

16.2 Two-Unit Dwelling (ZD2) - Broadmoor

16.2.1 Purpose

The **zone** provides for a two-unit **dwelling** at 10391 Leonard Road only.

16.2.2 Permitted Uses

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

16.2.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

16.2.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².

16.2.5 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.

16.2.6 Yards & Setbacks

1. The minimum **front yard** is 9.0 m, except that:
 - a) portions of the **principal building** used exclusively for enclosed on-site parking and occupying no more than 36% of the total **building** width may project 3.0 m into the required **front yard**;
 - b) portions of the **principal building** which are open on those sides which face a public **road** may project a maximum of 2.5 m into the required **front yard**; and
 - c) **bay windows** may project a maximum of 1.0 m into the required **front yard**.
2. The minimum **interior side yard** is 2.0 m, except that portions of the **principal building** which do not exceed 5.0 m in **height** (except chimneys) may project into the required **side yard** but in no event closer than 1.2 m to a **side lot line**.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m.
5. No portion of the **single detached housing** or **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. The minimum length of the **party wall** between the two units shall be no less than 20% of the total length of the vertical wall of the **building**, excluding on-site parking **structures**, indentations and projections, measured at the **grade** level.

16.2.7 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**.
2. **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 both vertical envelopes to a maximum distance of 1.0 m, measured from the base of the projection.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

16.2.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 864.0 m².
2. There are no minimum **frontage**, **lot area** or **lot width** requirements.

16.2.9 Landscaping & Screening

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

16.2.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that portions of the **principal building** and **accessory buildings** of 10.0 m² or more used for on-site parking and located within 20.0 m of a **front lot line** shall be limited to two **parking spaces**.

16.2.11 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.