

878 – Comprehensive Development Ninety Zone (N78) (B/L 2852-2019, 3499-2024)

N78

Intent: To accommodate a single detached dwelling with a detached accessory dwelling unit, with certain conditions, within a two-lot subdivision on Keats Street.

878.1 Permitted Uses

Permitted Uses Table for N78 Zone	
Principal Uses	
.1	Single Detached Dwelling
Accessory Uses	
.2	Home Occupation – Level 2
.3	Detached Accessory Dwelling Unit

878.2 Site Specific Development Regulations

n/a

878.3 Development Regulations

Development Regulations Table for N78 Zone	
Column I	Column II
.1 Density (minimum)	a. Floor Space Ratio – 0.55, excluding detached accessory unit
.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
.4 Minimum setbacks (interior side lot Line)	a. Principal Building – 1.5 m b. 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. Principal Building and Accessory Building or Structure – 6.0 m
.7 Building 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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878.4 Subdivision Regulations

Development Regulations Table for N78 Zone	
Column I	Column II
.1 Lot Size (Minimum)	a. 400 m ²
.2 Lot Width (Minimum)	a. Interior Lot - 12.0 m b. Exterior Lot – 15.0 m
.3 Lot Line, Front (Minimum)	a. Interior Lot - 12.0 m b. Exterior Lot – 15.0 m
.4 Lot Depth (Minimum)	a. Interior Lot – 40.0 m

878.5 Landscaping

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

878.6 Off-Street Parking

- .1 Notwithstanding Section 150, the minimum number of off-street parking spaces in the N78 Zone shall be:
 - a. two spaces provided for each single detached dwelling; and
 - b. one space provided for each detached accessory unit.

878.7 Conditions of Use

- .1 A Detached Accessory Unit shall:
 - a. be limited to a maximum floor area of not greater than 55 m²;
 - b. be located on a lot abutting a collector road or local road;
 - c. not include a basement;
 - d. not be stratified;
 - e. not be located on a lot on a cul-de-sac bulb;
 - f. not be located between the Principal Building and front lot line; and
 - g. not be on a lot in a bare land strata, except where road infrastructure meets City bylaw standards.

878.8 Definitions

- .1 Notwithstanding Section 120 for “Definitions”, the following definition is applicable to the N78 Zone:
 - a. “Detached Accessory Dwelling Unit” means a dwelling unit that is detached from and accessory to a single detached dwelling located on the same lot.”