

#### 40. **TWO FAMILY/SINGLE FAMILY RESIDENTIAL [RD-3]**

The intent of this Zone is to accommodate Single Family or Two Family Dwelling Units on individual Parcels of land.

##### (1) **Permitted Uses**

The following Uses and no others are permitted:

- (a) Single Family Residential
- (b) Two Family Residential
- (c) Home Occupation
- (d) Boarding: subject to the requirements of Section 30.3
- (e) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.

##### (2) **Parcel Size**

The minimum Parcel Size for Parcels created by subdivision shall be 668 square metres.

##### (3) **Minimum Lot Width**

The minimum width of Parcels created by subdivision shall be 18.3 metres, measured at the Front Building Line.

##### (4) **Floor Area Ratio**

- (a) For parcels 800 square metres in area and larger, the Floor Area Ratio for Two Family Dwellings shall not exceed 0.35.
- (b) For parcels under 800 square metres in area the Floor Area Ratio for Two Family Dwellings shall not exceed 0.4.
- (c) The Floor Area Ratio shall not exceed 0.35 for parcels with a Single Family Dwelling.

##### (5) **Floor Area**

The minimum Floor Area for the First Storey of a Principal Building shall be 88 square metres.

##### (6) **Building Height**

- (a) No Principal Building shall exceed a Height of 7.3 metres.
- (b) No Accessory Building shall exceed a Height of 3.6 metres.
- (c) When developing a front to back Two Family Dwelling, the back Dwelling Unit shall be no higher than the highest point of the existing Dwelling Unit. A Two Family Dwelling is considered back to front if more than 75% of the floor area of the back Dwelling Unit is behind the rear wall of the front Dwelling Unit.

##### (7) **Building Width**

The minimum width of any Single Family or Two Family Dwelling shall be 7 metres.

(8) **Lot Coverage**

- (a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 30% of the Area of a Parcel.
- (b) All Accessory Buildings and Structures combined shall not exceed 10% of the Area of a Parcel.

(8.1) **Building Massing** *[Amendment, 2018, Bylaw No. 2938]*

- (1) Second and Third Storey Setback: The front face of the second and third storey(s) shall be set back a minimum of 1.5 metres from the front face of the First Storey of the Principal Building.
- (2) Design Guideline: Articulation of building elements is encouraged, to add visual interest and reduce apparent building height and volume.



(9) **Siting Requirements**

(a) **Principal Building**

- (i) Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres. In the case of a Corner Lot, no Principal Building shall be located within 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

(b) **Accessory Building**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line nor 3.6 metres of an Exterior Side Lot line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot line.

- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(c) **Garage Setback** [*Amendment, 2018, Bylaw No. 2938*]

Detached Garages, and that portion of a Principal Building used as a Garage, shall be set back a minimum of 1.5 metres from the front face of the Principal Building.

(10) **Common Wall Requirements**

In Two Family Dwellings the common wall overlap between the habitable areas of the two Dwelling Units shall be not less than 50%.

(11) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(12) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011 (as amended).

(13) **Driveway Width**

The maximum width of a driveway surface on a Two Family Residential lot shall be a total of 5.5 metres. This applies to a double-wide driveway, or the combined width of two (2) single lane driveways serving a Two Family Dwelling.

**67.95 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 108 [CD NO. 108] [Amendment, 2018, Bylaw No. 2924]**

In that Zone designated as CD No. 108 [Comprehensive Development District No. 108] no Building or Structure or part thereof shall be erected, constructed, placed, maintained or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Part.

**(1) Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Dwelling – Multiple Family
- (b) Home Occupation

**(2) Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 1525 square metres.

**(3) Number of Principal Buildings**

Not more than one (1) Principal Building shall be located on a Parcel.

**(4) Number of Dwelling Units**

No more than thirty-two (32) Dwelling Units shall be located on a Parcel

**(5) Floor Area Ratio**

The Floor Area Ratio shall not exceed 1.50.

**(6) Building Height**

No Principal Building shall exceed a Height of 18.5 metres.

**(7) Lot Coverage**

- (a) Principal Buildings shall not cover more than 86% of the Area of the Parcel including a parking structure.
- (b) Notwithstanding 7(a), that portion of the Principal Building constructed at or above the First Storey shall not cover more than 45% of the Area of the Parcel.

**(8) Siting Requirements**

**(a) Principal Building:**

- (i) Front Setback: No Principal Building shall be located within 3.5 metres of the Front Lot Line.

- (ii) Front Setback [Fifth Storey]: No Principal Building shall be located within 5.5 metres of the Front Lot Line.
- (iii) Side Setback: No Principal Building shall be located within 7.5 metres of the northern Exterior Side Lot Line.
- (iv) Side Setback: No Principal Building shall be located within 7.5 metres of the southern Interior Side Lot Line.
- (v) Rear Setback: No Principal Building shall be located within 4.0 metres of the Rear Lot Line.
- (vi) Rear Setback [Fifth Storey]: No Principal Building shall be located within 6.0 metres of the Rear Lot Line.

**(b) Accessory Buildings:**

- (i) No Accessory Buildings shall be permitted.

**(9) Siting Exceptions**

**(a) Principal Building:**

- (i) The minimum distance to the northern Exterior Side Lot Line may be reduced by not more than 2.00 metres to accommodate the front entry area on the First Storey of the Principal Building, measuring not more than 6.00 metres in width along the front face of the Principal Building.
- (ii) The minimum distance to the northern Exterior Side Lot Line may be reduced by not more than a total of 3.20 metres to accommodate the areas above the front entry and corresponding balconies on the Second, Third and Fourth Storeys of the Principal Building, measuring not more than 6.00 metres in width along the front face of the Principal Building.
- (iii) The minimum distance to the Front Lot Line and the Side Lot Lines may be reduced by not more than 1.50 metres to accommodate balconies and exterior canopies, attached to and forming part of a Principal Building.
- (iv) The minimum distance to the Front Lot Line, southern Interior Side Lot Line and Rear Lot Line may be reduced to 0.0 metre to accommodate the parking structure situated below the First Storey of a Principal Building.
- (v) The minimum distance to the northern Exterior Side Lot Line may be reduced to 2.0 metres to accommodate the parking structure situated below the First Storey of a Principal Building.

**(10) Fencing**

- (a) Subject to Section 22 no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.
- (b) Notwithstanding Part 4, Section 22(a), fencing located on top of a retaining wall shall be

measured distinctly and shall not exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(11) **Usable Open Space**

Usable Open Space shall be provided in an amount not less than 140 square metres.

(12) **Off-Street Parking**

- (a) Notwithstanding Section 13 of Parking Bylaw, 1992, No. 2011(as amended), off-street parking shall be provided in the minimum ratio of 1.02 spaces per dwelling unit.
- (b) Notwithstanding Section 14(2)(a) of Parking Bylaw, 1992, No.2011(as amended), up to 58% of the total required off-street Parking Spaces may be designed for small cars, by reducing the depth of stall for 90 degree parking from 5.5 m to 4.5 m.
- (c) Notwithstanding Section 11(1) of Parking Bylaw, 1992, No. 2011(as amended), a minimum of 1 of the parking spaces required per above (12) (a) shall be marked "Visitor".