sup>

- .b Underground parking shall be sited a minimum of 1.0 m from front and/or exterior Lot lines to accommodate the roots of planted trees, except where written approval has been granted by the General Manager of Engineering and Regional Utilities, this may be reduced to 0.0 m.

## 859.6 Conditions of Use

- .1 An Apartment or Congregate Housing Use shall have all entrances, exits and lobbies entirely separated from those that access all other uses. (B/L 3249-2022)
- .2 Home Occupation – Level 1 shall only be permitted within an Apartment unit.

## 859.7 Commercial Requirement

- .1 At the intersection of King Road and King Connector a minimum of 400m<sup>2</sup> of commercial / retail space must be provided on the ground floor of a Building.