

**Refers to Item #2
Public Hearing of July 5, 2022**

MEMORANDUM

June 29, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Armin Amrolia, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Maria Pontikis, Director, Civic Engagement and Communications
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Jeff Greenberg, Assistant Director of Legal Services
Chris Robertson, Assistant Director, City-Wide & Regional Planning, Planning, Urban Design and Sustainability

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Regulation Redesign, Draft Updated Zoning and Development By-law

RTS #: 14897

Following referral of the above item to public hearing on June 7, 2022, a review of the draft updated Zoning and Development By-law identified further updates needed to the by-law to:

- correct section references and spelling;
- further clarify regulations;
- make wording consistent throughout the by-law; and
- align with the new writing standards.

The updates are attached to this memo as Appendix A. A redline of the changes to the RS and RT district schedules (to help clarify the nature of the amendments) is attached as Appendix B.

No action is required by Council as the posted by-law contains the changes identified in this memo.

This memo will form part of the July 5, 2022 Public Hearing agenda package and be available for public viewing.

A handwritten signature in black ink that reads "Theresa O'Donnell". The signature is written in a cursive, flowing style.

Theresa O'Donnell
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Revisions to draft Zoning and Development By-law

District schedule and section	Update to draft by-law	Rationale
Section 1 (Schedule A)		
1.2.2	<ul style="list-style-type: none"> removed comma after "...convenient reference only" 	<ul style="list-style-type: none"> to align with writing standards
1.3.1	<ul style="list-style-type: none"> removed comma after "...that part from this by-law" 	<ul style="list-style-type: none"> to align with writing standards
Section 2 (Schedule B)		
Bulk Data Storage	<ul style="list-style-type: none"> removed comma after "...wholly enclosed building" 	<ul style="list-style-type: none"> to align with writing standards
Child Day Care Facility	<ul style="list-style-type: none"> removed ". It includes" after "...pursuant to that Act, including" and "is" before "not limited to group day care..." 	<ul style="list-style-type: none"> corrected wording
Social Housing	<ul style="list-style-type: none"> changed "District" to "district" after "...in the area of FC-1" 	<ul style="list-style-type: none"> to align with writing standards
Section 4 (Schedule C)		
4.3.9(a), 4.3.9(b), 4.3.9(c)	<ul style="list-style-type: none"> replaced "and " between "RM-4" and "RM-4N" with a comma replaced "and " between "RM-5C" and "RM-5D" with a comma 	<ul style="list-style-type: none"> to align with writing standards
4.7.2	<ul style="list-style-type: none"> removed "the" after "...provided that" 	<ul style="list-style-type: none"> to align with writing standards
4.7.2(a), 4.7.2(b), 4.7.2(c), 4.7.2(d)	<ul style="list-style-type: none"> inserted "the" at the beginning of each subsection 	<ul style="list-style-type: none"> to align with writing standards
4.8.1(a)	<ul style="list-style-type: none"> replaced "District" with "district" after "...in an HA" 	<ul style="list-style-type: none"> to align with writing standards
4.8.1(g)(iii)	<ul style="list-style-type: none"> removed "districts" after "...RS-6, RS-7" and "the" after "or" replaced "district" with "districts" after "First Shaughnessy" 	<ul style="list-style-type: none"> to align with writing standards
4.8.1(g)	<ul style="list-style-type: none"> removed "districts" after "...RS-6, RS-7" and "the" after "or" replaced "district" with "districts" after "First Shaughnessy" 	<ul style="list-style-type: none"> to align with writing standards
4.8.1(n)(ii)	<ul style="list-style-type: none"> replaced "an" with "the" after "...in total, except in" replaced "district or districts or in the" with "or" before "First Shaughnessy..." replaced "district" with "districts" after "First Shaughnessy" 	<ul style="list-style-type: none"> to align with writing standards

District schedule and section	Update to draft by-law	Rationale
4.8.1(u)	<ul style="list-style-type: none"> removed "(0.0325 hectares)" after "...not exceed 325 m²" 	<ul style="list-style-type: none"> to align with writing standards
Section 5 (Schedule D)		
5.2.1(e), 5.2.1(f)	<ul style="list-style-type: none"> inserted "of this by-law" after "...or Section 11" 	<ul style="list-style-type: none"> to align with writing standards
Section 10 (Schedule F)		
Index	<ul style="list-style-type: none"> removed "s" at the end of "Fence" 	<ul style="list-style-type: none"> for consistency with rest of By-law
Index	<ul style="list-style-type: none"> removed "s" at the end of "Mass Timber Building" 	<ul style="list-style-type: none"> for consistency with rest of By-law
Index	<ul style="list-style-type: none"> removed "s" at the end of "Mural" 	<ul style="list-style-type: none"> for consistency with rest of By-law
Index	<ul style="list-style-type: none"> removed "s" at the end of "Temporary Patio" 	<ul style="list-style-type: none"> for consistency with rest of By-law
10.10	<ul style="list-style-type: none"> removed "s" at the end of "Fence" 	<ul style="list-style-type: none"> for consistency with rest of By-law
10.14.4(b)	<ul style="list-style-type: none"> replaced "an" with "the" after "a residential building located in" replaced "or" with "," after "...RS-5, RS-6" removed "district," after "...RS-7" removed "the" before "First Shaughnessy..." replaced "District" with "districts" after "First Shaughnessy" 	<ul style="list-style-type: none"> to align with writing standards
10.14.5	<ul style="list-style-type: none"> replaced "an" with "the" after "...building and located in" removed "district," after "...RM-5D, RM-6" removed "the" before "Downtown..." replaced "District" with "districts" before ", a development permit will not..." 	<ul style="list-style-type: none"> to align with writing standards
10.14.8	<ul style="list-style-type: none"> replaced "an" with "the" before "RS-1, RS-3, RS-3A..." replaced "or" with "," after "...RS-5, RS-6" replaced "district, or the" with "or" before "First Shaughnessy" replaced "District" with "districts" after "First Shaughnessy" 	<ul style="list-style-type: none"> to align with writing standards
10.15.1	<ul style="list-style-type: none"> inserted "building" before "...height" 	<ul style="list-style-type: none"> corrected wording

District schedule and section	Update to draft by-law	Rationale
10.22	<ul style="list-style-type: none"> removed “s” at the end of “Mass Timber Building” 	<ul style="list-style-type: none"> for consistency with rest of By-law
10.22.1(a)	<ul style="list-style-type: none"> removed “building” before “height by up to...” 	<ul style="list-style-type: none"> corrected wording
10.30	<ul style="list-style-type: none"> removed “s” at end of “Mural” 	<ul style="list-style-type: none"> for consistency with rest of By-law
10.35	<ul style="list-style-type: none"> removed “s” at end of “Temporary Patio” 	<ul style="list-style-type: none"> for consistency with rest of By-law
Section 11 (Schedule G)		
Index	<ul style="list-style-type: none"> removed “s” at the end of “Bingo Hall” 	<ul style="list-style-type: none"> for consistency with rest of By-law
Index	<ul style="list-style-type: none"> removed “s” at the end of “Dwelling Unit” 	<ul style="list-style-type: none"> for consistency with rest of By-law
Index	<ul style="list-style-type: none"> removed “s” at the end of “Freehold Rowhouse” 	<ul style="list-style-type: none"> for consistency with rest of By-law
Index	<ul style="list-style-type: none"> removed “s” at the end of “Housekeeping Unit” 	<ul style="list-style-type: none"> for consistency with rest of By-law
Index	<ul style="list-style-type: none"> removed “s” at the end of “Lock-Off Unit” 	<ul style="list-style-type: none"> for consistency with rest of By-law
Index	<ul style="list-style-type: none"> removed “s” at the end of “Sleeping Unit” 	<ul style="list-style-type: none"> for consistency with rest of By-law
11.3.1	<ul style="list-style-type: none"> removed “s” at the end of “Dwelling Unit” 	<ul style="list-style-type: none"> for consistency with rest of By-law
11.3.3	<ul style="list-style-type: none"> removed “s” at the end of “Lock-Off Unit” and “Secondary Suite” 	<ul style="list-style-type: none"> for consistency with rest of By-law
11.3.6.4	<ul style="list-style-type: none"> replaced “3 piece” with “3-piece” after “...must contain a” 	<ul style="list-style-type: none"> to align with writing standards
11.3.6.5	<ul style="list-style-type: none"> replaced “24 hour” with “24-hour” after “...must provide meal service and” 	<ul style="list-style-type: none"> to align with writing standards
11.3.7	<ul style="list-style-type: none"> removed “s” at the end of “Freehold Rowhouse” 	<ul style="list-style-type: none"> for consistency with rest of By-law
11.3.8.6	<ul style="list-style-type: none"> replaced “ and” with “,” after “For sites in the RS-3” removed “districts” after “RS-3A” removed “the” before “RS-6 district” replaced “district” with “districts” before “, and for sites 16.8 m...” 	<ul style="list-style-type: none"> to align with writing standards
11.3.8.14	<ul style="list-style-type: none"> inserted “building” before “height of a laneway house...” 	<ul style="list-style-type: none"> corrected wording
11.8.2.1	<ul style="list-style-type: none"> removed “district” after “...except the FM-1” removed “the” before “RA-1...” 	<ul style="list-style-type: none"> to align with writing standards

District schedule and section	Update to draft by-law	Rationale
	<ul style="list-style-type: none"> replaced “district” with “districts” after “RA-1” 	
11.13.2	<ul style="list-style-type: none"> removed “s” at the end of “Housekeeping Unit” 	<ul style="list-style-type: none"> for consistency with rest of By-law
11.13.3	<ul style="list-style-type: none"> removed “s” at the end of “Sleeping Unit” 	<ul style="list-style-type: none"> for consistency with rest of By-law
	<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
RA-1 (Schedule H)		
2.2.4(e)(i)	<ul style="list-style-type: none"> replaced “between” with “at least” before “2,020 m²...” replaced “and” with “but does not exceed” before “4,045 m², the floor...” 	<ul style="list-style-type: none"> to align with writing standards
2.2.5(a)(iv)(A)	<ul style="list-style-type: none"> replaced “between” with “at least” before “2,020 m²...” replaced “and” with “but not exceeding” before “4,045 m², the floor...” 	<ul style="list-style-type: none"> to align with writing standards
3.1.2.7	<ul style="list-style-type: none"> removed “,” after “...community care facility” 	<ul style="list-style-type: none"> to align with writing standards
3.1.2.13(a)	<ul style="list-style-type: none"> replaced “greater than” with “at least” after “...with a site area” 	<ul style="list-style-type: none"> to align with writing standards
3.1.2.13(b)	<ul style="list-style-type: none"> replaced “between” with “at least” after “...with a site area” replaced “and” with “but not exceeding” after “...4,045 m²” 	<ul style="list-style-type: none"> to align with writing standards
3.1.2.13(c)	<ul style="list-style-type: none"> replaced “less than” with “not exceeding” after “...with a site area” 	<ul style="list-style-type: none"> to align with writing standards
C-2 (Schedule J), C-2B (Schedule K), C-2C (Schedule L) and C-2C1 (Schedule M)		
3.1(f)(i)	<ul style="list-style-type: none"> removed “ (PHI)” after “...Passive House International” removed “ (ILFI)” after “...International Living Future Institute” 	<ul style="list-style-type: none"> to align with writing standards
3.1(f)(ii)	<ul style="list-style-type: none"> in header of table, removed “(TEUI): kWh/m²” after “Total Energy Use Intensity” in header of table, removed “(TEDI): kWh/m²” after “Thermal Energy Demand Intensity” in header of table, removed “(GHGI): kgCO₂e/m²” after “Greenhouse Gas Intensity” 	<ul style="list-style-type: none"> to align with writing standards

	<ul style="list-style-type: none"> in the second column, inserted “ kWh/m²” after “100” and “110” in the third column, inserted “ kWh/m²” after “15” and “25” in the fourth column, inserted “ kgCO₂e/m²” after “3” and “3” 	
C-2B (Schedule K)		
3.2.2.9	<ul style="list-style-type: none"> replaced “If a side yard is provided when it is not required, the minimum side yard width is 0.9 m.” with “Despite the minimum side yard width in section 3.2.2.4(c) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.” 	<ul style="list-style-type: none"> for consistency with rest of By-law
C-2C (Schedule L)		
2.2.8(b)	<ul style="list-style-type: none"> removed “and” after “entrances to the general office portion,” and inserted it before “in the case of a site...” 	<ul style="list-style-type: none"> for consistency with rest of By-law
C-5, C-5A and C-6 (Schedule O)		
2.1 Use Table	<ul style="list-style-type: none"> inserted “,” between “uses” and “existing” in “Dwelling uses existing on or before February 4, 2014 and only in the C-5 district” inserted “,” between “Housing” and “existing” in “Seniors Supportive or Assisted Housing existing on or before February 4, 2014 and only in the C-5 district” 	<ul style="list-style-type: none"> to align with writing standards
2.2.1	<ul style="list-style-type: none"> alphabetized order of subsections: “(a) display of flowers, plants, fruits and vegetables; (b) child day care facility;” with “(a) child day care facility; (b) display of flowers, plants, fruits and vegetables;” 	<ul style="list-style-type: none"> to align with writing standards
C-7 and C-8 (Schedule P)		
1.1	<ul style="list-style-type: none"> inserted “primarily in the form of multiple dwelling and mixed-use residential building,” after “...with a strong residential component,” 	<ul style="list-style-type: none"> for consistency with rest of By-law

