

# 898 – Comprehensive Development Ninety Eight Zone (N98) (B/L 3499-2024)

# N98

**Intent:** To establish specific land use and development regulations for a multifamily development within the Urban 1 – Midrise OCP land use designation.

## 898.1 Permitted Uses

Permitted Uses Table for N98 Zone	
<b>Principal Uses</b>	
.1	Apartment
.2	Congregate Housing
<b>Accessory Uses</b>	
.3	Home Occupation – Level 1
.4	Boarding

## 898.2 Site Specific Development Regulations

n/a

## 898.3 Development Regulations

Development Regulations Table for N98 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 1.5
.2 Minimum setbacks (front lot line)	a. Principal Building – 1.5 m b. Accessory Building – 6.0 m
.3 Minimum setbacks (all other lot lines)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 1.1 m (garbage enclosure)
.4 Lot coverage (maximum)	a. 40%
.5 Building Height (maximum)	a. Principal Building – 21.3 m or six storeys, whichever is less b. Accessory Building 4.5 m

## 898.4 Landscaping

- .1 Notwithstanding the respective provisions of Section 140, the following regulations shall apply in the N98 zone:
  - a. The required front setback, excluding accessways shall have a continuous Landscaped Area that has a minimum width of 1.5 m.
  - b. The off-street parking area and maneuvering aisle shall be separated from the directly abutting lot to the east by a Landscaped Area of not less than 0.6 m in width.

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- c. The off-street parking area and maneuvering aisle shall be separated from the directly abutting lot to the south by a Landscaped Area of not less than 1.1 m in width.
- d. The off-street parking area and maneuvering aisle shall be separated from the directly abutting lot to the west by a Landscaped Area of not less than 0.5 m in width.

## 898.5 Off-Street Parking

- .1 Notwithstanding the respective provisions of Section 150, the following regulations shall apply in the N98 zone:
  - a. All maneuvering aisles shall be no less than 6.07 m in width.
  - b. A maximum of 40% of the off-street parking spaces may be provided as small car spaces.
  - c. The minimum number of off-street parking stalls for residents and visitors combined shall be no less than 18.

## 898.6 Conditions of Use

- .1 An Apartment or Congregate Housing use is limited to Residential Rental Tenure.
- 2. An Apartment and Congregate Housing shall be permitted in the same Building under the following conditions:
  - a. the Uses are located on different Storeys of the Building; and
  - b. separate entrances, exits and lobbies are provided for each Use.