

16.8 Two-Unit Dwellings (ZD7) – Francis Road (Blundell) [Bylaw 10271, Oct 10/23]

16.8.1 Purpose

The **zone** provides for two **dwelling units** on a single **lot** fronting an **arterial road**, plus other compatible **uses**.

16.8.2 Permitted Uses

- **housing, two-unit**

16.8.3 Secondary Uses

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

16.8.4 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. [Bylaw 10573, Jun 24/24]
3. The maximum **floor area** of a **dwelling unit** must not exceed 183.9 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 4.3.1.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 exclusively for interior entry and staircase purposes; [Bylaw 10573, Jun 24/24]
 - c) notwithstanding Section 4.3.3.a), a maximum of 37.5 m² per **dwelling unit**, to a maximum of 75.0 m² per **lot**, of on-site parking **uses**. [Bylaw 10573, Jun 24/24]

16.8.5 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. The following percentages of the **lot area** is restricted to **landscaping** with live plant material:
 - a) 20% for **lots** less than 12.0 m wide;
 - b) 25% for **lots** of 12.0 m or more but less than 15.0 m in width; and
 - c) 30% for **lots** of 15.0 m or more in width.
 - d) any **side yard** area is excluded from the calculation of percentages of the **lot area** which is restricted to **landscaping** with live plant material.

16.8.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is:
 - a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; and
 - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m, except where the **exterior side yard** is on an **arterial road** it is 6.0 m.
4. The minimum **rear yard** is the greater of 6.0 m or 20% of the total **lot depth**, for a maximum width of 60% of the rear wall of the **first storey**; and 25% of the total **lot depth**, for the remaining 40% of the rear wall of the **first storey** and any second **storey**, or **half (½) storey** above, up to maximum required **setback** of 10.7 m.
5. Notwithstanding Section 8.16.6.4 above:
 - a) the minimum **rear yard** may be reduced to 6.0 m, as specified in a Development Permit approved by the **City**; and
 - b) for a **corner lot** where the **exterior side yard** is 6.0 m, the minimum **rear yard** is reduced to 1.2 m.
6. The minimum **setbacks** for **accessory buildings, carports** and **garages** are:
 - a) 12.0 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**, except on an **arterial road** it is 6.0 m;
 - c) 1.2 m for the **interior side yard**; and
 - d) 6.0 m for the **rear yard**, except that for a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard setback** is reduced to 1.2 m.
7. Detached **accessory buildings** up to 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**.

8. Notwithstanding Section 4.8 [Projections into Yards in Two-Unit Housing Zones], for this **zone** only, the following projections shall be permitted, subject to the *Building Code*:
- a) **balconies** and **bay windows** which form part of the **principal building**, may project into **front yard**, **rear yard** and **exterior side yard** no more than 0.6 m;
 - b) 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**;
 - c) **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.
 - 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 a **side lot line**; and
 - f) where a **lot** has a **lot width** of 18.0 m or more, 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 a **side lot line** (See **residential vertical lot width envelope** illustration in the definitions).
9. The minimum **building separation space** is 1.2 m, except that cantilevered roofs, **balconies**, unenclosed fireplaces and chimneys may project into the minimum **building separation space** for a distance of 0.6 m.

16.8.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 **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. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.

3. The ridge line of a side roof dormer may project horizontally up to 0.915 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**.

16.8.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 464.5 m².
2. The minimum **lot width** is 10.0 m.
3. The minimum **lot depth** is 30.0 m.
4. No **subdivision** to create an **air space parcel** is permitted. *[Bylaw 10573, Jun 24/24]*
5. **Subdivision** of a **lot** may create a maximum of two **strata lots**. *[Bylaw 10573, Jun 24/24]*

16.8.9 Landscaping & Screening

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

16.8.10 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) at least 50% of the required residential **use parking spaces** shall be standard spaces; *[Bylaw 10573, Jun 24/24]*
 - c) at least 50% of the residential **use parking spaces** provided in a side-by-side arrangement within an enclosed **garage** shall be standard spaces; *[Bylaw 10573, Jun 24/24]*
 - d) 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]*
 - e) where visitor parking is provided on a **lot**: *[Bylaw 10573, Jun 24/24]*
 - i) the **parking spaces** may be used collectively by two adjacent **lots** sharing a **vehicle access** from an **arterial road**; and *[Bylaw 10573, Jun 24/24]*
 - ii) each **parking space** shall be clearly marked with the words “VISITORS ONLY” in capital letters in the form of a sign with a minimum size of 300 mm high by 450 mm wide and pavement markings with a minimum size of 300 mm high and 1.65 m wide. *[Bylaw 10573, Jun 24/24]*

16.8.11 Other Regulations *[Bylaw 10573, Jun 24/24]*

1. A maximum of two **buildings** with a **floor area** greater than 10.0 m² are permitted on the **lot**. *[Bylaw 10573, Jun 24/24]*

2. The primary window orientation of each **dwelling unit's** main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, lane** or required landscaped **building separation** between a front **principal building** and rear **principal building**. No **dwelling unit** shall only have windows oriented to a **side yard** that does not **abut a lane**. *[Bylaw 10573, Jun 24/24]*
3. No **building** shall have an exterior wall oriented to a **side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**. *[Bylaw 10573, Jun 24/24]*
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply. *[Bylaw 10573, Jun 24/24]*