	<ul style="list-style-type: none"> removed “Emphasis is placed on well-designed all-residential or mixed-use residential buildings.” 	
3.1.2.9	<ul style="list-style-type: none"> removed “,” after “...dwelling uses, community care facilities” inserted “,” after “...within 2.0 m of street grade” 	<ul style="list-style-type: none"> to align with writing standards
3.1.2.10(b)	<ul style="list-style-type: none"> removed “,” after “...dwelling uses, community care facilities” 	<ul style="list-style-type: none"> to align with writing standards
3.1.2.15	<ul style="list-style-type: none"> removed “,” after “...dwelling uses, community care facilities” inserted “,” after “...or group residences” 	<ul style="list-style-type: none"> to align with writing standards
FC-1 (Schedule Q)		
3.1.1.1	<ul style="list-style-type: none"> replaced “ration” with “ratio” after “...social housing, the floor space” 	<ul style="list-style-type: none"> corrected wording
3.1.1.1	<ul style="list-style-type: none"> replaced “6.0” with “6.00” before “, subject to the following allocations:” 	<ul style="list-style-type: none"> to align with writing standards
3.1.2.3	<ul style="list-style-type: none"> replaced “from National Avenue south” with “south of Terminal Avenue” removed 3.1.2.3(b) and 3.1.2.3(c) renumbered “3.1.2.3(d)” as “3.1.2.3(b)” replaced “Station” with “Main” before “Street to Quebec Street” 	<ul style="list-style-type: none"> for consistency with rest of By-law and to align with writing standards
MC-1 and MC-2 (Schedule II)		
1.1	<ul style="list-style-type: none"> removed “,” after “...that furthers compatibility among uses” 	<ul style="list-style-type: none"> to align with writing standards
3.1.1.2 (a), 3.1.1.2 (b), 3.1.1.2 (c), 3.1.1.2 (d), 3.1.1.2 (e), 3.1.1.2 (f),	<ul style="list-style-type: none"> replaced “,” with “;” at the end of each section 	<ul style="list-style-type: none"> to align with writing standards
3.1.1.3	<ul style="list-style-type: none"> replaced “submissions” with “submission” after “...guidelines, and the” 	<ul style="list-style-type: none"> for consistency with rest of By-law
3.1.1.3(a)	<ul style="list-style-type: none"> replaced “,” with “;” at the end of the section 	<ul style="list-style-type: none"> to align with writing standards
RR-1 (Schedule JJ)		

3.1.2.5 (c)	<ul style="list-style-type: none"> removed wording “other than a townhouse containing 4 dwelling units or triplex” 	<ul style="list-style-type: none"> All rear buildings are subject to the same maximum height
RS-1 (Schedule MM)		
3.2.2.14(a)(ii)	<ul style="list-style-type: none"> removed the word ‘ratio’ after “7:12” 	<ul style="list-style-type: none"> for consistency with other RS schedules
4.4.1	<ul style="list-style-type: none"> re-ordered wording in clause to: “Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area is 30%.” 	
RS-1A (Schedule NN)		
4.2.1	<ul style="list-style-type: none"> re-ordered wording in clause to: “Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area is 30%.” 	<ul style="list-style-type: none"> for consistency with other RS schedules
RS-2 (Schedule PP)		
1.2, overview table	<ul style="list-style-type: none"> deleted “Infill (other than in combination with character house)” and replaced with “Infill, other than in combination with a character house” 	<ul style="list-style-type: none"> to align with writing standards
2.1, use table	<ul style="list-style-type: none"> after “Infill” added “, other than in combination with the retention of a character house existing on the site as of January 16, 2018” 	<ul style="list-style-type: none"> to clarify type of infill development
3.1.1.1	<ul style="list-style-type: none"> changed “which for infill” to “which, for infill,” 	<ul style="list-style-type: none"> for clarification
4.2.1	<ul style="list-style-type: none"> corrected section reference from “14.2” to “8.1.2” 	<ul style="list-style-type: none"> corrected reference
RS-3 and RS-3A (Schedule QQ)		
3.1.2.10(a)	<ul style="list-style-type: none"> Removed the word ‘ratio’ after “7:12” 	<ul style="list-style-type: none"> for consistency with other RS schedules
3.1.2.10(a)(ii)	<ul style="list-style-type: none"> Removed the word ‘ratio’ after “4:12” 	
5.2	<ul style="list-style-type: none"> corrected spelling of “schedule” 	<ul style="list-style-type: none"> corrected spelling
RS-5 (Schedule RR)		
3.1.1.1(f)	<ul style="list-style-type: none"> changed “Schedule” to “schedule” 	<ul style="list-style-type: none"> to align with writing standards

3.1.2.14(a)(ii)	<ul style="list-style-type: none"> removed the comma after “dormer roofs” and removed “ratio” after “7:12” and “4:12” 	<ul style="list-style-type: none"> to align with writing standards
RS-6 (Schedule SS)		
4.1.1(d)	<ul style="list-style-type: none"> corrected section references from “4.3.2 and 4.3.3” to “4.2.2 and 4.2.3” 	<ul style="list-style-type: none"> corrected references
4.1.2(g)	<ul style="list-style-type: none"> corrected section reference from 4.1.2(a) to 4.1.3(a) 	<ul style="list-style-type: none"> corrected reference
4.1.2(h)(vii)	<ul style="list-style-type: none"> corrected section reference from “4.6.2.14” to “4.6.2.15” 	<ul style="list-style-type: none"> corrected reference
4.6.2.7	<ul style="list-style-type: none"> corrected section reference from “4.2.1” to “4.2.2” 	<ul style="list-style-type: none"> corrected reference
4.6.2.8	<ul style="list-style-type: none"> corrected section references from “10.18.1(a), 10.18.1(c) and 10.18.1(d)” to “10.1.1(a), 10.1.1(c) and 10.1.1(d)” 	<ul style="list-style-type: none"> corrected references
4.6.2.12	<ul style="list-style-type: none"> capitalized “section” and inserted hyphen in “by-law”: ‘Section 10 of this by-law’ 	<ul style="list-style-type: none"> to align with writing standards
4.6.2.13(d)	<ul style="list-style-type: none"> changed “porch and verandah” to “porch or verandah” 	<ul style="list-style-type: none"> corrected wording
5.1	<ul style="list-style-type: none"> corrected section reference from “4.2.1” to “4.2.2” 	<ul style="list-style-type: none"> corrected reference
5.2.(e)	<ul style="list-style-type: none"> corrected section reference from “4.6.2.6” to “4.6.2.7” 	<ul style="list-style-type: none"> corrected reference
RS-7 (Schedule TT)		
2.2.6(b)	<ul style="list-style-type: none"> inserted a hyphen in “by laws” (2 instances) 	<ul style="list-style-type: none"> align with writing standards
4.4.1	<ul style="list-style-type: none"> changed “shall” to “will” 	<ul style="list-style-type: none"> align with writing standards
4.5.1.4	<ul style="list-style-type: none"> changed “Community Care Facility – Class A” to lowercase: “community care facility – class A” 	<ul style="list-style-type: none"> align with writing standards
4.5.2.8	<ul style="list-style-type: none"> corrected references from “10.17.1(a), 10.17.1(c) and 10.17.1(d)” to “10.1.1(a), 10.1.1(c) and 10.1.1(d)” 	<ul style="list-style-type: none"> corrected section references
RT-2 (Schedule VV)		
3.2.2.7	<ul style="list-style-type: none"> changed “an area” to “a site area” 	<ul style="list-style-type: none"> to clarify the requirements
RT-3 (Schedule WW)		
3.1.1.1(b)	<ul style="list-style-type: none"> added “for the overall site” after “0.95” 	<ul style="list-style-type: none"> to clarify the requirements

3.1.2.21(a)(iii)	<ul style="list-style-type: none"> changed “must not” to “does not” 	<ul style="list-style-type: none"> for consistency with other schedules
4.4.3(b)	<ul style="list-style-type: none"> changed “right angle” to “right angles” 	<ul style="list-style-type: none"> a correction to wording
RT-5 and RT-5N (Schedule YY)		
3.2.1.2	<ul style="list-style-type: none"> added “subject to section 3.2.1.3 below” after “0.50” 	<ul style="list-style-type: none"> to clarify the requirements
RT-8 (Schedule BBB)		
4.1.2(c)(i)	<ul style="list-style-type: none"> corrected section references from “2.2.7 and 2.2.8” to “2.2.8 and 2.2.9” 	<ul style="list-style-type: none"> corrected reference
RT-9 (Schedule CCC)		
4.1.2(c)(ii)	<ul style="list-style-type: none"> corrected section references from “2.2.6 and 2.2.7” to “2.2.7 and 2.2.8” 	<ul style="list-style-type: none"> corrected reference
RM-1 and RM-1N (Schedule FFF)		
3.1.1.1, 3.2.1.1, 3.3.1.1, 3.4.1.1, 3.5.1.1	<ul style="list-style-type: none"> changed ‘the submissions of all advisory groups, property owners or tenants’ to ‘the submission of any advisory group, property owner or tenant’ 	<ul style="list-style-type: none"> align with writing standards
3.3.1.1	<ul style="list-style-type: none"> inserted “for the overall site” after “0.40” 	<ul style="list-style-type: none"> to clarify the requirements
RM-2 (Schedule GGG)		
4.1.2(a)	<ul style="list-style-type: none"> changed “consider” to “considers” 	<ul style="list-style-type: none"> corrected wording
RM-3 (Schedule HHH)		
3.1.1.1(c), 3.3.1.1(c)	<ul style="list-style-type: none"> inserted “by” before “an amount equal to 0.20” and deleted “may be added” 	<ul style="list-style-type: none"> corrected wording
4.1.3	<ul style="list-style-type: none"> deleted “subject to the following” and replaced with “except that” 	<ul style="list-style-type: none"> for consistency with other schedules
4.1.3(a)	<ul style="list-style-type: none"> deleted “does not” after “deck exclusions” and replaces with “may not” 	<ul style="list-style-type: none"> for consistency with other schedules
RM-3A (Schedule III)		
3.1.1.1(b)	<ul style="list-style-type: none"> inserted “applicable” before “Council policies and guidelines” 	<ul style="list-style-type: none"> align with writing standards
4.1.3	<ul style="list-style-type: none"> deleted “subject to the following” and replaced with “except that” 	<ul style="list-style-type: none"> for consistency with other schedules
4.1.3(a)	<ul style="list-style-type: none"> deleted “does not” after “deck exclusions” and replaces with “may not” 	<ul style="list-style-type: none"> for consistency with other schedules

RM-4 and RM-4N (Schedule JJJ)		
3.1.1.1(b)	<ul style="list-style-type: none"> inserted “applicable” before “Council policies and guidelines” 	<ul style="list-style-type: none"> align with writing standards
3.3.1	<ul style="list-style-type: none"> inserted “for the overall site” after “0.75” 	<ul style="list-style-type: none"> to clarify the requirements
4.1.2(c)	<ul style="list-style-type: none"> changed “must not” to “does not” 	<ul style="list-style-type: none"> for consistency with other schedules
RM-5, RM-5A, RM-5B, RM-5C, RM-5D (Schedule KKK)		
2.2.1	<ul style="list-style-type: none"> re-ordered list in alphabetical order 	<ul style="list-style-type: none"> align with writing standards
3.1.1.1(a), 3.2.1.1(a)	<ul style="list-style-type: none"> changed ‘the submissions of all advisory groups, property owners or tenants’ to ‘the submission of any advisory group, property owner or tenant’ 	<ul style="list-style-type: none"> align with writing standards
3.1.1.1(f)	<ul style="list-style-type: none"> removed a comma after “in the RM-5D district for multiple dwelling” removed “for” before “mixed-use residential building” 	<ul style="list-style-type: none"> align with writing standards
3.1.2.8	<ul style="list-style-type: none"> revised to re-order (a) and (b) and move the clause “if the Director of Planning or Development Permit Board considers” to (b) 	<ul style="list-style-type: none"> corrected wording and align with writing standards
4.2.2(c)(i) and (ii)	<ul style="list-style-type: none"> changed “must not” to “does not” 	<ul style="list-style-type: none"> for consistency with other schedules
RM-6 (Schedule LLL)		
2.2.1	<ul style="list-style-type: none"> re-ordered list in alphabetical order 	<ul style="list-style-type: none"> align with writing standards
4.1.3	<ul style="list-style-type: none"> deleted “subject to the following” and replaced with “except that” 	<ul style="list-style-type: none"> for consistency with other schedules
4.1.3(a)	<ul style="list-style-type: none"> deleted “does not” after “deck exclusions” and replaced with “may not” 	<ul style="list-style-type: none"> for consistency with other schedules
RM-7, RM-7N and RM-7AN (Schedule MMM)		
3.1.1.1, 3.2.1.1, 3.3.1.1, 3.4.1.1, 3.6.1.1, 3.7.1.1, 3.8.1.1(b), 3.9.1.1(b), 3.10.1.1	<ul style="list-style-type: none"> changed ‘the submissions of all advisory groups, property owners or tenants’ to ‘the submission of any advisory 	<ul style="list-style-type: none"> align with writing standards

