

What is two-unit housing?

Two-unit housing is a building designed exclusively to accommodate two households living independently in separate primary dwellings above, below, or beside each other. This type of development is designed and constructed as two dwellings at initial construction.

Two-unit housing is permitted within AR3, RS, RT, and some RM and Z zones as per Zoning Bylaw No. 7850, 2007. Development of two-unit housing does not trigger a Development Permit. However, at the Building Permit stage, Planning and Development will review the proposed Two-Unit Housing to ensure it is non-mirror image.



What is non-mirror image?

To be non-mirror image, each dwelling must be differentiated with architectural features in an asymmetrical design so that units do not mirror one another. In order to ensure Two-Unit Housing is developed with a non-mirror image, the development checklist below will be reviewed by Planning and Development staff at the Building Permit stage.

Distinct Roof Articulation	
<input type="checkbox"/>	Gables, dormers, varied pitch
<input type="checkbox"/>	Stepped or staggered height
Façade Articulation	
<input type="checkbox"/>	1.5 m setback between buildings
<input type="checkbox"/>	Massing (i.e., softened or notched setbacks)
<input type="checkbox"/>	Fenestration (i.e., varied size and types)
<input type="checkbox"/>	Angled design (i.e., 30, 45 or 90 degrees)
Distinctive Front Entry	
<input type="checkbox"/>	Varying door configuration (i.e., roof articulation, angled design, size)
<input type="checkbox"/>	Varying grade (i.e., accessible versus above grade)
<input type="checkbox"/>	Porch, veranda and/or walkway
Driveway and Access	
<input type="checkbox"/>	Individual driveway access (i.e., front and lane; front and exterior side)
<input type="checkbox"/>	Combination of uncovered parking, carport, single or double garage

*Design elements must be integrated with the building and must not appear tacked on. The overall building should express a clear sense of hierarchy of architectural elements to avoid the appearance of a random assemblage of competing focal points such as repetitive arched window forms, bay windows for every room of the house, or multiple and purposeless roof forms.