

8.18 Arterial Road Compact Two-Unit Dwellings (RCD) [Bylaw 10197, Sep 12/22]

8.18.1 Purpose [Bylaw 10573, Jun 24/24]

The **zone** provides for **two-unit housing** fronting an **arterial road**, together with compatible **uses**. [Bylaw 10573, Jun 24/24]

8.18.2 Permitted Uses

- **housing, two-unit**

8.18.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite** [Bylaw 10573, Jun 24/24]

8.18.4 Permitted Density [Bylaw 10573, Jun 24/24]

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to “four” is increased to a higher **density** of “six” if: [Bylaw 10573, Jun 24/24]
 - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**; [Bylaw 10573, Jun 24/24]
 - b) the **lot area** of the **lot** is greater than 281.0 m²; and [Bylaw 10573, Jun 24/24]
 - c) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**: [Bylaw 10573, Jun 24/24]
 - i) pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or [Bylaw 10573, Jun 24/24]
 - ii) prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office. [Bylaw 10573, Jun 24/24]
2. The maximum **floor area ratio** is 0.6 applied to a maximum of 464.5 m² of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m². [Bylaw 10573, Jun 24/24]
3. For the purpose of this **zone** only, items not included in the calculation of maximum **floor area ratio** shall be in accord with Sections 4.2 and 4.3, except: [Bylaw 10573, Jun 24/24]
 - a) notwithstanding Section 4.3.1.a), up to 10% of the **floor area** total calculated for the **lot** in question which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and never enclosed, provided that the **floor area** in question is not located more than 0.6 m above the lowest horizontal floor; [Bylaw 10573, Jun 24/24]
 - b) notwithstanding Section 4.3.2, a maximum of 10.0 m² per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m² per **lot**, provided such **floor area** is used exclusively for interior entry and staircase purposes; and [Bylaw 10573, Jun 24/24]
 - c) notwithstanding Section 4.3.3.a), a maximum of 25.0 m² per **dwelling unit** for on-site parking purposes, to a maximum of 50.0 m² per **lot**, which **floor area** cannot be used for **habitable space**. [Bylaw 10573, Jun 24/24]

8.18.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

8.18.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except that **accessory buildings, carports, garages and parking spaces** must be **setback** a minimum of 15.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 10.0 m for the **principal building**, except for a **corner lot** where the **exterior side yard** is 6.0 m, in which case the **rear yard** is reduced to 1.2 m.
5. Detached **accessory buildings** including **garages or carports** may be located in the **rear yard** but must be located:
 - a) within 1.2 m and 12.5 m of the **rear lot line**;
 - b) no closer than 3.0 m to the exterior **side lot line**; and
 - c) no closer than 1.2 m to the interior **side lot line**.
6. Detached **accessory buildings** up to a maximum size of 10.0 m² may be located within the **interior side yard and rear yard** but no closer than 6.0 m of an **arterial road** and 3.0 m of a **local road**.
7. Notwithstanding Section 4.8, for the purpose of this **zone** only, the following projections shall be permitted, subject to the *Building Code*:
 - a) fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building** may project for a distance of:
 - i) 1.0 m into the **front yard**;
 - ii) 0.6 m into the **side yard**, limited to one exterior wall of the **principal building**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly; and
 - iii) 0.6 m into the **rear yard**.
 - b) **porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a public **road** may project for a distance of:
 - i) 1.5 m into the **front yard**;
 - ii) 0.6 m into the **exterior side yard**; and
 - iii) 1.5 m into the **exterior side yard** where the **exterior side yard** is 6.0 m.

- c) **balconies** and **bay windows** which form part of the **principal building**, may project into any **yard** no more than 0.6 m.
 - d) **building** elements in the **principal building** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project into the **side yard** and **rear yard** no more than 0.6 m.
 - e) other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
 - i) 3.0 m of a public **road**;
 - ii) 6.0 m of an **arterial road**; and
 - iii) 1.2 m of the **rear lot line** or **side lot line**.
8. The minimum **building separation space** between the **principal building** and the **accessory building** is 3.0 m.

8.18.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys** or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. Notwithstanding Section 3.4, for the purpose of this **zone** only, the **residential vertical lot depth envelope** shall be a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question, calculated from the **finished site grade**, and formed by the plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.
3. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
4. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
5. The maximum **height** for **accessory structures** is 9.0 m.

8.18.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m:

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	40.0 m	360.0 m ²

2. No **subdivision** to create an **air space parcel** is permitted. *[Bylaw 10573, Jun 24/24]*
3. **Subdivision** of a **lot** may create a maximum of two **strata lots**. *[Bylaw 10573, Jun 24/24]*

8.18.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

8.18.10 On-Site Parking *[Bylaw 10573, Jun 24/24]*

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except: *[Bylaw 10573, Jun 24/24]*
 - a) the minimum number of **parking spaces** required per **dwelling unit** and the minimum **parking space** dimensions shall be subject to the requirements set out in Section 7.0 for **small-scale multi-unit housing**; *[Bylaw 10573, Jun 24/24]*
 - b) where residents of a single **dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one **parking space** located behind the other; and *[Bylaw 10573, Jun 24/24]*
 - c) for the purpose of this **zone** only, a driveway shall mean any **non-porous surface** on the **lot** that is used to provide space for **vehicle parking** or **vehicle access** to or from a public **road** or **lane**, and the maximum driveway width shall be 6.0 m. *[Bylaw 10573, Jun 24/24]*

8.18.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.