

16.2 Two-Unit Dwelling (ZD2) – Broadmoor

16.2.1 Purpose *[Bylaw 10573, Jun 24/24]*

The **zone** provides for **two-unit housing** at 10351 and 10357 Leonard Road only, together with compatible **uses**. *[Bylaw 10573, Jun 24/24]*

16.2.2 Permitted Uses

- **housing, single detached**
- **housing, two-unit**

16.2.3 Secondary Uses

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

16.2.4 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 0.55 applied to a maximum of 464.5 m² of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m². *[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 4.3.2, 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; and *[Bylaw 10573, Jun 24/24]*
 - b) notwithstanding Section 4.3.3.a), a maximum of 50.0 m² per **dwelling unit**, to a maximum of 100.0 m² per **lot**, of on-site parking **uses**. *[Bylaw 10573, Jun 24/24]*

16.2.5 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.

16.2.6 Yards & Setbacks

1. The minimum **front yard** is 9.0 m, except that:
 - a) portions of the **principal building** used exclusively for enclosed on-site parking and occupying no more than 36% of the total **building** width may project 3.0 m into the required **front yard**;
 - b) portions of the **principal building** which are open on those sides which face a public **road** may project a maximum of 2.5 m into the required **front yard**; and
 - c) **bay windows** may project a maximum of 1.0 m into the required **front yard**.
2. The minimum **interior side yard** is 2.0 m, except that portions of the **principal building** which do not exceed 5.0 m in **height** (except chimneys) may project into the required **side yard** but in no event closer than 1.2 m to a **side lot line**.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m.
5. No portion of the **single detached housing** or **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. The minimum length of the **party wall** between the two units shall be no less than 20% of the total length of the vertical wall of the **building**, excluding on-site parking **structures**, indentations and projections, measured at the **grade** level.

16.2.7 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**.
2. **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 both vertical envelopes to a maximum distance of 1.0 m, measured from the base of the projection.
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

16.2.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 864.0 m².
2. There are no minimum **frontage, lot area** or **lot width** 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]*

16.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0 , except that **fences** shall not exceed 1.0 m in **height** when located within 6.0 m of a public **road**.

16.2.10 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**; and *[Bylaw 10573, Jun 24/24]*
 - b) portions of the **principal building** and **accessory buildings** of 10.0 m² or more used for on-site parking and located within 20.0 m of a **front lot line** shall be limited to two **parking spaces**. *[Bylaw 10573, Jun 24/24]*

16.2.11 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]*

