

## 8.4 Two-Unit Dwellings (RD1, RD2)

### 8.4.1 Purpose

The **zone** provides for two **dwellings** on a single **lot**, plus other compatible **uses**. The **zone** is divided into 2 sub-zones: RD1 for **two-unit housing** and residual **single detached housing** that is **accessed** by **vehicles** from the **front yard**; and RD2 for **two-unit housing** that is **accessed** by **vehicles** from the **rear yard** by a **lane**.

### 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

1. The maximum **density** is one **two-unit housing** unit or one **single detached housing** unit per **lot**.
2. For **single detached housing** zoned RD1, the maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.
3. For **two-unit housing**, the maximum **floor area ratio** is 0.55 applied to a maximum of 929.0 m<sup>2</sup> of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 929.0 m<sup>2</sup>.

### 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.<sup>[Bylaw 9223, Apr 20/15]</sup>
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.<sup>[Bylaw 9280, Sep 14/15]</sup>
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 m<sup>2</sup>.
2. There are no minimum **frontage**, **lot width** or **lot depth** requirements.

#### 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

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

#### **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.

