

# 16. Site Specific Residential (Two-Unit Dwelling) Zones

## 16.1 Heritage Two-Unit Dwelling (ZD1) – London Landing (Steveston)

### 16.1.1 Purpose *[Bylaw 10573, Jun 24/24]*

The **zone** provides for a heritage-style two-unit **dwelling**, together with compatible **uses**. *[Bylaw 10573, Jun 24/24]*

- 16.1.2 Permitted Uses
- **housing, two-unit**

- 16.1.3 Secondary Uses
- **boarding and lodging**
  - **community care facility, minor**
  - **home business**
  - **secondary suite** *[Bylaw 10573, Jun 24/24]*

### 16.1.4 Permitted Density *[Bylaw 10573, Jun 24/24]*

1. The maximum **density** is four **dwelling units**. *[Bylaw 10573, Jun 24/24]*
2. The maximum **floor area ratio** is 1.0. *[Bylaw 10573, Jun 24/24]*
3. 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), a maximum of 0.24 **floor area ratio** exclusively for covered areas of the **principal building** which are open on one or more sides and never enclosed; *[Bylaw 10573, Jun 24/24]*
  - b) notwithstanding Section 4.3.2, a maximum of 10.0 m<sup>2</sup> per **dwelling unit** of **floor area** with a ceiling height which exceeds 5.0 m, to a maximum of 20.0 m<sup>2</sup> per **lot**, provided such **floor area** is exclusively for interior entry and staircase purposes; and *[Bylaw 10573, Jun 24/24]*
  - c) notwithstanding Section 4.3.3.a), a maximum of 50.0 m<sup>2</sup> per **dwelling unit**, to a maximum of 100.0 m<sup>2</sup> per **lot**, of on-site parking **uses**. *[Bylaw 10573, Jun 24/24]*

### 16.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 80% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

### 16.1.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except that entry stairs may project into the **front yard** for a distance of not more than 1.8 m.
2. The minimum east **side yard** is 1.5 m.
3. The minimum west **side yard** is 4.5 m.

4. The minimum **rear yard** is 3.0 m.
5. **Porches, balconies, bay windows**, entry stairs and **cantilevered roofs** forming part of the **principal building** may project into the **side yard** and **rear yard** for a distance of not more than 0.6 m.

#### 16.1.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 15.0 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

#### 16.1.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 605.0 m<sup>2</sup>.
2. There are no minimum **frontage**, **lot width** or **lot depth** requirements.
3. No **subdivision** to create an **air space parcel** is permitted. *[Bylaw 10573, Jun 24/24]*
4. **Subdivision** of a **lot** may create a maximum of two **strata lots**. *[Bylaw 10573, Jun 24/24]*

#### 16.1.9 Landscaping & Screening

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

#### 16.1.10 On-Site Parking and Loading

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

#### 16.1.11 Other Regulations *[Bylaw 10573, Jun 24/24]*

1. A maximum of two **buildings** with a **floor area** greater than 10.0 m<sup>2</sup> 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]*