	<ul style="list-style-type: none"> group, property owner or tenant' 	
RM-8, RM-8A, RM-8N and RM-8AN (Schedule NNN)		
1.2, overview table	<ul style="list-style-type: none"> changed "Multiple Conversion Dwelling – as a conditional approval use" to "Multiple Conversion Dwelling, as a conditional approval use" and changed "Multiple Conversion Dwelling – as an outright approval use" to "Multiple Conversion Dwelling, as an outright approval use" 	<ul style="list-style-type: none"> align with writing standards
3.1.1.1(a) and (b), 3.2.1.1, 3.3.1.1 (a) and (b), 3.5.1.1, 3.7.1.1(b), 3.9.1.1(a) and (b)	<ul style="list-style-type: none"> changed 'the submissions of all advisory groups, property owners or tenants' to 'the submission of any advisory group, property owner or tenant' 	<ul style="list-style-type: none"> align with writing standards
4.1.1	<ul style="list-style-type: none"> re-ordered list in alphabetical order 	<ul style="list-style-type: none"> align with writing standards
RM-9, RM-9N, and RM-9BN (Schedule PPP)		
1.2, overview table	<ul style="list-style-type: none"> changed "Freehold Rowhouse – only in the RM-9 and RM-9N districts" to "Freehold Rowhouse, only in the RM-9 and RM-9N districts" 	<ul style="list-style-type: none"> align with writing standards
3.1.1.1, 3.2.1.1, 3.3.1.1, 3.6.1.1, 3.7.1.1, 3.8.1.1	<ul style="list-style-type: none"> changed 'the submissions of all advisory groups, property owners or tenants' to 'the submission of any advisory group, property owner or tenant' 	<ul style="list-style-type: none"> align with writing standards
3.1.2.13	<ul style="list-style-type: none"> deleted 'ifor' and replaced with 'for' 	<ul style="list-style-type: none"> corrected spelling
4.1.1	<ul style="list-style-type: none"> re-ordered list in alphabetical order 	<ul style="list-style-type: none"> align with writing standards
RM-9A and RM-9AN (Schedule OOO)		
1.2, overview table	<ul style="list-style-type: none"> changed "Freehold Rowhouse – only in the RM-9 and RM-9N districts" to "Freehold Rowhouse, only in the RM-9 and RM-9N districts" 	<ul style="list-style-type: none"> align with writing standards
3.1.1.1, 3.2.1.1, 3.5.1.1, 3.6.1.1, 3.7.1.1	<ul style="list-style-type: none"> changed 'the submissions of all advisory groups, property owners or tenants' to 'the submission of any advisory 	<ul style="list-style-type: none"> align with writing standards

	group, property owner or tenant'	
4.1.1	<ul style="list-style-type: none"> re-ordered list in alphabetical order 	<ul style="list-style-type: none"> align with writing standards
RM-10 and RM-10N (Schedule QQQ)		
3.1.1.1(a)	<ul style="list-style-type: none"> changed 'the submissions of all advisory groups, property owners or tenants' to 'the submission of any advisory group, property owner or tenant' 	<ul style="list-style-type: none"> align with writing standards
3.1.2.7, 3.4.2.4, 3.5.2.3	<ul style="list-style-type: none"> replaced "a depth of 36.2 m or less" with "does not exceed 36.2 m" and "a depth greater than 36.2 m" with "exceeds 36.2 m" 	<ul style="list-style-type: none"> align with writing standards
3.1.2.8, 3.3.2.7, 3.4.2.5, 3.5.2.4	<ul style="list-style-type: none"> deleted "for sites with a depth of 36.2 m or less" and replaced with "for sites with a depth that does not exceed 36.2 m" 	<ul style="list-style-type: none"> align with writing standards
3.1.2.15, 3.5.2.9	<ul style="list-style-type: none"> deleted "under this section" and replaced with "in this section 3.1.2.15" 	<ul style="list-style-type: none"> align with writing standards
3.3.2.8	<ul style="list-style-type: none"> deleted "for sites with a depth greater than 36.2 m" and replaced with "for sites with a depth that exceeds 36.2 m" 	<ul style="list-style-type: none"> align with writing standards
4.1.1	<ul style="list-style-type: none"> re-ordered list in alphabetical order 	<ul style="list-style-type: none"> align with writing standards
4.2.2(d)(i)	<ul style="list-style-type: none"> corrected the reference from "2.2.10" to "2.2.12" 	<ul style="list-style-type: none"> corrected reference
RM-11 and RM-11N (Schedule RRR)		
4.1.1	<ul style="list-style-type: none"> re-ordered list in alphabetical order 	<ul style="list-style-type: none"> align with writing standards
4.2.2(c)(ii)	<ul style="list-style-type: none"> corrected the section reference from "2.2.14" to "2.2.15" 	<ul style="list-style-type: none"> corrected reference
RM-12N (Schedule SSS)		
3.1.1.1, 3.2.1.1, 3.2.1.2, 3.3.1.1, 3.4.1.1(b)	<ul style="list-style-type: none"> changed 'the submissions of all advisory groups, property owners or tenants' to 'the submission of any advisory group, property owner or tenant' 	<ul style="list-style-type: none"> align with writing standards
3.4.2.10	<ul style="list-style-type: none"> inserted "the maximum building height in" after "Despite" 	<ul style="list-style-type: none"> align with writing standards

4.1.1	<ul style="list-style-type: none">• re-ordered list in alphabetical order	<ul style="list-style-type: none">• align with writing standards
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Redline of Changes to the RS and RT district schedules

SCHEDULE MM

RS-1

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is generally to maintain the residential character of the area in the form of duplexes, single detached houses, secondary suites and laneway houses. Duplexes on sites larger than 511 m² must include at least 1 secondary suite. Retention of character houses is encouraged by permitting infill and multiple conversion dwellings where a character house is retained. Emphasis is placed on encouraging neighbourly development by preserving outdoor space and views. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape.

Without limitation, applicable Council policies and guidelines for consideration include the [Boundary and Tanner RS-1 Guidelines](#), [Charles/Adanac RS-1 Guidelines](#), [Deering Island RS-1 Guidelines](#), [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#), [RS Zones Impermeable Materials Site Coverage Guidelines for RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, and RS-7 Zones](#) and [RS-1 Caretaker Dwelling Unit Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
334 m ²	Duplex or Duplex with Secondary Suite	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.2
--	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Golf Course or Driving Range	Conditional	
Library, in combination with Community Centre	Conditional	
Marina	Conditional	
Park or Playground	Conditional	
Stadium or Arena	Conditional	
Zoo or Botanical Garden	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
Infill Single Detached House	Conditional	2.2.2
Laneway House	Conditional	2.2.3
Mixed-Use Residential Building	Conditional	2.2.4

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.5
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.6
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.7
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.8
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.10
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.

2.2.2 Infill single detached house may be permitted if:

(a) it is for a caretaker;

(b) it complies with the following:

(i) section [2.2.9\(a\)](#) below for any portion of the building located within 7.9 m of the ultimate rear property line, and

(ii) sections [2.2.9\(b\)](#), [2.2.9\(d\)](#), [2.2.9\(e\)](#) and [2.2.9\(f\)](#) below; and

(c) the floor area does not exceed 75 m² and is also counted in the accessory building area.

2.2.3 Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.

2.2.4 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.

2.2.5 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.

2.2.6 Principal dwelling unit with lock-off unit may be permitted only in:

(a) a duplex and there may be no more than 1 lock-off unit for each dwelling unit; and

(b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit, and the lock-off unit is in the dwelling unit without a secondary suite.

2.2.7 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.8 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line or within the permitted building depth as prescribed in this schedule,

- (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;

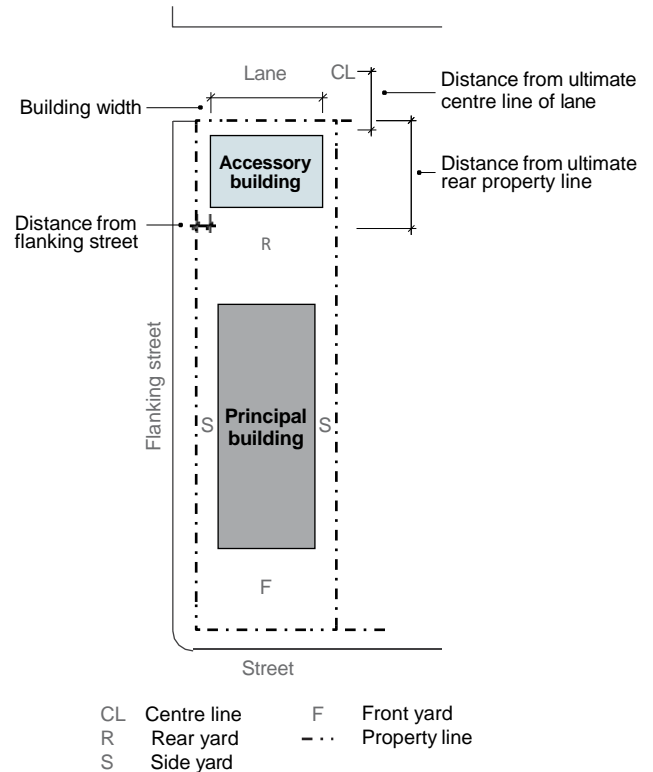
(c) for all uses except for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 30% of the minimum rear yard prescribed in this schedule, or 48 m², whichever is the greater, except that the total allowable accessory building floor area will be reduced by:

- (i) any floor area previously excluded from existing development pursuant to section 4.1.2(c) of this schedule, and
- (ii) the floor area of a laneway house;

(d) for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;

(e) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and

Diagram: Building placement for accessory building



- (f) roof decks and decks may only be located on an accessory building that is within the permitted building depth as prescribed in this schedule.

2.2.10 Accessory parking spaces customarily ancillary to any outright approval use listed in section [2.1](#) of this schedule must comply with the provisions of section [2.2.9\(b\)](#) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Duplex and Duplex with Secondary Suite

Duplex and duplex with secondary suite are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.70, except that the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade must not exceed 371 m².

3.1.2 Building Form and Placement

Regulations	RS-1
3.1.2.1 Minimum site area	334 m ²
3.1.2.2 Maximum site area for:	
(a) duplex	511 m ²
(b) duplex with secondary suite	no maximum
3.1.2.3 Minimum site width	7.3 m
3.1.2.4 Maximum building height	10.7 m and 3 storeys
3.1.2.5 Minimum front yard depth	20% of the site depth
3.1.2.6 Minimum side yard width where the site width:	
(a) does not exceed 18.3 m	10% of the site width
(b) exceeds 18.3 m and does not exceed 30.5 m	% of the site width = (site width in metres ÷ 1.219) – 5
(c) exceeds 30.5 m	20% of the site width
3.1.2.7 Minimum rear yard depth	40% of the site depth
3.1.2.8 Maximum site coverage for all buildings	45% of the site area
3.1.2.9 Maximum area of impermeable materials	60% of the site area

Regulations	RS-1
3.1.2.10 Maximum building depth	40% of the site depth

Site Area and Site Width

- 3.1.2.11 The Director of Planning may reduce the minimum site area on an existing lot of lesser site area on record in the Land Title Office.
- 3.1.2.12 The design of any new dwelling will first require the approval of the Director of Planning if:
 - (a) the site width is less than 9.8 m; or
 - (b) the Director of Planning has reduced the minimum site area requirements pursuant to section 3.1.2.11 above.

Building Height

- 3.1.2.13 Despite the maximum building height in section 3.1.2.4 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

Front Yard

- 3.1.2.14 The Director of Planning may vary the minimum front yard depth on a double fronting site or a site where a building line has been established pursuant to section 8.1.1 of this by-law.

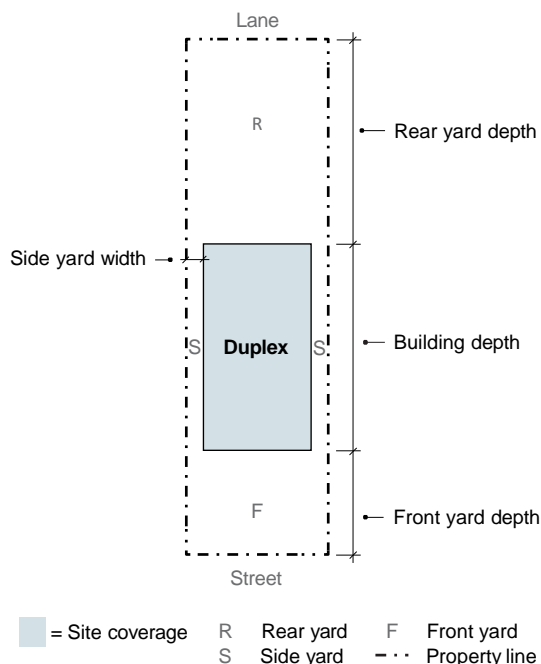
Rear Yard

- 3.1.2.15 Despite the minimum rear yard depth in section 3.1.2.7 above, where the permitted building depth is increased in accordance with section 10.33.1 of this by-law, the minimum rear yard depth does not apply.

Area of Impermeable Materials

- 3.1.2.16 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to May 30, 2000 to a maximum of 70% of the total site area if:
 - (a) the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
 - (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for duplex and duplex with secondary suite



3.2 Other Uses

Single detached house, single detached house with secondary suite, uses involving character house retention, and all other uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.60, except that:

- (a) for buildings existing prior to April 12, 1988, the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 2.0 m or more above finished grade, all of which floors are located within the building depth prescribed in section 3.2.2.9 of this schedule, must not exceed a floor space ratio of 0.20 plus 130 m²;
- (b) in all cases other than those described in section 3.2.1.1(a) above, the area of all floors at or above finished grade and of the floors of any storey, basement, or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, all of which floors are located within the building depth prescribed in section 3.2.2.9 of this schedule, must not exceed a floor space ratio of 0.20 plus 130 m²;
- (c) the floor space ratio is increased to 0.70 if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.45, and the floor space ratio determined under sections 3.2.1.1(a) or 3.2.1.1(b) above,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (d) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and
- (e) the Director of Planning may increase the permitted floor space ratio to a maximum of:
 - (i) 0.75 to facilitate an addition to a character house, or
 - (ii) 0.85 for infill in combination with the retention of a character house,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.2.2 Building Form and Placement

Regulations	RS-1
3.2.2.1 Minimum site area for:	
(a) single detached house and single detached house with secondary suite	334 m ²
(b) dwelling unit for a caretaker	3,000 m ²
3.2.2.2 Minimum site width for single detached house and single detached house with secondary suite	7.3 m
3.2.2.3 Maximum building height	9.5 m and 3 storeys
3.2.2.4 Minimum front yard depth	20% of the site depth
3.2.2.5 Minimum side yard width where the site width:	
(a) does not exceed 18.3 m	10% of the site width
(b) exceeds 18.3 m and does not exceed 30.5 m	% of the site width = (site width in metres ÷ 1.219) – 5
(c) exceeds 30.5 m	20% of the site width
3.2.2.6 Minimum rear yard depth	45% of the site depth
3.2.2.7 Maximum site coverage for all buildings	40% of the site area
3.2.2.8 Maximum area of impermeable materials	60% of the site area
3.2.2.9 Maximum building depth	35% of the site depth

Site Area and Site Width

3.2.2.10 The Director of Planning may reduce the minimum site area in section [3.2.2.1\(a\)](#) above on an existing lot of lesser site area on record in the Land Title Office.

