

250 - DUPLEX DWELLING ZONES

251 - RD1 Duplex Dwelling Zone 1

AMENDING BYLAW	SECTION	REGULATION
	251.01	Permitted Uses
		(a) accessory buildings and uses
		(b) child care
		(c) community care
#4772		(d) detached secondary suite
		(e) duplex dwellings
#5351		(f) ground-oriented dwellings
		(g) home based business
		(h) lodgers
		(i) secondary suites
		(j) single family dwellings
	251.02	Conditions of Use
		(1) The keeping of not more than 2 lodgers within a single family dwelling.
		(2) Child care is permitted on the property located at 2476 Bellevue Avenue (Lot 3, District Lot 555, Block 3, Dundarave Park Reserve Bylaw 1859, 1961 and is exempt from Section 120.28
#5351	251.03	Density
		(1) 3 dwellings maximum per lot if site is less than 280 square metres; or
		(2) 4 dwellings maximum per lot; or
		(3) 6 dwellings maximum if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop

#5353	251.04	Site Area	555 square metres minimum
#5353	251.05	Site Width	Notwithstanding any other provision of Section 251, a 14.3 metre minimum site width applies to lots created on or after August 12, 2024.
	251.06	Lot Coverage	<ul style="list-style-type: none">(1) Duplex dwelling - 40% of Lot Area maximum(2) Single family dwelling<ul style="list-style-type: none">(a) 30% of lot area maximum if lot area is greater than 885 square metres; or(b) 266 square metres maximum if lot area is between 664 and 885 square metres; or(c) 40% of lot area maximum if lot area is less than 664 square metres
#5353			(3) Ground-oriented dwellings – 40% of Lot Area maximum
#5351	251.07	Floor Area Ratio	<ul style="list-style-type: none">(1) Single family dwelling<ul style="list-style-type: none">(a) 0.35 of lot area maximum if lot area is greater than 677 square metres; or(b) 237 square metres maximum if lot area is between 474 and 677 square metres.; or(c) 0.5 of lot area maximum if lot area is less than 474 square metres(d) Notwithstanding Section 251.07(3), additional floor area permitted for an infill detached secondary suite shall be allowed as follows for the following property:

Legal Description	Civic Address	Maximum Detached Secondary Suite Floor Area
PID 012-867-756; Lot 3, Block 10, District Lot 237, Plan 3459	1186 Duchess Avenue	71.1 m ²

- #5353
- (2) Duplex dwelling – 0.5 of lot area maximum
 - (3) Ground-oriented dwellings – 0.5 of lot area maximum

251.08 Front Yard

7.6 metres minimum

251.09 Rear Yard

9.1 metres minimum

251.10 Side Yard

- #5351
- (1) Ground-oriented dwelling, duplex and single family dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than 2/3 the minimum main storey width:
 - (a) minimum side yard: 1.52 metres
 - (b) minimum combined side yard: 20% of site width, but no less than 3 metres or more than 12.1 metres
- #4679
- (2) For all other single family dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than 2/3 the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.52 metres or more than 3 metres
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 3 metres or more than 18.2 metres

- (3) Notwithstanding 251.09(1) and 251.09(2) above, where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 3.8 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 3.8 metres to the entrance side site line
- (5) A building on a corner flanking lot shall maintain the front yard requirements of both streets

#5351

251.11 Yard Exception

Ground-oriented dwelling – Notwithstanding any other provisions in Section 251 of this bylaw, no minimum yard is required adjoining a site line created on or after July 1, 2024, provided that the site line is not shared with:

- (1) a lot created:
 - (a) prior to July 1, 2024; or
 - (b) on or after July 1, 2024 with a yard adjoining the site line in accordance with Sections 251.08, 251.09 or 251.10 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane

251.12 Building Height

7.62 metres maximum

251.13 Number of Storeys

2 plus basement maximum

#5055

251.14 Lane Access

Access for parking and garage purposes shall be from the public, open lane where one exists, except in the case of a garage and parking area on the rear half of a corner lot

251.15 Highest Building Face Envelope

6.7 metres in height

#5351

251.16 Off-Street Parking

Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses, if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop

252 - RD2 Duplex Dwelling Zone 2

AMENDING
BYLAW

SECTION	REGULATION
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252.01	Permitted Uses
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#4772

#5351

- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suite
- (e) duplex dwellings
- (f) ground-oriented dwellings
- (g) home based business
- (h) lodgers
- (i) secondary suites
- (j) single family dwellings

252.02	Conditions of Use
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The keeping of not more than 2 lodgers within a single family dwelling.

