

# 864 – Comprehensive Development Sixty Four Zone (N64) (B/L 2791-2018, 3249-2022, 3499-2024)

# N64

**Intent:** To accommodate a four-storey commercial office building with associated surface and underground parking within an Urban Centre.

## 864.1 Permitted Uses

Permitted Uses Table for N64 Zone	
<b>Principal Uses</b>	
.1 Office	.16 Indoor Recreation Facility
.2 Apartment	.17 Liquor Store
.3 Assembly	.18 Media Studio
.4 Brew-Pub	.19 Mobile Food Vendor
.5 Child Care Centre	.20 Non-Permanent Commercial
.6 Civic Use	.21 Off-Street Parking
.7 Coffee Shop	.22 Office
.8 Commercial School	.23 Pub
.9 Community Service	.24 Personal Service Establishment
.10 Congregate Housing (B/L 3249-2022)	.25 Pet Daycare
.11 Drive Through Restaurant	.26 Restaurant
.12 Financial Institution	.27 Restricted Commercial
.13 Funeral Parlour	.28 Retail
.14 Garden Centre	.29 Shopping Centre
.15 Health Care Office	.30 Tourist Accommodation
<b>Accessory Uses</b>	
.31 Home Occupation – Level 1	
.32 Boarding (B/L 3249-2022)	

## 864.2 Site Specific Permitted Uses

n/a

## 864.3 Development Regulations

Development Regulations Table for N64 Zone	
Column I	Column II
.1 Density	a. Floor Space Ratio – 1.00 (minimum), 2.00 (maximum)
.2 Minimum setbacks (interior side lot line)	a. South lot line – 2.2 m, except 0.0m where abutting a C or I Zone b. East lot line – 14.0 m
.3 Height (maximum)	a. 20.0 m
.4 Lot coverage (maximum)	a. 65%

## 864.4 Landscaping and Off-Street Parking

Last Modified: March 5, 2024

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Zoning Bylaw No. 2400-2014

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

## 864.5 Conditions of Use

- .1 An Apartment or Congregate Housing Use shall only be permitted when developed in conjunction with one or more Principal Use(s). (B/L 3249-2022)
- .2 A portion of any Lot used for an Apartment or Congregate Housing Use shall be provided as common indoor or outdoor amenity area, in the amount of 3.0 m<sup>2</sup> per Dwelling unit, and shall not be located within the required Setbacks. For the purposes of this section, common indoor or outdoor amenity area means an area or areas: (B/L 3249-2022)
  - a. available for all residents of the Principal Buildings;
  - b. having no dimension less than 6.0 m or slope greater than 5%; and
  - c. providing for pedestrian amenities, greenery, recreational space, and other leisure activities.