

860– Comprehensive Development Sixty Zone (N60) (B/L 2750-2017, 3249-2022, 3499-2024)

N60

Intent: To establish specific land use and development regulations for a 60-unit below market rental Apartment development

860.1 Permitted Uses

Permitted Uses Table for N60 Zone	
Principal Uses	
.1	Apartment
Accessory Uses	
.2	Home Occupation- Level 1
.3	Boarding (B/L 3249-2022)

860.2 Site Specific Development Regulations

n/a

860.3 Development Regulations

Development Regulations Table for N60 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 2.0
.2 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 2.3 m b. Retaining wall attached to Principal Building – 0.5 m
.3 Minimum Setbacks (Interior Lot Lines)	a. Principal Building – 2.0 m b. Accessory Building or Structure – 3.0 m, except not between a Building Face and a Street
.4 Lot Coverage (maximum)	a. 40%
.5 Building Height (maximum)	a. Principal Building – 23.5 m or six Storeys, whichever is less b. Accessory Building or Structure – 4.5 m or one Storey whichever is less

860.4 Landscaping

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

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860.5 Off-Street Parking

- .1 Notwithstanding Section 150 for requirements pertaining to off-street parking, the following regulations shall apply to the N60 Zone:
 - a. a total of 60 parking spaces are required for the development;
 - b. of the required parking, 32% can be designated for small car; and
 - c. the minimum setback for underground parking from an interior side Lot line shall be 0.64m.

860.6 Conditions of Use

- .1 Apartment Use is only permitted where a Housing Agreement detailing the management and administration of the Apartment Use has been approved by Council.
- .2 A portion of any Lot used for an Apartment 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:
 - a. available for all residents of the Principal Buildings;
 - b. having no dimension less than 6.0m or slope greater than 5%; and
 - c. providing for pedestrian amenities, greenway, recreational space, and other leisure activities normally carried out outdoors.