

8.4 Two-Unit Dwellings (RD1, RD2)

8.4.1 Purpose *[Bylaw 10573, Jun 24/24]*

The **zone** provides for **two-unit housing**, together with compatible **uses**. The **zone** is divided into two sub-zones: RD1 for **development** that is **accessed** by **vehicles** by way of the **front yard**; and, RD2 for **development** that is **accessed** by **vehicles** from a **lane** by way of the **rear yard**. *[Bylaw 10573, Jun 24/24]*

8.4.2 Permitted Uses

- **housing, two-unit**
- **housing, single detached**

8.4.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite** *[Bylaw 9865, Jun 18/18]*

8.4.4 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 not located in a **Transit-Oriented Area**; *[Bylaw 10573, Jun 24/24]*
 - b) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**; *[Bylaw 10573, Jun 24/24]*
 - c) the **lot area** of the **lot** is greater than 281.0 m²; and *[Bylaw 10573, Jun 24/24]*
 - d) 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**: *[Bylaw 10573, Jun 24/24]*
 - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is 0.55 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; or *[Bylaw 10573, Jun 24/24]*
 - b) for all other **development** is 0.55 applied to a maximum of 929.0 m² of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 929.0 m². *[Bylaw 10573, Jun 24/24]*
3. Notwithstanding Section 8.4.4.2, for **development** involving a **lot** located within a **Transit-Oriented Area**, the maximum **floor area ratio** is 0.55 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]*
4. 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 4.3.2, 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]*
- b) notwithstanding Section 4.3.3.a), a maximum of 50.0 m² per **dwelling unit**, to a maximum of 100.0 m² per **lot**, of on-site parking **uses** which **floor area** cannot be used for **habitable space**. *[Bylaw 10573, Jun 24/24]*

8.4.5 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 45% for **buildings**.
- 2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
- 3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

8.4.6 Yards & Setbacks

- 1. The minimum **front yard** is 6.0 m, except in the RD2 **zone** where:
 - a) the minimum **front yard** is 9.0 m;
 - b) portions of the **principal building** occupying no more than 50% of the total **building** width may project 3.0 m into the required **front yard**; and
 - c) portions of the **principal building** which are open on those sides which face a **road** and **bay windows** may project a maximum of 0.7 m into the required **front yard**.
- 2. The minimum **interior side yard** is 1.2 m, except in the RD2 **zone** where:
 - a) the minimum **interior side yard** is 2.0 m; and
 - b) portions of the **principal building** which do not exceed 5.0 m in **height** (chimneys excepted) may project into the required **side yard** but in no event closer than 1.2 m to **side lot line**.
- 3. The minimum **exterior side yard** is 3.0 m.
- 4. The minimum **rear yard** is 6.0 m, except in the RD2 **zone** where portions of the **principal building** or **accessory building** used for on-site parking purposes shall not be set back more than 18.0 m from the **rear lot line**.
- 5. In the RD2 **zone**, no portion of the **two-unit housing**, except for portions of the **principal building** used for on-site parking purposes or breezeways, shall be located further than 30.0 m from the **front lot line**.
- 6. In the RD2 **zone**, the minimum length of the **party wall** between the two units shall be no less than 20% of the total length of the exterior wall of the **building**, excluding on-site parking structures, indentations and projections, measured at the ground floor level.

8.4.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, 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. *[Bylaw 9223, Apr 20/15]*
2. In the RD2 **zone**, **building** projections in the form of dormers with a minimum clear distance of 4.0 m above **grade** and occupying no more than 50% of the total **building** width, may project outside of both vertical envelopes to a maximum distance of 1.0 m, measured from the base of the projection.
3. **Repealed.** *[Bylaw 9280, Sep 14/15]*
3. The maximum **height** for **accessory structures** is 9.0 m.

8.4.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 864.0 m².
2. There are no minimum **frontage**, **lot width** or **lot depth** requirements.
3. No **subdivision** to create an **air space parcel** is permitted. *[Bylaw 10573, Jun 24/24]*
4. **Subdivision** of a **lot** may create a maximum of two **strata lots**. *[Bylaw 10573, Jun 24/24]*

8.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except in the RD2 **zone fences** shall not exceed 1.0 m in **height** when located within 6.0 m of a public **road**.

8.4.10 On-Site Parking and Loading *[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]*
2. Notwithstanding Section 8.4.10.1, **development** involving a **lot** located within a **Transit-Oriented Area** shall be subject to Section 7.9A Provision of Parking in **Transit-Oriented Areas (TOA)**. *[Bylaw 10573, Jun 24/24]*

8.4.11 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.

