

## 8.18 Arterial Road Compact Two-Unit Dwellings (RCD) [Bylaw 10197, Sep 12/22]

### 8.18.1 Purpose

The **zone** provides for two **dwelling units** on a compact **lot** fronting an **arterial road** and with **lane access**, plus other compatible **uses**.

### 8.18.2 Permitted Uses

- **housing, two-unit**

### 8.18.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

### 8.18.4 Permitted Density

1. The maximum **density** is one **two-unit housing** unit per **lot**.
2. The maximum **floor area ratio** is 0.4 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. Notwithstanding Section 8.16.4.2, the reference to “0.4” is increased to a higher **density** of “0.6” if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the RCD **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Notwithstanding Sections 4.2.2 and 4.3, for the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**:
  - a) up to 10% of the **floor area** total calculated for the **lot** in question, provided the **floor area** is used exclusively for covered areas of the **principal building** and the covered areas are:
    - i) always open on two or more sides;
    - ii) never enclosed; and
    - iii) not located more than 0.6 m above the lowest horizontal floor.
  - b) up to 25 m<sup>2</sup> per **dwelling unit** of **enclosed parking** within a **garage** located on-site, or **parking spaces** within an unenclosed **carport** located on-site, provided that such **enclosed parking** or **parking spaces** are not used for **habitable space**;
  - c) one **accessory building** which is less than 10.0 m<sup>2</sup>; and
  - d) up to a maximum of 2.35 m<sup>2</sup> per **dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within the **principal building**.
5. Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**, except that a maximum of 10 m<sup>2</sup> of **floor area**, per **two-unit housing** unit, with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes, are considered to comprise one floor.

### 8.18.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% 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.

### 8.18.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except that **accessory buildings, carports, garages** and **parking spaces** must be **setback** a minimum of 15.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 10.0 m for the **principal building**, except for a **corner lot** where the **exterior side yard** is 6.0 m, in which case the **rear yard** is reduced to 1.2 m.
5. Detached **accessory buildings** including **garages** or **carports** may be located in the **rear yard** but must be located:
  - a) within 1.2 m and 12.5 m of the **rear lot line**;
  - b) no closer than 3.0 m to the exterior **side lot line**; and
  - c) no closer than 1.2 m to the interior **side lot line**.
6. Detached **accessory buildings** up to a maximum size of 10.0 m<sup>2</sup> may be located within the **interior side yard** and **rear yard** but no closer than 6.0 m of an **arterial road** and 3.0 m of a **local road**.
7. Notwithstanding Section 4.8, for the purpose of this **zone** only, the following projections shall be permitted, subject to the *Building Code*:
  - a) fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building** may project for a distance of:
    - i) 1.0 m into the **front yard**;
    - ii) 0.6 m into the **side yard**, limited to one exterior wall of the **principal building**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly; and
    - iii) 0.6 m into the **rear yard**.
  - b) **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:
    - i) 1.5 m into the **front yard**;
    - ii) 0.6 m into the **exterior side yard**; and
    - iii) 1.5 m into the **exterior side yard** where the **exterior side yard** is 6.0 m.

- c) **balconies** and **bay windows** which form part of the **principal building**, may project into any **yard** no more than 0.6 m.
  - d) **building** elements in the **principal building** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project into the **side yard** and **rear yard** no more than 0.6 m.
  - e) 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:
    - i) 3.0 m of a public **road**;
    - ii) 6.0 m of an **arterial road**; and
    - iii) 1.2 m of the **rear lot line** or **side lot line**.
8. The minimum **building separation space** between the **principal building** and the **accessory building** is 3.0 m.

### 8.18.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys** or 9.0 m, whichever is less, 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. Notwithstanding Section 3.4, for the purpose of this **zone** only, the **residential vertical lot depth envelope** shall be a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question, calculated from the **finished site grade**, and formed by the plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.
3. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
4. The ridge line of a side roof dormer may project horizontally up to 0.91 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**.
5. The maximum **height** for **accessory structures** is 9.0 m.

### 8.18.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m:

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	40.0 m	360.0 m <sup>2</sup>

### 8.18.9 Landscaping & Screening

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

### 8.18.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a “driveway” is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.
3. Notwithstanding Section 7.5.6, for the purpose of this **zone** only, where residents of a single **dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement**, with one standard **parking space** located behind the other.
4. Notwithstanding Section 7.5.11, for the purpose of this **zone** only, a standard space must have a minimum length of 5.5 m and a minimum width of 2.5 m and a small space must have a minimum length of 4.6 m and a minimum width of 2.3 m.

### 8.18.11 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.