

## 15.14 Small-Scale Multi-Unit Housing (ZS14) – South McLennan (City Centre)

[Bylaw 10573, Jun 24/24]

### 15.14.1 Purpose

The **zone** provides for **small-scale multi-unit housing** and compatible **uses** in South McLennan (**City Centre**)."

### 15.14.2 Permitted Uses

- **housing, small-scale multi-unit**

### 15.14.3 Secondary Uses

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

### 15.14.4 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this **zone**.

### 15.14.5 Permitted Density

1. The maximum **density** per **lot** is four **dwelling units**, except the reference to "four" is increased to a higher **density** of "six" if:
  - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**; and
  - b) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
    - i) pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
    - ii) prior to first occupancy of any **building** on the **lot**, in whole or in part, provides in a **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.
2. The maximum **floor area ratio**:
  - 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 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with:
    - i) 50.0 m<sup>2</sup> of additional **floor area** per **lot** for accommodating on-site parking purposes, which additional **floor area** cannot be used for **habitable space**; and
    - ii) 10% of the total **floor area** calculated for the **lot** in question, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided that:
      - this **floor area** is located directly above a **garage**;
      - this **floor area** is located directly below sloping ceilings where the ceiling is attached directly to the underside of the sloping roof and having a minimum slope of 9:12 roof pitch; and

- the distance from the floor to the ceiling is no higher than 2.5 m measured vertically; or
  - b) for all other **development** involving **small-scale multi-unit housing** is 0.6 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>, together with 50.0 m<sup>2</sup> of additional **floor area per lot** for **flex space**.
3. Notwithstanding Section 15.14.5.2.b), for **development** involving three or more **dwelling units**, the reference to “50.0 m<sup>2</sup>” is increased to a higher **density** of “80.0 m<sup>2</sup>” if the **owner** provides at least two **dwelling units** on the **lot** that each comprise two or more **bedrooms** and the required **bedrooms** each have a window or windows in the exterior wall of the **building** having a minimum total glazing area equal to at least 10% of the **floor area** of the **bedroom**.
  4. A **dwelling unit** must have a minimum **floor area** of 25.0 m<sup>2</sup>.

#### 15.14.6 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 45%.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot** is restricted to **landscaping** with live plant material.

#### 15.14.7 Yards & Setbacks

1. The minimum **front yard** is:
  - a) 6.0 m for parking pads, **garages** and **carports** provided that the maximum **garage** door width shall be the greater of 4.9 m or 50% of the building width; and
  - b) 6.0 m for **buildings** and **structures**.
2. **Bay windows** which form part of the **principal building** may project into the **front yard** for a distance of 1.0 m.
3. The minimum **interior side yard** is 1.2 m.
4. The minimum **exterior side yard** is 4.0 m.
5. There is no **side yard** requirement for an **accessory building** that has a **floor area** of 10.0 m<sup>2</sup> or less.
6. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 4.0 m, the **rear yard** is 1.2 m.
7. Portions of the **principal building** which are less than 2.0 m in **height**, and **accessory buildings** with a **floor area** of 10.0 m<sup>2</sup> or less, may be located within the **rear yard** but no closer than:
  - a) 6.0 m to a **lot line abutting** a public **road**; or
  - b) 0.6 m to any other **lot line**.

### 15.14.8 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys** and 9.0 m, but shall not exceed the **residential vertical lot width envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. Notwithstanding Section 15.14.8.1, roof dormers may project beyond the **residential vertical lot width envelope** but no further than what is permitted for a **storey, half (½)**.”
3. The maximum **height** for a detached **accessory building** with a **floor area** of 10.0 m<sup>2</sup> or less is 3.0 m measured from finished **site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof.
4. The maximum **height** for **accessory structures** is 5.0 m.

### 15.14.9 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that:
  - a) the minimum **lot width** for **corner lots** is 13.0 m;
  - b) where a **lot** shares a common boundary along its **front lot line** with Ash Street or Bridge Street, the minimum **lot width** is 18.0 m; and
  - c) where a **lot** shares a common boundary along its **front lot line** with Ash Street or Bridge Street, the minimum **lot area** shall be 550.0 m<sup>2</sup>.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
n/a	11.3m	24.0 m	320.0 m <sup>2</sup>

2. No **subdivision** to create an **air space parcel** is permitted.

### 15.14.10 Landscape & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. A **fence** shall not be located within 6.0 m of a **road** unless:
  - a) a minimum of 30% of the total vertical area of the **fence** is open to the other side or constructed of a transparent material; and
  - b) the maximum **fence height** is 0.9 m, which **height** shall be calculated as the vertical distance between the highest point on the **fence** and the greater of:
    - i) the point at which the **fence** intersects the ground; or
    - ii) the top of any curb **abutting** the property, or if there is no curb, the crown of the **adjacent road**.
3. The maximum **height** of a **fence** located elsewhere within a required **yard** is 2.0 m.
4. On a **lot** that has resulted from a single **subdivision** plan that created two or more **lots**, the **owner** shall plant and maintain three (3) trees of a minimum size of 60.0 mm calliper measured at 1.2 m above the root ball, at least one (1) of which shall be located within 6.0 m of the **front lot line**.

### 15.14.11 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

### 15.14.12 Other Regulations

1. A maximum of two **buildings** with a **floor area** greater than 10.0 m<sup>2</sup> are permitted on the **lot**.
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**.
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**.
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.