3.2.2.11 The design of any new dwelling will first require the approval of the Director of Planning if:

- (a) the site width is less than 9.8 m; or
- (b) the site area is less than 334 m².

Building Height

3.2.2.12 Despite the maximum building height in section 3.2.2.3 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

3.2.2.13 Despite the maximum building height in section 3.2.2.3 above, no portion of the building may extend above:

- (a) a primary envelope formed by a vertical line measuring 4.9 m in height at the required minimum side yard and then extending inward and upward at an angle of 120 degrees from the vertical to the point where the planes intersect; and
- (b) a secondary envelope:
 - (i) located between the required side yards,
 - (ii) equal to 60% of the site width, which need not be less than 9.8 m in width except as limited by the required side yard, and
 - (iii) formed by a vertical line measuring 7.6 m in height and then extending inward and upward at an angle of 135 degrees from the vertical to the point where the planes intersect.

3.2.2.14 For single detached house with secondary suite, the Director of Planning may increase the permitted building height to a height not exceeding 10.7 m if:

- (a) all roofs, other than roofs covering only the first storey:
 - (i) have no flat portions,
 - (ii) have a minimum slope of 7:12 ~~ratio~~ over the whole roof area, and
 - (iii) are limited to gable, hip or gambrel roofs; and
- (b) the Director of Planning considers the relationship between the height of the floors above the basement floor and the adjacent finished grade.

Diagram: Building height envelopes on a site that is 12.2 m or less in width

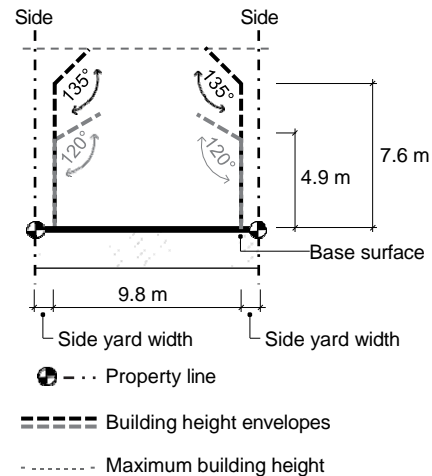
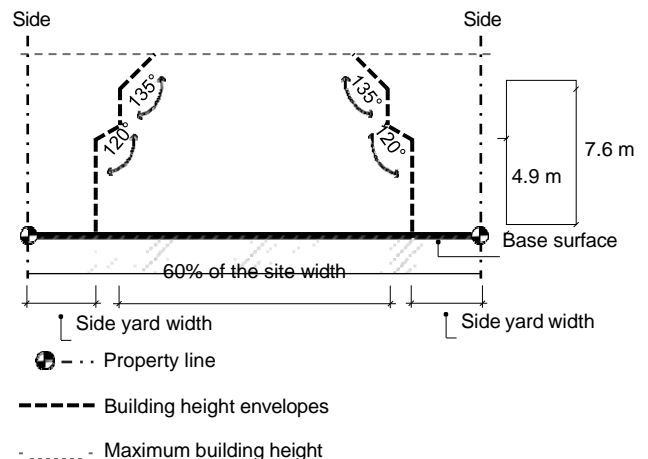


Diagram: Building height envelopes on a site that is more than 12.2m in width



3.2.2.15 For uses other than single detached house with secondary suite, the Director of Planning may increase the permitted building height to a height not exceeding 10.7 m, if the Director of Planning considers:

- (a) the impact of the increased building height on adjacent properties, the character of the area and views from surrounding development; and
- (b) the extent to which the increased building height improves the roof lines of the building.

Front Yard

3.2.2.16 Despite the minimum front yard depth in section 3.2.2.4 above, on a site where the average front yard depth of the 2 adjacent sites on each side of the site is more than the 20% depth by at least 1.5 m or is less than the 20% depth, the minimum front yard depth will be that average, subject to the following:

- (a) where an adjacent site is vacant, it is deemed to have a front yard depth of 20% of its site depth;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.

3.2.2.17 The Director of Planning may vary the minimum front yard depth on a double fronting site or a site where a building line has been established pursuant to section 8.1.1 of this by-law.

3.2.2.18 If the provisions of sections 3.2.2.6 and 3.2.2.16 above result in a distance between the front yard and the rear yard that is less than 35% of the site depth, and if the principal building is sited so that it abuts the required rear yard, the required front yard depth will be reduced so that the distance between the front yard and the rear yard is equal to 35% of the site depth.

Diagram: Building height envelopes on a site that is more than 12.2m in width

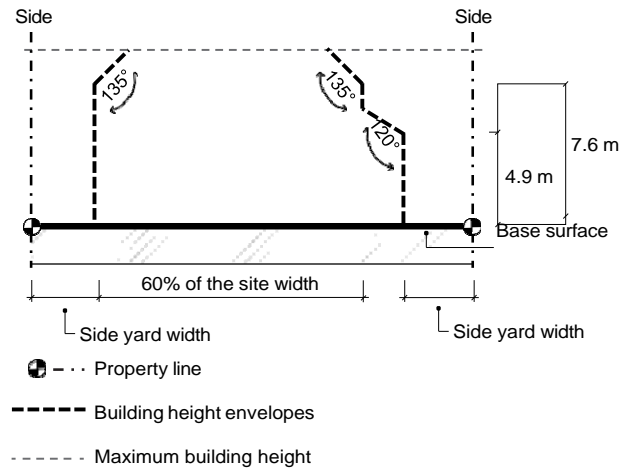
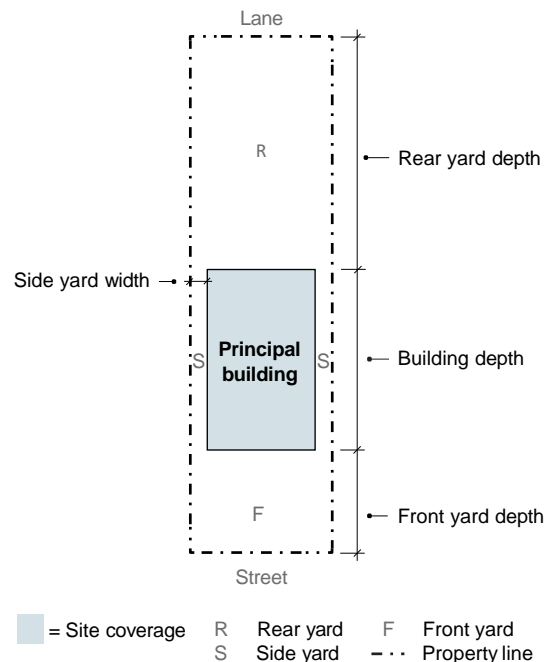


Diagram: Building placement for principal building



Rear Yard

3.2.2.19 Despite the minimum rear yard depth in section 3.2.2.6 above, the minimum rear yard depth will be reduced to a depth of not less than the largest of the rear yard depths of the sites on either side of the site, subject to the following:

- (a) where an abutting site is vacant, it is deemed to have a rear yard depth of 45% of its site depth;
- (b) where an adjacent site abuts the site by way of its rear property line or is separated by a street or lane, it will not be used in determining the reduction of the minimum rear yard depth;
- (c) where the site has an exterior side yard, the minimum rear yard depth will be reduced to that of the abutting site; and
- (d) any portion of the principal building to be located within that part of the minimum rear yard depth decreased as provided for in this section 3.2.2.19 must comply with the provisions of section 2.2.9(a) of this schedule,

except this section 3.2.2.19 does not apply where the maximum building depth in section 3.2.2.9 above is increased in accordance with section 10.33.1 of this by-law.

3.2.2.20 For buildings existing prior to April 12, 1988, the minimum rear yard depth will be reduced by an amount not exceeding 3.1 m, provided that the resulting depth of the principal building does not exceed 35% of the site depth. The floor of a roof deck or deck located within that part of the rear yard decreased as provided for in this section 3.2.2.20 must not be any higher than the floor of the first storey of the principal building.

Area of Impermeable Materials

3.2.2.21 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to May 30, 2000 to a maximum of 70% of the total site area if:

- (a) the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Depth

3.2.2.22 Despite the maximum building depth in section 3.2.2.9 above, if the minimum rear yard depth is reduced pursuant to sections 3.2.2.19 and 3.2.2.20 above, the maximum building depth will be adjusted accordingly.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total floor area permitted above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length which:
 - (i) are located in an accessory building located within 7.9 m of the ultimate rear property line, or
 - (ii) where a site has no developed secondary access, are contained in a principal building, or in an accessory building located within the building depth prescribed in this schedule, up to a maximum of 42 m²;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;

- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) for all uses except for duplex and duplex with secondary suite, they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) for duplex and duplex with secondary suite, they face a street or rear property line,
 - (iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iv) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area,
 - (v) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m, and
 - (vi) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building;
- (i) the floor area of a laneway house; and
- (j) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
 - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted total floor area,

and despite the definition of “partial storey” in Section 2 of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 4.1.2(j).

- 4.1.3 In the case of a corner site, where the rear property line of a site adjoins, without the intervention of a lane, the side yard of a site in an R district, the Director of Planning may vary the provisions of section 4.1.2 above to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².

4.2 Building Height: Measurement

- 4.2.1 Despite the definition of “building height” in Section 2 of this by-law, building height in this district must be measured from a hypothetical surface determined by joining the existing grades at the intersections of the

hypothetical lines defining the front and rear yards and the side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, the Director of Planning may instead require that height be measured from base surface.

4.3 Yards: Measurement

4.3.1 Where a building line has been established pursuant to section 8.1.2 of this by-law, such building line will be deemed to be the southerly boundary of any required rear yard on lands described in "Plan A" of Part III of **Schedule E** to this by-law, despite any dimension contained herein.

4.4 Site Coverage and Impermeability: Measurement

4.4.1 ~~Except where the principal use of the site is a parking area, The the~~ maximum site coverage for any portion of the site used as parking area is 30% ~~except where the principal use of the site is a parking area.~~

4.4.2 The maximum area of impermeable materials includes site coverage for all buildings.

4.4.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
- (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.5 Building Depth: Measurement

4.5.1 Building depth means the distance between the front yard and the rear yard of a site.

4.5.2 Projections into front yards permitted under section 4.3.1 in this schedule will not be included in the calculation of building depth.

4.6 External Design

4.6.1 For the purpose of this section 4.6:

- (a) "front entrance" means a door facing the front yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means; and
- (b) "side entrance" means a door located on that part of a building facing a side yard and at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means.

4.6.2 For single detached house, there must be no more than 1 separate and distinct front entrance.

-
- 4.6.3 For single detached house with secondary suite, there must be no more than 2 separate and distinct front entrances.
- 4.6.4 For single detached house and single detached house with secondary suite, a side entrance must face a street or lane, or be located no less than 5.0 m from the side property line, except that there must be no more than 1 side entrance facing each side property line.
- 4.6.5 Despite sections 4.6.2, 4.6.3 and 4.6.4 above, the Director of Planning may, on the advice of the Chief Building Official, permit 1 additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989.
- 4.6.6 The surface of the ground adjoining a building may be lowered only for the purpose of providing:
- (a) a window well for a basement or a cellar, if the lowered surface does not extend more than 1.0 m from the surface of a wall;
 - (b) a sunken entrance for a basement, if:
 - (i) the portion of the building abutting the lowered surface faces either the front street or the rear property line,
 - (ii) the lowered surface does not extend more than 3.1 m into the required front or rear yard, measured from the street-facing wall and including stair runs or vertical change in grade between the basement and the existing grade, and
 - (iii) the sum of the widths of all lowered surfaces abutting the building is not greater than half the building width or 4.6 m, whichever is the lesser; or
 - (c) a sunken entrance for a cellar in buildings existing prior to June 23, 2020, if:
 - (i) it complies with section 4.6.6(b) above, and
 - (ii) the depth of the lowered surface does not exceed 1.83 m below the average finished grade.
- 4.6.7 For duplex and duplex with secondary suite, there must be:
- (a) 2 main entrances, 1 to each principal dwelling unit;
 - (b) on a corner site, 1 main entrance facing the front street and 1 main entrance facing the flanking street; and
 - (c) 1 entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.
- 4.6.8 For duplex and duplex with secondary suite, the roof design must comply with the following provisions:
- (a) all roofs except for dormer roofs must:
 - (i) have a slope not less than 7:12 and not more than 12:12,
 - (ii) be either hip or gable, or a combination of both, and

- (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey, or attic above the second storey;
 - (b) dormer roofs must be gable, hip or shed, and must have a minimum slope of 4:12;
 - (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
 - (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
 - (e) despite section 4.6.8(d) above, 1 dormer, which faces an interior side yard and provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above, may have its face wall flush or continuous with the second storey exterior wall face below.
- 4.6.9 Exterior windows in a secondary suite or lock-off unit must have a minimum total glazing area of:
- (a) 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
 - (b) 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.
- 4.6.10 For duplex and duplex with secondary suite, the Director of Planning may vary the requirements of sections 4.6.6, 4.6.7, 4.6.8 and 4.6.9 above if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression.

5 RELAXATIONS

- 5.1 Where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, the Director of Planning may relax:
- (a) the maximum building height to a height not exceeding 10.7 m;
 - (b) the minimum front yard depth to a depth not less than 60% of the specified requirement;
 - (c) the minimum side yard width to a width not less than 60% of the specified requirement;
 - (d) the minimum rear yard depth to a depth not less than 60% of the specified requirement;
 - (e) the maximum building depth; and
 - (f) the floor space ratio exclusions for parking in accessory buildings in section 4.1.2(c)(i) of this schedule,

if the Director of Planning considers the submission of any advisory group, property owner or tenant, the intent of this schedule and all applicable Council policies and guidelines.

