

# 869– Comprehensive Development Sixty Nine Zone (N69) (B/L 2855-2018, 3499-2024)

# N69

**Intent:** To accommodate duplexes with secondary suites, in the Urban 3 – Infill Land Use Designation.

## 869.1 Permitted Uses

Permitted Uses Table for N69 Zone	
<b>Principal Uses</b>	
.1	Duplex
<b>Accessory Uses</b>	
.2	Boarding
.3	Home Occupation – Level 1
.4	Secondary Suite
.5	Short-Term Rental Accommodation (B/L 3670-2025)

## 869.2 Site Specific Permitted Uses

n/a

## 869.3 Development Regulations

Development Regulations Table for N69 Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio for Lots greater than 200m <sup>2</sup> and less than 399 m <sup>2</sup> – 0.65 b. Floor Space Ratio for Lots greater than 400 m <sup>2</sup> and less than 799 m <sup>2</sup> – 0.55 c. Floor Space Ratio for Lots greater than 800 m <sup>2</sup> – 0.45
.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 – 5.0 m b. Accessory Building or Structure – 1.0 m
.4 Minimum setbacks (interior side lot line)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.0 m
.5 Minimum setbacks (exterior side lot line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.6 Minimum setbacks between buildings	a. Between Principal Building and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building – 9.5 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.8 Lot coverage (maximum)	a. 40%

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## 869.4 Subdivision Regulations

Subdivision Regulations Table for N69 Zone	
Column I	Column II
.1 Lot size (minimum)	a. Duplex – 400 m <sup>2</sup> b. Duplex (where subdivided along a party wall) – 200 m <sup>2</sup>
.2 Lot width (minimum)	a. Duplex – 18.0 m b. Duplex (where subdivided along party wall) – 9.0 m

## 869.5 Landscaping and Off-Street Parking

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

## 869.6 Conditions of Use

1. A Duplex use is not permitted on:
  - a. an interior through lot;
  - b. a corner through lot; and
  - c. a panhandle lot.
- .2 A Secondary Suite shall:
  - a. be limited to one such use per Duplex dwelling unit and to a maximum floor area of 90 m<sup>2</sup> or 40% of the net floor area of the Duplex dwelling unit to which the accessory unit is attached, whichever is less;
  - b. not be permitted where there is a Residential Care use on the lot;
  - c. not be located on a lot on a cul-de-sac bulb;
  - d. not be located on a bare land strata (except where road infrastructure meets City bylaw standards);
  - e. be located on a lot with a minimum frontage of 12 m per secondary suite;
  - f. be located on a lot with a minimum lot size of 800 m<sup>2</sup>, with a minimum lot size of 400 m<sup>2</sup> when subdivided along a party wall; and
  - g. be located on a collector or local road.
- .3 Minimum Interior Side Lot Line Setback requirements do not apply to principal or accessory buildings in relation to an Interior Side Lot Line that separates the dwelling units in a Duplex.