

894 – Comprehensive Development Ninety Four Zone (N94) (B/L 3499-2024)

N94

Intent: To accommodate fee simple duplexes on urban lots in the Urban 3 – Infill Land Use Designation.

894.1 Permitted Uses

Permitted Uses Table for N94 Zone	
Principal Uses	
.1 Duplex	
Accessory Uses	
.2 Boarding	
.3 Home Occupation – Level 1	
.4 Short-Term Rental Accommodation (B/L 3670-2025)	

894.2 Site Specific Permitted Uses

n/a

894.3 Development Regulations

Development Regulations Table for N94 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5
.2 Minimum setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum setbacks (Rear Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 1.5 m, except where abutting a ROW controlled under MoTI jurisdiction – 4.5 m
.4 Minimum setbacks (Interior Side Lot Line)	a. Principal Building – 1.5 m b. Principal Building constructed on Interior Side Lot Line – 0.0 m c. Accessory Building or Structure – 1.5 m
.5 Minimum setbacks (Exterior Side Lot Line)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 4.5 m
.6 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 8.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.8 Maximum vertical distance of Basement above ground	a. 1.4 m above average Finished Grade
.9 Lot Coverage (maximum)	a. 40%

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894.4 Subdivision Regulations

Subdivision Regulations Table for N94 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Duplex – 540 m ² b. Duplex constructed on Interior Side Lot Line – 270 m ² c. Panhandle Lot – Not Permitted
.2 Lot Width (minimum)	a. Duplex – 18.0 m b. Duplex constructed on Interior Side Lot Line – 9.0 m c. Panhandle Lot – Not Permitted
.3 Front Lot Line Length (minimum)	a. Duplex – 18.0 m b. Duplex constructed on Interior Side Lot Line – 9.0 m c. Panhandle Lot – Not Permitted
.4 Lot Depth (minimum)	a. Interior Lot – 25.0 m b. Corner Lot – 25.0 m c. Panhandle Lot – Not Permitted

894.5 Landscaping and Off-Street Parking

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

894.6 Conditions of Use

- .1 A Principal Building with attached garages shall comply with the following:
 - a. One attached garage is permitted per Dwelling Unit; and
 - b. Attached garage width shall not exceed 4.0 m per Dwelling Unit, measured between the interior faces of the side walls of the garage.
- .2 A Principal Building shall comply with the following driveway regulations:
 - a. One driveway is permitted per Dwelling Unit;
 - b. Maximum driveway width per Dwelling Unit is 3.0 m, measured at the Lot Line; and
 - c. Except on a Corner Lot abutting two Local Roads, driveways shall be joined, and the combined width of the joined driveways shall not exceed 6.0 m, measured at the Lot Line.
- .3 In the case of a Principal Building constructed on Interior Side Lot Line, each Dwelling Unit shall be simultaneously designed and constructed utilizing a party wall agreement.

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- .4 Notwithstanding Section 894.3.4(c), in the case of a Principal Building constructed on an Interior Side Lot Line with municipal lane access, where access to the Lot is provided from the lane, an Accessory Building providing parking spaces for the Dwelling Units may be constructed on the Interior Side Lot Line, subject to the following:
 - a. Each half of the Accessory Building shall be simultaneously designed and constructed utilizing a party wall agreement;
 - b. Each half of the Accessory Building shall not exceed a width of 4.0 m, measured between the interior faces of the side walls of the Accessory Building;
 - c. The Accessory Building shall not be located between the Principal Building and the Front Lot Line; and
 - d. The Accessory Building shall comply with all other development regulations for Accessory Buildings and Structures in Section 894.3.
- .5 A Principal Building consisting of more than one Storey shall have reduced massing at the uppermost Storey, to be achieved as follows:
 - a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
 - b. The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;
 - i. For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios and entranceways shall be considered part of the Building Face(s); and
 - ii. Further to Section 894.6.5(b)(i), when a covered verandah, porch, patio or entranceway is included, the minimum Front Lot Line Setback for that portion of the Principal Building may be reduced to 4.5 m;
 - c. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the storey immediately below, except for permitted projections into Setbacks as specified in Section 140; and
 - d. Any portion of floor area above which there is a vertical distance that exceeds 4.3 m measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.

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