- 5.2 Where, due to peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials prescribed in this schedule, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE NN

RS-1A

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to maintain the residential character of the area in the form of duplexes, single detached houses, secondary suites, laneway houses and multiple conversion dwellings. Duplexes on sites larger than 511 m² must include at least 1 secondary suite. Retention of character houses is encouraged by permitting infill and multiple conversion dwellings where a character house is retained.

Without limitation, applicable Council policies and guidelines for consideration include the [Multiple Conversion Dwelling Guidelines \(RS-1A, RS-2, RS-7, RT-1 and RT-2 Districts\)](#), [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#) and [RS Zones Impermeable Materials Site Coverage Guidelines for RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, and RS-7 Zones](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-1A district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
334 m ²	Duplex and Duplex with Secondary Suite	3.1
	Single Detached House and Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm - Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
Laneway House	Conditional	2.2.2
Mixed-Use Residential Building	Conditional	2.2.3
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.4
Multiple Conversion Dwelling, other than resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.5
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.6

Use	Approval	Use-Specific Regulations
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.7
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.8
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.2 Laneway house is regulated by **Section 11** of this by-law and sections **3** and **4** of this schedule do not apply.
- 2.2.3 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.4 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.
- 2.2.5 Multiple conversion dwelling, other than resulting from the retention of a character house existing on the site as of January 16, 2018, may be permitted if:
- the Director of Planning considers the quality and liveability of the resulting units and the effect of the conversion on adjacent properties and the character of the area;
 - there are no additions to the building;
 - no housekeeping or sleeping units are created; and
 - the number of dwelling units is limited to 2.
- 2.2.6 Principal dwelling unit with lock-off unit may be permitted only in:
- a duplex and there may be no more than 1 lock-off unit for each dwelling unit; and
 - a duplex with secondary suite if there is only 1 secondary suite and 1 lock-off unit, and the lock-off unit is in the dwelling unit without a secondary suite.
- 2.2.7 Community care facility – class A is subject to the regulations, variations, and relaxations that apply to single detached house.
- 2.2.8 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

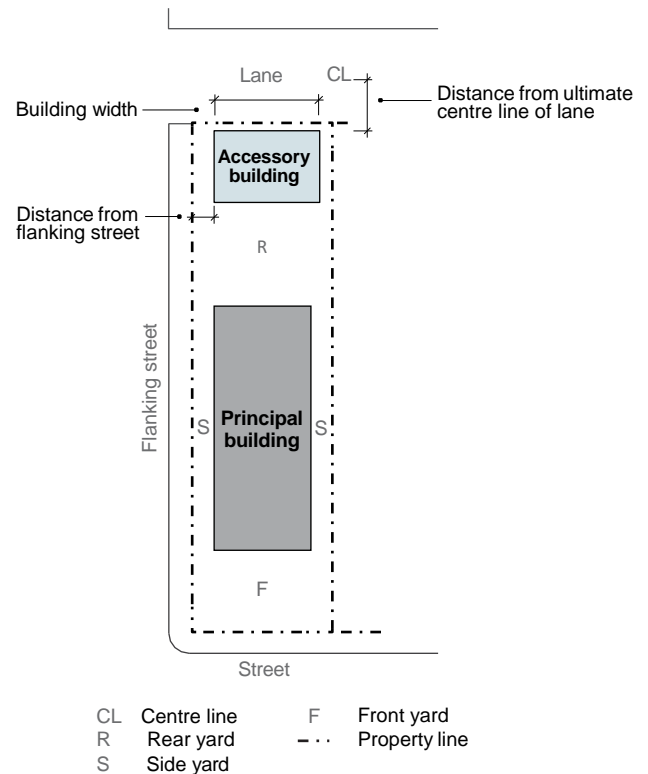
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:
 - (i) in the rear yard,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;

- (c) for all uses except for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the minimum rear yard prescribed in this schedule, or 48 m², whichever is the greater, except that the total allowable accessory building floor area will be reduced by the floor area of a laneway house;
- (d) for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²; and
- (e) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line.

Diagram: Building placement for accessory building



3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio for all uses except duplex and duplex with secondary suite is 0.60, except that:

- (a) where an existing lot is less than 7.3 m in width, the maximum floor space ratio must not exceed 0.45;
- (b) the floor space ratio is increased to 0.70 if:
 - (i) the area of all floors at or above finished grade does not exceed a floor space ratio of 0.45,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (c) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and
- (d) the Director of Planning may increase the permitted floor space ratio to a maximum of:
 - (i) 0.75 to facilitate an addition to a character house, or
 - (ii) 0.85 for infill in combination with the retention of a character house,if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 The maximum floor space ratio for duplex and duplex with secondary suite is 0.70, except that the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey which has a floor surface located 1.8 m or more above finished grade, must not exceed 371 m².

3.1.2 Building Form and Placement

Regulations	RS-1A
3.1.2.1 Minimum site area for:	
(a) duplex and duplex with secondary suite	334 m ²
(b) single detached house and single detached house with secondary suite	
3.1.2.2 Maximum site area for duplex	511 m ²
3.1.2.3 Maximum building height	10.7 m and 3 storeys
3.1.2.4 Minimum front yard depth	7.3 m
3.1.2.5 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.1.2.6 Minimum rear yard depth	10.7 m
3.1.2.7 Maximum site coverage for all buildings on:	
(a) an existing site with a site width less than 7.3 m	35% of the site area
(b) sites other than existing sites with a site width less than 7.3 m	45% of the site area
3.1.2.8 Maximum area of impermeable materials	60% of the site area
3.1.2.9 Maximum building depth for duplex and duplex with secondary suite	40% of the site depth

Site Area and Site Width

3.1.2.10 The Director of Planning may reduce the minimum site area on an existing lot of lesser site area on record in the Land Title Office.

3.1.2.11 The design of any new building will first require the approval of the Director of Planning if:

- (a) the site width is less than 9.8 m; or
- (b) the site area is less than 334 m².

Building Height

3.1.2.12 Despite the maximum building height in section 3.1.2.3 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

Rear Yard

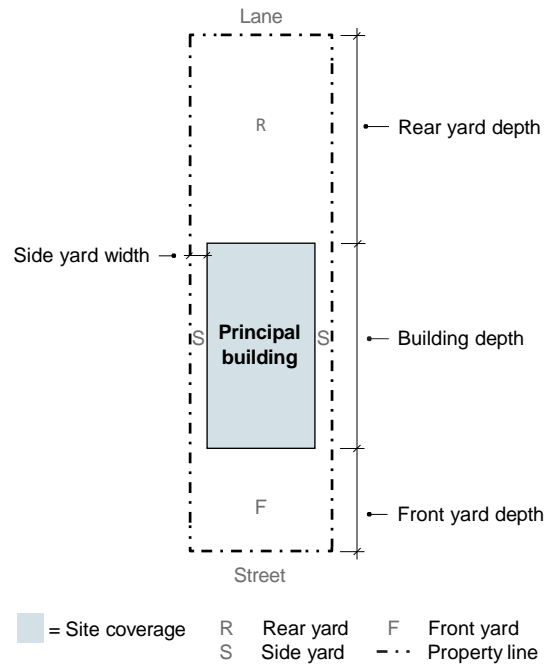
3.1.2.13 Despite the minimum rear yard depth in section 3.1.2.6 above, where the rear of the site abuts a lane, this required minimum depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

Area of Impermeable Materials

3.1.2.14 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to May 30, 2000 to a maximum of 70% of the total site area if:

- (a) the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor space ratio must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total floor area permitted above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above the base surface and where developed as off-street parking are located in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

- (g) entries, porches and verandahs, and covered porches above the first storey, if:
- (i) for all uses except for duplex and duplex with secondary suite, they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) for duplex and duplex with secondary suite, they face a street or rear property line,
 - (iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iv) the total area of these exclusions, when combined with the balcony and deck exclusions under subsection 4.1.2(a) above, does not exceed 13% of the permitted floor area,
 - (v) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m, and
 - (vi) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building;
- (i) the floor area of a laneway house; and
- (j) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
- (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted total floor area,

and despite the definition of “partial storey” in Section 2 of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 4.1.2(j).

4.2 Site Coverage and Impermeability: Measurement

- 4.2.1 ~~Except where the principal use of the site is a parking area, the~~ maximum site coverage for any portion of the site used as parking area is 30%, ~~except where the principal use of the site is a parking area.~~
- 4.2.2 The maximum area of impermeable materials includes site coverage for all buildings.
- 4.2.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
- (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.3 Building Depth: Measurement

4.3.1 Building depth means the distance between the front yard and the rear yard of a site.

4.4 External Design

4.4.1 For the purpose of this section 4.4, a "main entrance" means a door facing a street not being a lane, which is:

- (a) visible from the street; and
- (b) located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.

4.4.2 For duplex and duplex with secondary suite, there must be:

- (a) 2 main entrances, 1 to each principal dwelling unit;
- (b) on a corner site, 1 main entrance facing the front street and 1 main entrance facing the flanking street; and
- (c) 1 entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.

4.4.3 For duplex and duplex with secondary suite, the roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs must:
 - (i) have a slope not less than 7:12 and not more than 12:12,
 - (ii) be either hip or gable, or a combination of both, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey or attic above the second storey;
- (b) dormer roofs must be gable, hip or shed in form and must have a minimum slope of 4:12;
- (c) the maximum total width of dormers provided on a half storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and

- (e) despite section **4.4.3(d)**, 1 dormer, which faces an interior side yard and provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above, may have its face wall flush or continuous with the second storey exterior wall face below.

4.4.4 Exterior windows in a secondary suite or lock-off unit must have a minimum total glazing area of:

- (a) 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
- (b) 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

4.4.5 The Director of Planning may vary the requirements of section **4.4** for duplex and duplex with secondary suite if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression.

5 RELAXATIONS

5.1 Where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials prescribed in this schedule, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE PP

RS-2

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to maintain the residential character of the area in the form of duplexes, single detached houses, secondary suites, laneway houses, infill, multiple conversion dwellings, multiple dwellings on large lots, and infill and multiple conversion dwellings in combination with the retention of character houses. Duplexes on sites larger than 511 m² must include at least 1 secondary suite.

Without limitation, applicable Council policies and guidelines for consideration include the [RS-2 and RS-7 Infill and Multiple Dwelling Guidelines](#), [Multiple Conversion Dwelling Guidelines \(RS-1A, RS-2, RS-7, RT-1 and RT-2 Districts\)](#) and [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-2 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
929 m ²	Multiple Dwelling	3.1
	Infill, (other than in combination with a character house)	3.1
334 m ²	Duplex or Duplex with Secondary Suite	3.2
	Single Detached House or Single Detached House with Secondary Suite	3.2
--	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm - Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
<u>Infill, other than in combination with the retention of a character house existing on the site as of January 16, 2018</u>	Conditional	
Laneway House	Conditional	2.2.2
Mixed-Use Residential Building	Conditional	2.2.3
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.4
Multiple Conversion Dwelling, other than resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.5

Use	Approval	Use-Specific Regulations
Multiple Dwelling	Conditional	
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.6
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.7
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.8
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.2 Laneway house is regulated by **Section 11** of this by-law and sections **3** and **4** of this schedule do not apply.
- 2.2.3 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.4 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.
- 2.2.5 Multiple conversion dwelling, other than resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if:
- (a) the Director of Planning considers:
 - (i) the quality and liveability of the resulting units,
 - (ii) the suitability of the building for conversion in terms of age and size,
 - (iii) the impact of the conversion on adjacent properties, and
 - (iv) whether the building contributes to the neighbourhood character of the area; and
 - (b) there are no additions to the building.
- 2.2.6 Principal dwelling unit with lock-off unit may be permitted only in:
- (a) a duplex and there may be no more than 1 lock-off unit for each dwelling unit; and
 - (b) a duplex with secondary suite if there is only 1 secondary suite and 1 lock-off unit and the lock-off unit is in the dwelling unit without a secondary suite.
- 2.2.7 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.8 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

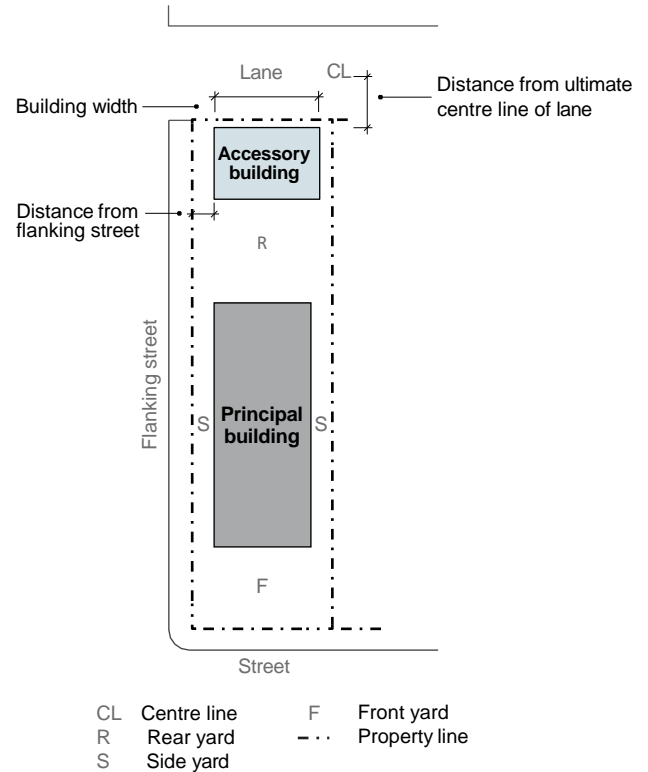
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:
 - (i) in the rear yard,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;

- (c) for all uses except for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the minimum rear yard prescribed in this schedule, or 48 m², whichever is the greater, except that the total allowable accessory building floor area will be reduced by the floor area of a laneway house;
- (d) for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²; and
- (e) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line.

