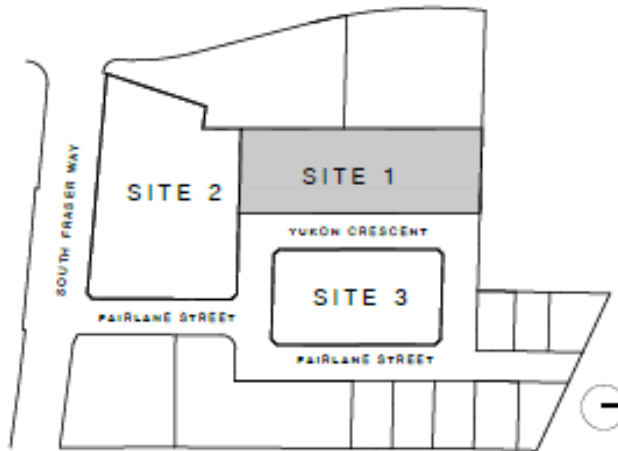


889 – Comprehensive Development Eighty Nine Zone (N89)

(B/L 3081-2020; 3249-2022; 3250-2022, 3499-2024)

Intent: To accommodate the development of mid and high-rise Buildings within the City Centre Neighbourhood as generally represented in the figure below.



889.1 Permitted Uses – Site 1

Permitted Uses Table for N89 Zone	
Principal Uses	
.1	Apartment
.2	Congregate Housing (B/L 3249-2022)
Accessory Uses	
.3	Health Care Office
.4	Home Occupation - Level 1
.5	Congregate Care (B/L 3249-2022)
.6	Personal Service Establishment
.7	Retail
.8	Boarding (B/L 3249-2022)

889.2 Development Regulations – Site 1

Development Regulations Table for N89 Zone (Site 1)	
Column I	Column II
.1 Density (minimum and maximum)	Floor Space Ratio – 1.5 – 4.5
.2 Minimum Setbacks (Interior Lot Line)	North – 12m South – 12m West – 6m

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.3 Minimum Setbacks (Exterior Lot Line)	2 m Note: Please see Development Permit Guidelines for setbacks for taller buildings
.4 Lot Coverage (maximum)	55%
.5 Building Height (minimum)	3 Storeys
.6 Building Height (maximum)	18 Storeys
.7 Building floor plate (maximum)	750 m ² above the 12 th Floor

889.3 Conditions of Use – Site 1

- .1 An Apartment or Congregate Housing is limited to Residential Rental Tenure.
(B/L 3249-2022)
- .2 A Health Care Office, Personal Service Establishment, and/or a Retail use shall only be permitted on the first two Storeys of a Building containing an Apartment or Congregate Housing and must be for the exclusive use of residents. (B/L 3249-2022)
- .3 A portion of a lot used for an Apartment or Congregate Housing shall be provided as common outdoor amenity area in the amount of 3.0m² per unit and shall not be located within the required setbacks. For the purposes of this section, common outdoor amenity area means an area or areas: (B/L 3249-2022)
 - a. available for all residents of the Principal Building(s);
 - 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 normally carried out outdoors.
- .4 Home Occupation – Level 1 shall only be permitted within an Apartment or Congregate Housing. (B/L 3249-2022)

889.4 Landscaping and Off-Street Parking – Site 1

- .1 Parking and loading shall be provided in accordance with Section 150 except as follows:
 - .1 An Apartment used for independent seniors housing secured by a Housing Agreement shall be provided at a rate of 1.0 space per unit with an additional 0.2 spaces per unit for visitors and/or staff; and
 - .2 An Apartment used for assisted seniors living secured by a Housing Agreement shall be provided at a rate of 0.75 spaces per unit including visitors and/or staff; and
 - .3 Parking for an Apartment used for independent seniors housing and/or an Apartment used for assisted seniors living in the N89 Zone will not qualify

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for parking reductions under Section 150 or any other section of the Zoning Bylaw as the case may be.

- .4 A maneuvering aisle for a surface parking lot may have a minimum width of 6.5m.
- .5 Underground parking shall be sited a minimum of 1.0m from an Exterior Lot Line 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 0.0m.
- .2 Landscaping shall be provided in accordance with Section 140 except as follows:
 - .1 A landscape buffer is not required between a surface parking lot and property line along the south Interior Lot Line of Site 1.