#5351

252.03	Density
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- (1) 3 dwellings maximum per lot if the site is less than 280 square metres; or
- (2) 4 dwellings maximum per lot; or
- (3) 6 dwellings maximum if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop

#5353

252.04	Site Area
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557.5 square metres minimum

#5353

252.05 Site Width

Notwithstanding any other provision of Section 252, a 14.9 metre minimum site width applies to lots created on or after August 12, 2024

252.06 Lot Coverage

- (1) Duplex dwelling - 40% of lot area maximum
- (2) Single family dwelling:
 - (a) 30% of lot area maximum if lot area is greater than 885 square metres; or
 - (b) 266 square metres maximum if lot area is between 664 and 885 square metres; or
 - (c) 40% of lot area maximum if lot area is less than 664 square metres
- (3) Ground-oriented dwellings – 40% of Lot Area maximum

#5353

252.07 Floor Area Ratio

- (1) Duplex dwelling - 0.5 of lot area maximum
- (2) Single family dwelling:
 - (a) 0.35 of lot area maximum if lot area is greater than 677 square metres; or
 - (b) 237 square metres maximum if lot area is between 474 and 677 square metres.; or
 - (c) 0.5 of lot area maximum if lot area is less than 474 square metres
- (3) Ground-oriented dwellings – 0.5 of lot area maximum

#5353

252.08 Front Yard

7.6 metres minimum

252.09 Rear Yard

9.1 metres minimum

252.10 Side Yard

#5351

- (1) Ground-oriented dwelling, duplex and single family dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than $\frac{2}{3}$ the minimum main storey width:
 - (a) minimum side yard: 1.52 metres
 - (b) minimum combined side yard: 20% of site width, but no less than 3 metres or more than 12.1 metres

#4679

- (2) For all other single family dwellings (i.e. dwellings of two 2 storeys, with or without basement, in which the upper storey width is greater than $\frac{2}{3}$ the minimum main storey width):
 - (a) minimum side yard:
 - (i) 10% of site width, but no less than 1.52 metres or more than 3 metres
 - (b) minimum combined side yard:
 - (i) 25% of site width, but no less than 3 metres or more than 18.2 metres
- (3) Notwithstanding 252.09(1) and 252.09(2) above, where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 3.8 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 3.8 metres to the entrance side site line
- (5) A building on a corner flanking lot shall maintain the front yard requirements of both streets

#5351

252.11 Yard Exception

Ground-oriented dwelling – Notwithstanding any other provisions in Section 252 of this bylaw, no minimum yard is required adjoining a site line created on or after July 1, 2024, provided that the site line is not shared with:

- (1) a lot created:
 - (a) Prior to July 1, 2024; or
 - (b) On or after July 1, 2024 with a yard adjoining the site line in accordance with Sections 252.08, 252.09 or 252.10 of this bylaw; or
- (2) an open or un-opened public street right-of-way including a lane.

252.12 Building Height

7.62 metres maximum measured from the average finished grade along the rear or front wall, whichever is higher, to a line projected horizontally from the highest point of the roof

252.13 Number of Storeys

2 plus basement maximum

#5055

252.14 Lane Access

Access for parking and garage purposes shall be from the public, open lane where one exists, except in the case of a garage and parking area on the rear half of a corner lot

252.15 Highest Building Face Envelope

6.7 metres in height

#5351

252.16 Off-Street Parking

Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses, if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop

253 - RD3 Duplex Dwelling Zone 3

AMENDING
BYLAW

SECTION	REGULATION
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#5351

253.01	Permitted Uses
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- (a) accessory buildings and uses
- (b) child care
- (c) community care
- (d) detached secondary suites
- (e) duplex dwellings
- (f) ground-oriented dwellings
- (g) home based business
- (h) secondary suites
- (i) single family dwellings

253.02	Conditions of Use
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Two separate single family dwellings are permitted on one site

#5351

253.03	Density
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- (1) 4 dwellings maximum per lot; or
- (2) 6 dwellings maximum if site is wholly or partly within 400 metres from a prescribed bus stop

253.04	Site Area
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372 square metres minimum

#5353

253.05	Site Width
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Notwithstanding any other provision of Section 253, a 14.9 metre minimum site width applies to lots created on or after August 12, 2024

253.06 Lot Coverage

40% of lot area maximum

253.07 Floor Area Ratio

- (1) 0.75 of lot area maximum, all buildings on the lot
- (2) Within this zone the floor area of any basement, the ceiling of which is more than 0.6 metre above the average finished grade around the perimeter of the building but excluding any portion used for parking of vehicles, shall be included in the floor area calculation

253.08 Siting Relationship of Principal Buildings

All principal buildings shall front a street

253.09 Front Yard

7.6 metres minimum

253.10 Rear Yard

9.1 metres minimum

253.11 Side Yard

- (1) 1.52 metres minimum
- (2) Notwithstanding Section 253.10(1) above, where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 3.8 metres minimum shall be provided to the garage door
- (3) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 3.8 metres to the entrance side site line
- (4) A building on a corner flanking lot shall maintain the front yard requirements of both streets

253.12 Building Height

7.6 metres maximum

253.13 Number of Storeys

2 plus basement maximum

#5351

253.14 Off-Street Parking

Notwithstanding 141.01(2) and 144.01 of this bylaw, no minimum vehicle parking is required for residential uses, if site is greater than 280 square metres, and is wholly or partly within 400 metres from a prescribed bus stop