

16.5 Two-Unit Dwelling (ZD5) – Steveston/Williams *[Bylaw 9551, Nov 13/18]*

16.5.1 Purpose

The **zone** provides for **two-unit housing** and other compatible **uses** on properties along minor **arterial roads** within the Steveston Area.

16.5.2 Permitted Uses

- **housing, two-unit**

16.5.3 Secondary Uses

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

16.5.4 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 0.6 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. The maximum **floor area** of a **dwelling unit** must not exceed 167.22 m². *[Bylaw 10573, Jun 24/24]*
4. 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 37.5 m² per **dwelling unit**, to a maximum of 75.0 m² per **lot**, of on-site parking **uses**. *[Bylaw 10573, Jun 24/24]*

16.5.5 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 surface**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

16.5.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m
2. The minimum **interior side yard** is:
 - a) 2.0 m for **lots** of 20.0 m or more in width;
 - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; or
 - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m, except it is 6.0 m on an **arterial road**.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
5. The minimum **setbacks** for **accessory buildings, carports, garages** and parking pads are:
 - a) 12.0 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**;
 - c) 1.2 m for the **interior side yard**; and
 - d) 6.0 m for the **rear yard**; except that for a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard setback** is reduced to 1.2 m.
6. **Bay windows, hutches**, fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building** may project for a distance of:
 - a) 1.0 m into the **front yard**;
 - b) 0.6 m into the **exterior side yard**; and
 - c) 0.6 m into the **rear yard**.
7. **Porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a public **road** may project for a distance of 1.5 m into the **front yard** and **exterior side yard**.
8. **Balconies** which form part of the **principal building** may project a distance of:
 - a) 0.6 m into the **front yard**;
 - b) 0.6 m into the **exterior side yard**; and
 - c) 0.6 m into the **rear yard**.
9. Other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
 - a) 3.0 m of a public **road**;
 - b) 6.0 m of an **arterial road**; and

c) 1.2 m of the **rear lot line**.

10. No portion of a **two-unit housing building, garage or carport** shall be located further than 50.0 m from the **front lot line**, and in the case of **corner lot** or a **double fronting lot**, the **lot line** from which the **lot** is addressed and is principally **accessed**.

16.5.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 **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.
2. The ridge line of a front roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
3. The ridge line of a side roof dormer may project horizontally up to 0.915 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
4. The maximum **height** for detached **accessory buildings** less than 10 m² 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.
5. The maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished site grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof.
6. The maximum **height** for **accessory structures** is 5.0 m.

16.5.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 13.5 m, except where a vehicular access easement between the **front lot line** and the **carports, garages** and parking pads is secured on the neighbouring property, in which case the minimum **lot width** may be reduced to 10.5 m.
2. The width of the vehicular access easement in Section 16.5.8.1 must be least 50% the ultimate width of the required driveway.
3. The minimum **lot depth** is 45.0 m.
4. The minimum **lot area** is 464.5.0 m².
5. No **subdivision** to create an **air space parcel** is permitted. *[Bylaw 10573, Jun 24/24]*
6. **Subdivision** of a **lot** may create a maximum of two **strata lots**. *[Bylaw 10573, Jun 24/24]*

16.5.9 Landscaping & Screening

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

2. The **owner** shall plant and maintain within 3.0 m of the **front lot line** one new or replacement tree of a minimum size of 6.0 cm on every **lot**.
3. In the case of a **corner lot**, an additional new or replacement tree shall be planted within 3.0 m of the **side lot line** which **abuts** a **road**.
4. **Fences**, when located within 3.0 m of a **side lot line abutting** a public **road**, shall not exceed 1.2 m in **height**.

16.5.10 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]*
 - b) where a driveway access is on an **arterial road**, the driveway width shall be 6.0 m for a driveway access servicing two or more units; and *[Bylaw 10573, Jun 24/24]*
 - c) where visitor parking is provided on a **lot**, each **parking space** shall be clearly marked with the words "VISITORS ONLY" in capital letters in the form of a sign with a minimum size of 300 mm high by 450 mm wide and pavement markings with a minimum size of 300 mm high and 1.65 m wide. *[Bylaw 10573, Jun 24/24]*
2. Where a driveway access is on an **arterial road**, the driveway width shall be 6.0 m for a driveway access servicing 2 or more units.
3. Where a shared driveway access is servicing 3 or more units, one visitor **parking space** shall be provided.
4. Visitor parking shall be:
 - a) marked with a clearly visible sign a minimum size of 300 mm by 450 mm with the words "VISITORS ONLY" in capital letters identifying the spaces; and
 - b) marked on the parking surface with the words "VISITORS ONLY" in capital letters a minimum 30 cm high and 1.65 m in length.

16.5.11 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]*