Diagram: Building placement for accessory building



3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple Dwelling and Infill (other than in combination with the retention of a character house)

Multiple dwelling and infill other than in combination with the retention of character house existing on site as of January 16, 2018 are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75 which, for infill, includes the principal building on the site.

3.1.2 Building Form and Placement

Regulations	RS-2
3.1.2.1 Minimum site area	929 m ²
3.1.2.2 Maximum building height	10.7 m and 3 storeys
3.1.2.3 Minimum front yard depth	7.3 m
3.1.2.4 Minimum side yard width	2.1 m
3.1.2.5 Minimum rear yard depth	10.7 m
3.1.2.6 Maximum site coverage for all buildings	40% of the site area

Building Height

3.1.2.7 Despite the maximum building height in section 3.1.2.2 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

Side Yard

3.1.2.8 The Director of Planning may vary the minimum side yard width for infill, if:

- (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the variation facilitates an overall better relationship of the infill development with the existing buildings on the development site and abutting sites.

Rear Yard

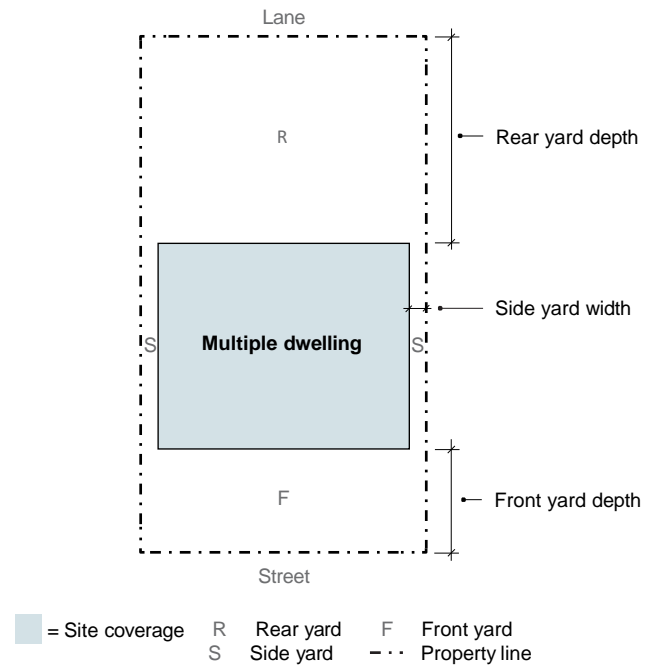
3.1.2.9 Despite the minimum rear yard depth in section 3.1.2.5 above, where the rear of a site abuts a lane, the minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

Site Coverage

3.1.2.10 Despite the maximum site coverage in section 3.1.2.6 above, where no principal building exceeds 6.1 m or 1 storey plus a cellar in building height, the maximum site coverage is 55% of the site area.

3.1.2.11 The maximum site coverage in section 3.1.2.6 above includes coverage of the site by all buildings, surface parking, manoeuvring aisles, driveways, loading areas and other vehicular facilities.

Diagram: Building placement for multiple dwelling



3.2 Other Uses

Duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, uses involving character house retention, and all other uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio for all uses except duplex and duplex with secondary suite is 0.60, except that:

- (a) the maximum floor space ratio is increased to 0.70 if:
 - (i) the area of all floors at or above finished grade does not exceed a floor space ratio of 0.45,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (b) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and
- (c) the Director of Planning may increase the permitted floor space ratio to a maximum of:
 - (i) 0.75 to facilitate an addition to a character house, or
 - (ii) 0.85 for infill in combination with the retention of a character house,if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.2.1.2 The maximum floor space ratio for duplex and duplex with secondary suite is 0.70, except that the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, must not exceed 371 m².

3.2.2 Building Form and Placement

Regulations	RS-2
3.2.2.1 Minimum site area for:	
(a) duplex or duplex with secondary suite	334 m ²
(b) single detached house or single detached house with secondary suite	
3.2.2.2 Maximum site area for duplex	511 m ²
3.2.2.3 Maximum building height	10.7 m and 3 storeys
3.2.2.4 Minimum front yard depth	7.3 m
3.2.2.5 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of site width
(b) exceeds 15.0 m	1.5 m
3.2.2.6 Minimum rear yard depth	10.7 m
3.2.2.7 Maximum site coverage for all buildings	45% of the site area
3.2.2.8 Maximum area of impermeable materials	60% of the site area
3.2.2.9 Maximum building depth for duplex and duplex with secondary suite	40% of the site depth

Site Area and Site Width

3.2.2.10 The Director of Planning may reduce the minimum site area if the existing lot is on record in the Land Title Office.

3.2.2.11 The design of any new dwelling will first require the approval of the Director of Planning if:

- (a) the site width is less than 9.8 m; or
- (b) the site area is less than 334 m².

Building Height

3.2.2.12 Despite the maximum building height in section 3.2.2.3 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

Rear Yard

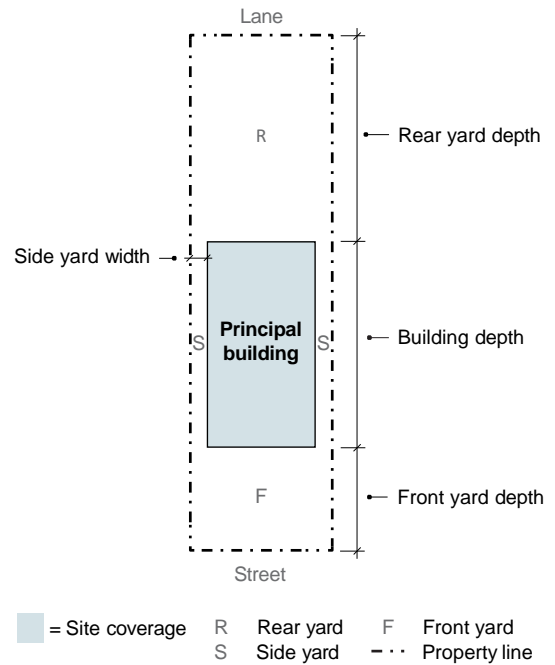
3.2.2.13 Despite the minimum rear yard depth in section 3.2.2.6 above, where the rear of a site abuts a lane, the minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

Area of Impermeable Materials

3.2.2.14 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to May 30, 2000 to a maximum of 70% of the total site area if:

- (a) the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for other uses



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total floor area permitted above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

- (g) entries, porches and verandahs, and covered porches above the first storey, if:
- (i) for all uses except for duplex and duplex with secondary suite, they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) for duplex and duplex with secondary suite, they face a street or rear property line,
 - (iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iv) the total area of these exclusions, when combined with the balcony and deck exclusions under section [4.1.2\(a\)](#) above, does not exceed 13% of the permitted floor area,
 - (v) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m, and
 - (vi) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section [4.1.2\(g\)](#) above, to which there is no access from the interior of the building;
- (i) the floor area of a laneway house; and
- (j) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
- (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted total floor area,
- and despite the definition of “partial storey” in [Section 2](#) of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section [4.1.2\(j\)](#).

4.2 Yards: Measurement

- 4.2.1 Where a building line has been established pursuant to section [14.2-8.1.2](#) of this by-law, such building line will be deemed to be the southerly boundary of any required rear yard on lands described in “Plan A” of Part III of [Schedule E](#) to this by-law, despite any dimension contained herein.

4.3 Site Coverage and Impermeability: Measurement

- 4.3.1 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area is 30%.

-
- 4.3.2 The maximum area of impermeable materials includes site coverage for all buildings.
- 4.3.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:
- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
 - (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.
- 4.4 Building Depth: Measurement
- 4.4.1 Maximum building depth means the maximum permitted distance between the front yard and the rear yard of a site.
- 4.5 Horizontal Angle of Daylight
- 4.5.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.5.2 For the purposes of section 4.5.1 above, habitable room means any room except a bathroom or kitchen.
- 4.5.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.5.4 The plane or planes referred to in section 4.5.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.5.5 An obstruction referred to in section 4.5.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.5.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.
- 4.6 External Design
- 4.6.1 For the purpose of this section 4.6, a "main entrance" means a door facing a street that is not a lane, and which is:
- (a) visible from the street; and

- (b) located at or within 1.8 m of grade or connected to grade by stairs or a ramp.

4.6.2 For duplex and duplex with secondary suite, there must be:

- (a) 2 main entrances, 1 to each principal dwelling unit;
- (b) on a corner site, 1 main entrance facing the front street and 1 main entrance facing the flanking street; and
- (c) 1 entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.

4.6.3 For duplex and duplex with secondary suite, the roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs must:
 - (i) have a slope not less than 7:12 and not more than 12:12,
 - (ii) be either hip or gable, or a combination of both, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey or attic above the second storey;
- (b) dormer roofs must be gable, hip or shed, and must have a minimum slope of 4:12;
- (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (e) despite section 4.6.3(d) above, 1 dormer, which faces an interior side yard and provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above, may have its face wall flush or continuous with the second storey exterior wall face below.

4.6.4 Exterior windows in a secondary suite or lock-off unit must have:

- (a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
- (b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

4.6.5 For duplex and duplex with secondary suite, the Director of Planning may vary the requirements of this section 4.6 if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression.

5 RELAXATIONS

- 5.1 Where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials prescribed in this schedule, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE QQ

RS-3 and RS-3A

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to maintain the residential character of the area in the form of single detached houses, secondary suites and laneway houses. Retention of character houses is encouraged by permitting infill and multiple conversion dwellings where a character house is retained. Emphasis is placed on encouraging neighbourly development by preserving outdoor space and views and by ensuring that the bulk and size of new development is similar to existing development. The RS-3 district permits a higher non-discretionary density than the RS-3A district.

Without limitation, applicable Council policies and guidelines for consideration include the [RS-3, RS-3A and RS-5 Design Guidelines](#) and [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-3 and RS-3A districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
Laneway House	Conditional	2.2.1
Mixed-Use Residential Building	Conditional	2.2.2
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.3
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.4
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	

Use	Approval	Use-Specific Regulations
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.5
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.6
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 , other than accessory buildings providing parking, and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.7
Accessory Uses, customarily ancillary to any use listed in this section 2.1 , and not permitted as an outright approval use	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.
- 2.2.2 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.3 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.

- 2.2.4 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.5 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.6 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

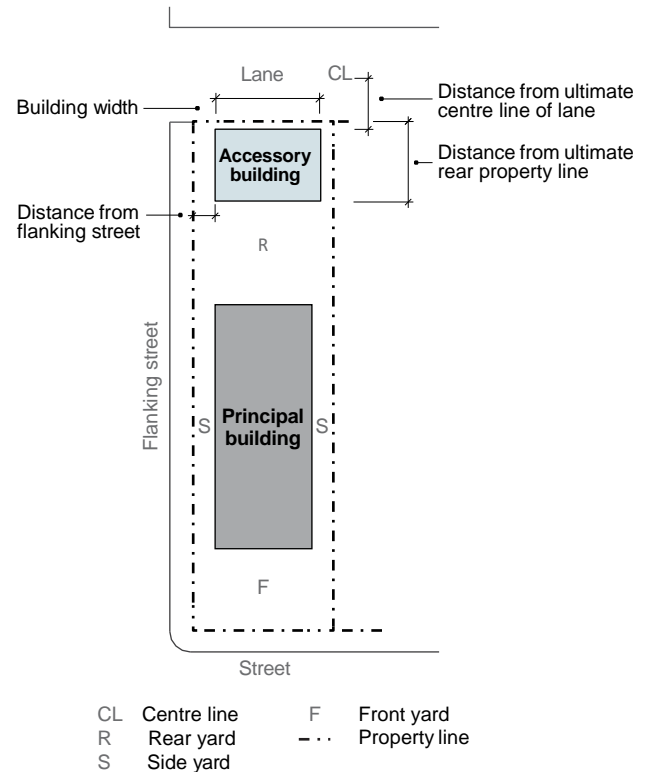
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line or within the permitted building depth and width as prescribed in this schedule,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;

- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 20% of the minimum rear yard prescribed in this schedule, or 48 m², whichever is the greater, except that the total allowable accessory floor area will be reduced by the floor area of a laneway house;
- (d) the combined building width for all accessory buildings does not exceed 50% of the width of the site at the rear property line; and
- (e) roof decks and decks are not located on an accessory building that is not located within the permitted building depth as prescribed in this schedule.

Diagram: Building placement for accessory building



- 2.2.7 Accessory parking spaces customarily ancillary to any outright approval use listed in section [2.1](#) of this schedule must be located within 7.9 m of the ultimate rear property line.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Single detached house and single detached house with secondary suite, uses involving character retention, and all other uses in these districts are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 For buildings existing prior to April 12, 1988, the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 2.0 m or more above finished grade, must not exceed a floor space ratio of:

- (a) 0.16 plus 130 m² in the RS-3 district; and
- (b) 0.12 plus 130 m² in the RS-3A district.

3.1.1.2 In all cases other than those described in 3.1.1.1 above, the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, must not exceed a floor space ratio of:

- (a) 0.16 plus 130 m² in the RS-3 district; and
- (b) 0.12 plus 130 m² in the RS-3A district.

3.1.1.3 The Director of Planning may increase the permitted floor space ratio to a maximum of 0.20 plus 130 m² if the Director of Planning first approves a plan showing existing and proposed landscaping and considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines;
- (b) the impact of the increase in floor area on adjacent properties; and
- (c) the preservation of the architectural character of the area.

