

896 – Comprehensive Development Ninety Six Zone (N96) (B/L 3499-2024)

N96

Intent: To establish specific land use and development regulations for an apartment development with accessory commercial in the Urban 1 – Midrise land use designation (with Optional Commercial along the rear) of the City Centre Neighbourhood Plan (CCNP).

896.1 Permitted Uses

Permitted Uses Table for N96 Zone	
Principal Uses	
.1	Apartment
.2	Congregate Apartment
Accessory Uses	
.3	Home Occupation – Level 1
.4	Retail
.5	Coffee Shop
.6	Restaurant
.7	Assembly

896.2 Site Specific Development Regulations

n/a

896.3 Development Regulations

Development Regulations Table for N96 Zone	
Column I	Column II
.1 Density (Minimum and Maximum)	a. Floor Space Ratio – 1.0 to 2.0 (up to 2.5 on existing or consolidated properties that are 2,500m ² or less)
.2 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m, except not between a Building Face and Street
.3 Minimum Setbacks (Interior Lot Line)	a. Principal Building – 6.0 m, except: i. 3.0 m along the South lot line; and ii. 0.0 m along the West lot line b. Accessory Building or Structure – 3.0 m
.4 Lot Coverage (Maximum)	a. 52%
.5 Building Height (Maximum)	a. Principal Building – 21.3 m, or six (6) Storeys, whichever is less b. Accessory Building or Structure – 4.5m

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896.4 Landscaping

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

896.5 Off-Street Parking

- .1 Refer to Section 150 for requirements pertaining to off-street parking, with the exception of the following:
 - a. Minimum maneuvering aisle width shall be at least 6.0 m.

896.6 Conditions of Use

- .1 A portion of any lot used for an Apartment or Congregate Apartment Use shall be provided as common outdoor amenity area, in the amount of 3.0 m² per Dwelling Unit, and shall not be located within the required setbacks. 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
- .2 An Apartment and Congregate Apartment shall be permitted in the same building under the following conditions:
 - a. the uses are located on different Storeys of the same Building; and
 - b. separate entrances, exits and lobbies are provided for each Use.
- .3 An Assembly use shall:
 - a. only be permitted on the first two (2) Storeys of an Apartment or Congregate Apartment Building; and
 - b. have all entrances, exits and lobbies entirely separated from those that access an Apartment or Congregate Apartment.