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889.5 Permitted Uses – Site 2

Permitted Uses Table for N89 Zone – Site 2	
Principal Uses	
1. Animal Hospital	13. Liquor Store
2. Apartment	14. Media Studio
3. Assembly	15. Mobile Food Vendor
4. Brew-Pub	16. Non-Permanent Commercial
5. Civic Use	17. Office
6. Coffee Shop	18. Pub
7. Commercial School	19. Personal Service Establishment
8. Congregate Housing (B/L 3249-2022)	20. Pet Daycare
9. Financial Institution	21. Restaurant
10. Fitness Studio	22. Retail
11. Funeral Parlour	23. Tourist Accommodation
12. Health Care Office	
Accessory Uses	
24. Home Occupation – Level 1	
25. Seasonal Produce Stand	
26. Boarding (B/L 3249-2022)	

889.6 Development Regulations – Site 2

Development Regulations Table for N89 Zone (Site 2)	
Column I	Column II
.1 Density (minimum and maximum)	Floor Space Ratio – 1.5 – 5.6
.2 Minimum Setbacks (interior lot line)	3m
.3 Minimum setbacks (all exterior lot lines)	0m
.4 Maximum setbacks (exterior lot line – South Fraser Way)	3.0m for storeys 1-6 Note: Please see Development Permit Guidelines for setbacks for taller buildings.
.5 Lot coverage (maximum)	50%
.6 Building Height (minimum)	3 storeys
.7 Building Height (maximum)	N/A
.8 Building floor plate (maximum)	750 m ² above the 12 th Floor

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889.7 Conditions of Use – Site 2

- .1 An Apartment and/or Congregate Housing cannot be located on the ground floor of a Building with the exception of entrances, lobbies and other similar spaces. (B/L 3249-2022)
- .2 Drive-thru facilities are not permitted in conjunction with any Principal or Accessory Uses.
- .3 A portion of a lot used for an Apartment or Congregate Housing shall be provided as common outdoor amenity area in the amount of 3.0m² per unit and shall not be located within the required setbacks. For the purposes of this section, common outdoor amenity area means an area or areas: (B/L 3249-2022)
 - a. available for all residents of the principles building(s);
 - 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 normally carried out outdoors.
- .4 Home Occupation – Level 1 shall only be permitted within an Apartment or Congregate Housing. (B/L 3249-2022)

889.8 Landscaping and Off-Street Parking – Site 2

- .1 Parking and loading shall be provided in accordance with Section 150.
- .2 Landscaping shall be provided in accordance with Section 140.

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889.9 Permitted Uses – Site 3

Permitted Uses Table for N89 Zone	
Principal Uses	
1. Apartment	
2. Townhouse	
3. Congregate Housing (B/L 3249-2022)	
Accessory Uses	
4. Home Occupation – Level 1	
5. Boarding (B/L 3249-2022)	

889.10 Development Regulations – Site 3

Development Regulations Table for N89 Zone (Site 1)	
Column I	Column II
.1 Density (minimum and maximum)	Floor Space Ratio – 1.5 – 4.5
.2 Minimum setbacks (interior lot line)	6m
.3 Minimum setbacks (exterior lot line)	3m
.4 Lot coverage (maximum)	50%
.5 Building Height (minimum)	3 storeys
.6 Building Height (maximum)	14 storeys
.7 Building floor plate (maximum)	750 m ² above the 12 th Floor

889.11 Conditions of Use – Site 3

- .1 An Apartment or Congregate Housing use is limited to Residential Rental Tenure. (B/L 3249-2022)
- .2 A building containing a Townhouse use must also contain an Apartment use.
- .3 A portion of a lot used for a Townhouse, Apartment, or Congregate Housing shall be provided as common outdoor amenity area in the amount of 3.0m² per unit and shall not be located within the required setbacks. For the purposes of this section, common outdoor amenity area means an area or areas: (B/L 3249-2022)
 - a. available for all residents of the Principal Building(s);
 - b. having no dimension less than 6.0 m or slope greater than 5%; and

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- c. providing for pedestrian amenities, greenery, recreational space and other leisure activities normally carried out outdoors.

889.12 Landscaping and Off-Street Parking

- .1 Parking and loading shall be provided in accordance with Section 150.
- .2 Landscaping shall be provided in accordance with Section 140.

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