3.1.1.4 Despite sections 3.1.1.1, 3.1.1.2 and 3.1.1.3 above, the maximum floor area must not exceed 604 m².

3.1.1.5 Despite sections 3.1.1.1, 3.1.1.2, 3.1.1.3 and 3.1.1.4 above, the Director of Planning may increase the permitted floor space ratio to a maximum of:

- (a) 0.25 plus 130 m² to facilitate an addition to a character house; or
- (b) 0.30 plus 130 m² for infill in combination with retention of a character house,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.2 Building Form and Placement

Regulations		RS-3	RS-3A
3.1.2.1	Maximum building height	10.7 m and 3 storeys	9.2 m and 3 storeys
3.1.2.2	Required front yard depth	the average depth of the front yards of 2 adjacent sites on each side of the site	
3.1.2.3	Minimum side yard width	10% of the site width	
3.1.2.4	Minimum rear yard depth	10.7 m	
3.1.2.5	Maximum site coverage for all buildings	35% of the site area	
3.1.2.6	Maximum area of impermeable materials	60% of the site area	
3.1.2.7	Maximum building depth	40% of the site depth	
3.1.2.8	Maximum building width	70% of the site width	

Building Height

3.1.2.9 Despite the maximum building height in section 3.1.2.1 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

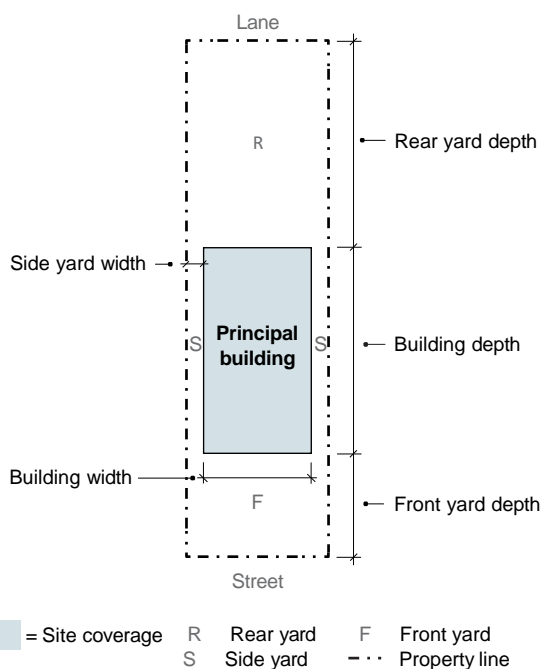
3.1.2.10 In the RS-3A district, the Director of Planning may increase the permitted building height to a maximum of 10.7 m if:

(a) all roofs are either gable, hip or gambrel roofs, and have a minimum slope of 7:12 ~~ratio~~ over the whole roof area, except that:

- (i) roofs covering only the first storey do not require a minimum slope, and
- (ii) dormer roofs may have a minimum slope of 4:12 ~~ratio~~ over their area, or

(b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for principal building



Front Yard

3.1.2.11 Despite the required front yard depth in section [3.1.2.2](#) above:

- (a) where an adjacent site is vacant, it is deemed to have a front yard depth of 20% of the site depth;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.

3.1.2.12 The Director of Planning may vary the required front yard depth on a double fronting site or a site where a building line has been established pursuant to section [8.1.1](#) of this by-law.

Area of Impermeable Materials

3.1.2.13 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to May 30, 2000 to a maximum of 70% of the total site area if:

- (a) the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which:
 - (i) are located in an accessory building located within 7.9 m of the ultimate rear property line, or
 - (ii) where a site has no developed secondary access, are located in a principal building, or in an accessory building located within the building depth and width prescribed in this schedule, up to a maximum of 42 m²;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;

- (f) basements, cellars and other spaces below floor surfaces:
 - (i) located less than 1.8 m above finished grade, or
 - (ii) for buildings existing prior to April 12, 1988, located less than 2.0 m above finished grade, and not extending beyond the outermost walls of the first or second storey at or above finished grade of the principal building, but including entries, porches and verandahs complying with the conditions of section 4.3.1 of this schedule;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area, and
 - (iv) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building; and
- (i) the floor area of a laneway house.

4.1.3 In the case of a corner site, where the rear property line of a site adjoins the side yard of a site in an R district, without the intervention of a lane, the Director of Planning may vary the provisions of section 4.1.2 above to permit the exclusion of floor area used for off-street parking in the principal building up to a maximum of 42 m².

4.2 Building Height: Measurement

4.2.1 Building height in this district must be measured from a hypothetical surface determined by joining the existing grades at the intersections of the hypothetical lines defining the front and rear yards and the side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, the Director of Planning may instead require that building height be measured from base surface.

4.3 Site Coverage and Impermeability: Measurement

4.3.1 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area is 30%.

- 4.3.2 The maximum area of impermeable materials includes site coverage for all buildings.
- 4.3.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:
- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
 - (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.
- 4.4 Building Depth: Measurement
- 4.4.1 Building depth means the distance from the required front yard, measured in a straight line to a point directly opposite thereto along the exterior wall, including projections, facing the rear yard, except that where an existing building encroaches into the required front yard, the distance will be measured from the front exterior wall rather than the required front yard.
- 4.4.2 Projections into front yards permitted in [Section 10](#) of this by-law will not be included in the calculation of building depth.
- 4.5 External Design
- 4.5.1 For the purpose of this section [4.5](#), “front entrance” means a door facing the front yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means.
- 4.5.2 For single detached house, there must be no more than 1 separate and distinct front entrance.
- 4.5.3 For single detached house with secondary suite, there must be no more than 2 separate and distinct front entrances.
- 4.5.4 Despite sections [4.5.2](#) and [4.5.3](#) above, the Director of Planning may, on the advice of the Chief Building Official, permit 1 additional front entrance if it provides access to a building existing prior to March 14, 1989
- 4.5.5 The surface of the ground adjoining a building may be lowered only for the purpose of providing:
- (a) a window well for a basement or a cellar, if the lowered surface does not extend more than 1.0 m from the surface of a wall;
 - (b) a sunken entrance for a basement, if:
 - (i) the portion of the building abutting the lowered surface faces either the front street or the rear property line,
 - (ii) the lowered surface does not extend more than 3.1 m into the required front or rear yard, measured from the street-facing wall and including stair runs or vertical change in grade between the basement and the existing grade, and

(iii) the sum of the widths of all lowered surfaces abutting the building is not greater than half the building width or 4.6 m, whichever is the lesser; or

(c) a sunken entrance for a cellar in buildings existing prior to June 23, 2020, if:

(i) it complies with section 4.5.5(b) above, and

(ii) the depth of the lowered surface does not exceed 1.83 m below the average finished grade.

4.5.6 Exterior windows in a secondary suite must have:

(a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and

(b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

5 RELAXATIONS

5.1 Where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, the Director of Planning may relax:

(a) the minimum front yard depth, but in no case may the depth be reduced to less than 60% of the depth required in this schedule;

(b) the minimum side yard width, but in no case may the width be reduced to less than 60% of the width required in this schedule;

(c) the minimum rear yard depth, but in no case may the depth be reduced to less than 60% of the depth required in this schedule;

(d) the maximum building depth;

(e) the maximum building width; and

(f) the floor space ratio exclusions for parking in accessory buildings in section 4.1.2(c)(i) of this schedule,

if the Director of Planning considers the submission of any advisory group, property owner or tenant and the intent of this schedule and all applicable Council policies and guidelines.

5.2 Where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials prescribed in this ~~schedule~~ if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE RR

RS-5

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to maintain the residential character of the area in the form of duplexes, single detached houses, secondary suites, and laneway houses by encouraging new development that is compatible with the form and design of existing development and the established streetscape. Duplexes on sites larger than 511 m² must include at least 1 secondary suite. Retention of character houses is encouraged by permitting infill and multiple conversion dwellings where a character house is retained.

Without limitation, applicable Council policies and guidelines for consideration include the [RS-3, RS-3A and RS-5 Design Guidelines](#) and [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-5 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
334 m ²	Duplex or Duplex with Secondary Suite	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Golf Course or Driving Range	Conditional	
Library, in combination with Community Centre	Conditional	
Marina	Conditional	
Park or Playground	Conditional	
Stadium or Arena	Conditional	
Zoo or Botanical Garden	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
Infill Single Detached House, other than in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	2.2.2
Laneway House	Conditional	2.2.3

Use	Approval	Use-Specific Regulations
Mixed-Use Residential Building	Conditional	2.2.4
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.5
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.6
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.7
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.8
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.9

Use	Approval	Use-Specific Regulations
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.10
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.11
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.

2.2.2 Infill single detached house may be permitted if:

- (a) it is for a caretaker;
- (b) it complies with the following:
 - (i) section 2.2.9(a) below for any portion of the building located within 7.9 m of the ultimate rear property line, and
 - (ii) sections 2.2.9(b), 2.2.9(d), 2.2.9(e) and 2.2.9(f) below; and
- (c) the floor area does not exceed 75 m² and is also counted in the accessory building area.

2.2.3 Laneway house is regulated by Section 11 of this by-law and sections 3 and 4 of this schedule do not apply.

2.2.4 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.

2.2.5 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.

2.2.6 Principal dwelling unit with lock-off unit may be permitted only in:

- (a) a duplex and there may be no more than 1 lock-off unit for each dwelling unit; and
- (b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit, and the lock-off unit is in the dwelling unit without a secondary suite.

2.2.7 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.8 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line or within the permitted building depth as prescribed in this schedule,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;

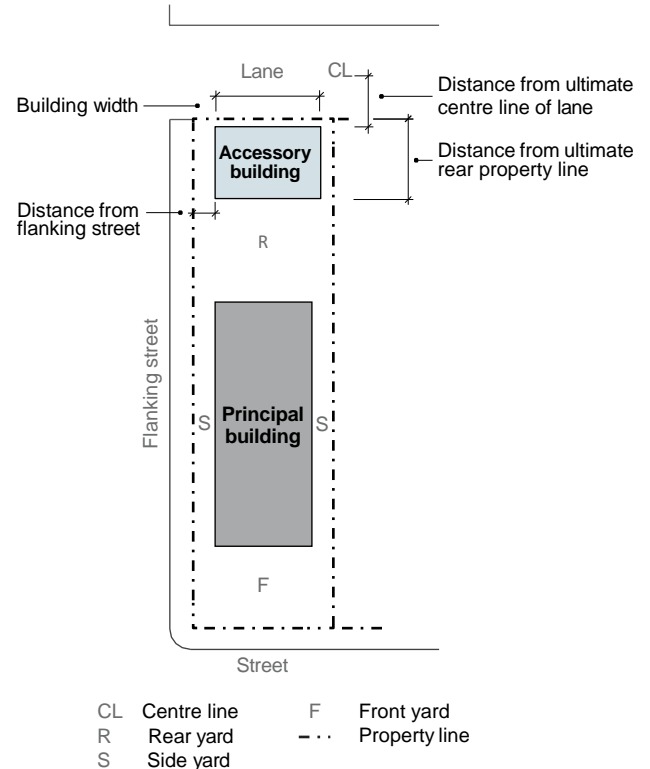
(c) for all uses except for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed the area given by the formula (site width in metres x 3.0 m) + 20 m², except:

- (i) this area need not be less than 48 m², and
- (ii) the floor area of a laneway house will be deducted from the total allowable accessory building floor area;

(d) for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;

(e) the combined building width for all accessory buildings does not exceed 40% of the width of the site plus 4.2 m, where the width of the site is the average width of the portion of the site located within 7.9 m of the ultimate rear property line; and

Diagram: Building placement for accessory building



(f) roof decks and decks may only be located on an accessory building that is within the permitted building depth as prescribed in this schedule.

2.2.10 Accessory buildings customarily ancillary to any dwelling use listed in section 2.1 and not permitted as an outright approval use must not exceed the total floor area permitted in section 2.2.9 above.

2.2.11 Accessory parking spaces customarily ancillary to any outright approval use listed in section 2.1 of this schedule must be located within 7.9 m of the ultimate rear property line.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, uses involving character house retention, and all other uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio for all uses except duplex and duplex with secondary suite is 0.60, except that:

- (a) for buildings existing prior to April 12, 1988, the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 2.0 m or more above finished grade, must not exceed a floor space ratio of 0.20 plus 130 m²;
- (b) in all cases other than those specified in section [3.1.1.1\(a\)](#) above, the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, must not exceed a floor space ratio of 0.16 plus 130 m²;
- (c) the Director of Planning may increase the permitted floor space ratio to a maximum of 0.70, and may permit an increase in the area of all floors described in sections [3.1.1.1\(a\)](#) and [3.1.1.1\(b\)](#) above to a floor space ratio not exceeding 0.24 plus 130 m², if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) the maximum floor space ratio is increased to 0.70 if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.45, and the floor space ratio determined under sections [3.1.1.1\(a\)](#) and [3.1.1.1\(b\)](#) above,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (e) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and

- (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and
- (f) the Director of Planning may increase the permitted floor space ratio to a maximum of:
 - (i) 0.75 to facilitate converting a character house to a multiple conversion dwelling, or
 - (ii) 0.85 for infill in combination with retention of a character house,
 if the Director of Planning considers the intent of this SS schedule and all applicable Council policies and guidelines.

3.1.1.2 The maximum floor space ratio for duplex and duplex with secondary suite is 0.70, except that the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, must not exceed 371 m².

