

888– Comprehensive Development Eighty Eight Zone (N88)

(B/L 3003-2020, 3499-2024)

N88

Intent: The N88 Zone is to establish specific land use and development regulations for a Rowhouse development within the Urban 2 – Ground Oriented Land Use Designation.

888.1 Permitted Uses

Permitted Uses Table for N88 Zone	
Principal Uses	
.1	Rowhouse
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 1

888.2 Site Specific Development Regulations

n/a

888.3 Development Regulations

- .1 Buildings and structures in the N88 Zone shall be sited in accordance with the following minimum Setbacks:

Development Regulations Table for N88 Zone	
Column I	Column II
.1 Minimum setbacks (front lot line)	a. Principal Building – 2.0 m b. Accessory Building or Structure – 2.0 m
.2 Minimum setbacks (rear lot line)	a. Principal Building – 2.5 m b. Accessory Building or Structure – 1.0 m
.3 Minimum setbacks (interior lot line)	a. Principal Building – 1.2 m, except 0.0m from an interior lot line shared with an attached Rowhouse Dwelling Unit b. Accessory Building or Structure – 1.0 m
.4 Building Height (maximum)	a. Principal Building – 11.0 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m or one storey whichever is less

Last Modified:

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Zoning Bylaw No. 2400-2014

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- .2 Buildings and Structures in the N88 Zone shall be built in accordance with the following density and lot coverage provisions:

Development Regulations Table for N88 Zone		
Lot	Density (Floor Space Ratio)	Lot Coverage (maximum)
1	1.34	60%
2	1.63	75%
3	1.35	60%
4	1.05	50%
5	1.55	75%
6	1.44	65%
7	1.18	50%
8	1.17	50%
9	1.37	65%
10	1.30	65%
11	0.91	40%
Average:	1.30	60%

888.4 Landscaping

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

888.5 Off-Street Parking

- .1 Refer to Section 150 for requirements pertaining to off-street parking.

888.6 Subdivision Regulations

- .1 Where each individual Dwelling unit in a Rowhouse is located on its own separate Lot, all newly created Lots for a Rowhouse shall conform to the following minimum standards:

Development Regulations Table for N88 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. End Lot – 140 m ² b. Internal Lot – 115m ²
.2 Lot Width (minimum)	a. End Lot – 6.5 m b. Internal Lot – 5.25 m
.3 Lot Depth (minimum)	a. End Lot – 22.0 m b. Internal Lot – 22.0m