3.1.2 Building Form and Placement

Regulations	RS-5
3.1.2.1 Minimum site area for:	
(a) duplex and duplex with secondary suite	334 m ²
(b) single detached house and single detached house with secondary suite	334 m ²
(c) a dwelling unit for a caretaker	3,000 m ²
3.1.2.2 Maximum site area for duplex	511 m ²
3.1.2.3 Minimum site width for:	
(a) single detached house and single detached house with secondary suite	7.3 m
(b) duplex and duplex with secondary suite	
3.1.2.4 Maximum building height for:	
(a) duplex and duplex with secondary suite	10.7 m and 3 storeys
(b) all other uses	9.2 m and 3 storeys
3.1.2.5 Required front yard depth	the average depth of the front yards of 2 adjacent sites on each side of the site

Regulations	RS-5
3.1.2.6 Minimum side yard width where the site width:	
(a) does not exceed 10.0 m	12% of the site width
(b) exceeds 10.0 m and is less than 13.0 m	percentage of site width = site width in metres + 2
(c) is equal to or exceeds 13.0 m	15% of the site width
3.1.2.7 Minimum rear yard depth	10.7 m
3.1.2.8 Maximum site coverage for all buildings for:	
(a) duplex and duplex with secondary suite	45% of the site area
(b) all other uses	40% of the site area
3.1.2.9 Maximum area of impermeable materials	60% of the site area
3.1.2.10 Maximum building depth	40% of the site depth

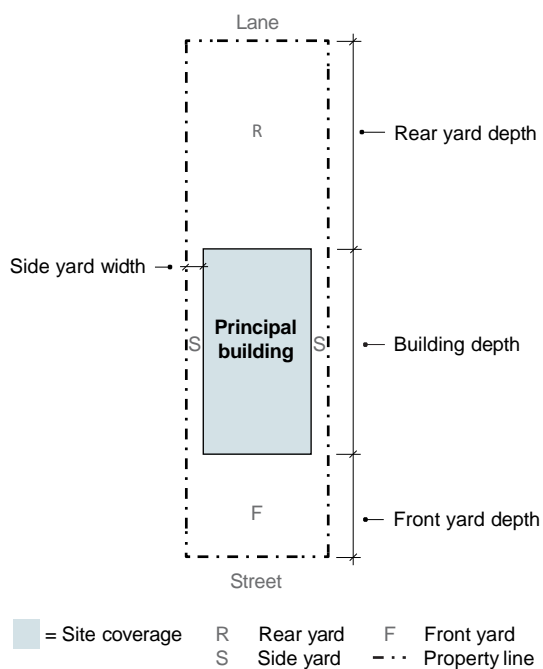
Site Area and Site Width

- 3.1.2.11 The Director of Planning may reduce the minimum site area in sections 3.1.2.1(a) and 3.1.2.1(b) above if the existing lot is on record in the Land Title Office.
- 3.1.2.12 The design of any new dwelling will first require the approval of the Director of Planning if:
 - (a) the site width is less than 9.8 m; or
 - (b) the site area is less than 334 m².

Building Height

- 3.1.2.13 Despite the maximum building height in section 3.1.2.4 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.
- 3.1.2.14 The Director of Planning may increase the permitted building height in section 3.1.2.4(b) above to a height not exceeding 10.7 m if:

Diagram: Building placement for principal building



- (a) all roofs, other than roofs covering only the first storey:
 - (i) have no flat portions,
 - (ii) have a minimum slope of 7:12 ~~ratio~~ over the whole roof area, except for dormer roofs, which may have a minimum slope of 4:12 ~~ratio~~, and
 - (iii) are limited to gable, hip or gambrel roofs; or
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Front Yard

- 3.1.2.15 Despite the required front yard depth in section 3.1.2.5 above:
- (a) where an adjacent site is vacant, it is deemed to have a front yard depth of 20% of the site depth;
 - (b) if 1 or more of the adjacent sites front on a street other than that of the development site or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
 - (c) where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.
- 3.1.2.16 If the provisions of sections 3.1.2.5, 3.1.2.7 and 3.1.2.15 above result in a distance between the front yard and the rear yard that is less than 40% of the site depth, and if the principal building is sited so that it abuts the required rear yard, the required front yard depth will be reduced so that the distance between the front yard and the rear yard is equal to 40% of the site depth.
- 3.1.2.17 If the depth of the required front yard is greater than 20% of the site depth, the Director of Planning may permit a reduction in the required front yard depth by an amount not exceeding 60% of the difference between the required front yard depth and 20% of the site depth, provided that the reduction must not exceed 1.5 m.
- 3.1.2.18 The Director of Planning may decrease the required front yard depth on a double fronting site or a site where a building line has been established pursuant to section 8.1.1 of this by-law.

Side Yard

- 3.1.2.19 Despite the minimum side yard width in section 3.1.2.6(c) above, a side yard on 1 side of a building may be decreased to 10% of the site width provided that the portion of the building abutting the decreased side yard:
- (a) does not exceed 65% of the permitted building depth;
 - (b) is set back a minimum of 1.0 m from the required front yard;
 - (c) does not exceed 1 storey in height; and

- (d) does not include a roof deck, except that the Director of Planning may permit a roof deck if the Director of Planning considers the impact on the privacy of the adjacent property.

3.1.2.20 Despite the minimum side yard width in section 3.1.2.6 above and the requirements of section 10.4 of this by-law, in the case of a corner site that has located at its rear, with or without the intervention of a lane, a site that fronts on the street flanking the corner site, the exterior side yard may be reduced to 10% of the site width provided that the portion of building abutting the decreased side yard:

- (a) does not exceed 65% of the permitted building depth;
- (b) is set back a minimum of 1.0 m from the required front yard; and
- (c) does not exceed 1 storey in height.

Area of Impermeable Materials

3.1.2.21 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to October 8, 1996 to a maximum of 70% of the total site area if:

- (a) the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which:
 - (i) are located in an accessory building located within 7.9 m of the ultimate rear property line, or
 - (ii) where a site has no developed secondary access, are located in a principal building, or in an accessory building located within the building depth prescribed in this schedule, up to a maximum of 42 m²;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, provided the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;

- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) for all uses except for duplex and duplex with secondary suite, they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) for duplex and duplex with secondary suite, they face a street or rear property line,
 - (iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iv) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area,
 - (v) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m, and
 - (vi) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building;
- (i) the floor area of a laneway house; and
- (j) areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
 - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted floor area above finished grade,
 and despite the definition of “partial storey” in Section 2 of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 4.1.2(j).

4.1.3 In the case of a corner site, where the rear property line of a site adjoins the side yard of a site in an R district, without the intervention of a lane, the Director of Planning may vary the provisions of section 4.1.2 above to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².

4.2 Building Height: Measurement

4.2.1 Building height in this district must be measured from a hypothetical surface determined by joining the existing grades at the intersections of the hypothetical lines defining the front and rear yards and the

side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, the Director of Planning may instead require that building height be measured from base surface.

4.3 Site Coverage and Impermeability: Measurement

4.3.1 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area is 30%.

4.3.2 The maximum area of impermeable materials includes site coverage for all buildings.

4.3.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:

- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
- (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.4 Building Depth: Measurement

4.4.1 Building depth means the distance from the required front yard, measured in a straight line to a point directly opposite thereto along the exterior wall, including projections, facing the rear yard, except that where an existing building encroaches into the required front yard, the distance will be measured from the front exterior wall rather than the required front yard.

4.4.2 Projections into front yards permitted under [Section 10](#) of this by-law will not be included in the calculation of building depth.

4.5 External Design

4.5.1 For the purpose of this section [4.5](#):

- (a) “front entrance” means a door facing the front yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means; and
- (b) “side entrance” means a door facing a side yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means.

4.5.2 For single detached house, there must be no more than 1 separate and distinct front entrance.

4.5.3 For single detached house with secondary suite, there must be no more than 2 separate and distinct front entrances.

- 4.5.4 For single detached house and single detached house with secondary suite, a side entrance must face a street or lane, or be located no less than 5.0 m from the side property line, except that there must be no more than 1 side entrance facing each side property line.
- 4.5.5 Despite sections 4.5.2, 4.5.3 and 4.5.4 above, the Director of Planning may, on the advice of the Chief Building Official, permit 1 additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989.
- 4.5.6 The surface of the ground adjoining a building may be lowered only for the purpose of providing:
- (a) a window well for a basement or a cellar, if the lowered surface does not extend more than 1.0 m from the surface of a wall;
 - (b) a sunken entrance for a basement, if:
 - (i) the portion of the building abutting the lowered surface faces either the front street or the rear property line,
 - (ii) the lowered surface does not extend more than 3.1 m into the required front or rear yard, measured from the street-facing wall and including stair runs or vertical change in grade between the basement and the existing grade, and
 - (iii) the sum of the widths of all lowered surfaces abutting the building is not greater than half the building width or 4.6 m, whichever is the lesser; or
 - (c) a sunken entrance for a cellar in buildings existing prior to June 23, 2020, if:
 - (i) it complies with section 4.5.6(b) above, and
 - (ii) the depth of the lowered surface does not exceed 1.83 m below the average finished grade.
- 4.5.7 For duplex and duplex with secondary suite, there must be:
- (a) 2 main entrances, 1 to each principal dwelling unit;
 - (b) on a corner site, 1 main entrance facing the front street and 1 main entrance facing the flanking street; and
 - (c) 1 entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.
- 4.5.8 For duplex and duplex with secondary suite, the roof design must comply with the following provisions:
- (a) all roofs except for dormer roofs must:
 - (i) have a slope not less than 7:12 and not more than 12:12,
 - (ii) be either hip or gable, or a combination of both, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey, or attic above the second storey;

- (b) dormer roofs must be gable, hip or shed, and must have a minimum slope of 4:12;
- (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (e) despite section 4.5.8(d) above, 1 dormer, which faces an interior side yard and provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above, may have its face wall flush or continuous with the second storey exterior wall face below.

4.5.9 Exterior windows in a secondary suite or lock-off unit must have:

- (a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
- (b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

4.5.10 For duplex and duplex with secondary suite, the Director of Planning may vary the requirements of sections 4.5.6, 4.5.7, 4.5.8, and 4.5.9 above if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression.

5 RELAXATIONS

5.1 Where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, the Director of Planning may relax:

- (a) the minimum front yard depth, but in no case may the depth be reduced to less than 60% of the depth required in this schedule;
- (b) the minimum side yard width, but in no case may the width be reduced to less than 60% of the width required in this schedule;
- (c) the minimum rear yard depth, but in no case may the depth be reduced to less than 60% of the depth required in this schedule;
- (d) the maximum building depth; and
- (e) the floor space ratio exclusions for parking in accessory buildings in section 4.1.2(c)(i) of this schedule,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

- 5.2 Where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials prescribed in this schedule if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE SS

RS-6

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to maintain the residential character of the area in the form of duplexes, single detached houses, secondary suites and laneway houses. Duplexes on sites larger than 511 m² must include at least 1 secondary suite. Retention of character houses is encouraged by permitting infill and multiple conversion dwellings where a character house is retained. This schedule encourages a high standard of building design, materials, and landscape development, while allowing design diversity in new development. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting that reflects the established streetscape.

Without limitation, applicable Council policies and guidelines for consideration include the [RS-6 Design Guidelines](#) and [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-6 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
334 m ²	Duplex or Duplex with Secondary Suite	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Golf Course or Driving Range	Conditional	
Library, in combination with Community Centre	Conditional	
Marina	Conditional	
Park or Playground	Conditional	
Stadium or Arena	Conditional	
Zoo or Botanical Garden	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
Infill Single Detached House	Conditional	2.2.2
Laneway House	Conditional	2.2.3
Mixed-Use Residential Building	Conditional	2.2.4

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.5
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.6
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.7
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.8
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.10
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.2 Infill single detached house, other than in combination with the retention of a character house existing on the site as of January 16, 2018, may be permitted if:
- (a) it is for a caretaker;
 - (b) it complies with the following:
 - (i) section [2.2.9\(a\)](#) below for any portion of the building located within 7.9 m of the ultimate rear property line, and
 - (ii) sections [2.2.9\(b\)](#), [2.2.9\(d\)](#), [2.2.9\(e\)](#) and [2.2.9\(f\)](#) below; and
 - (c) the floor area does not exceed 75 m² and is also counted in the accessory building area.
- 2.2.3 Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.
- 2.2.4 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.5 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.
- 2.2.6 Principal dwelling unit with lock-off unit may be permitted only in:
- (a) a duplex and there may be no more than 1 lock-off unit for each dwelling unit; and
 - (b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit and the lock-off unit is in the dwelling unit without a secondary suite.
- 2.2.7 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.8 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.9 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

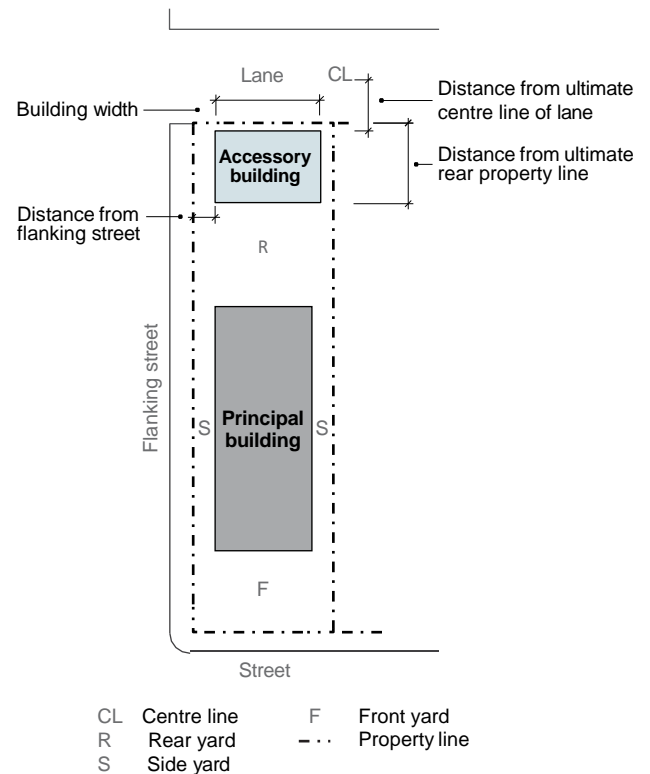
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line or within the permitted building depth as prescribed in this schedule,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;

- (c) for all uses except for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 30% of the minimum rear yard prescribed in this schedule, or 48 m², whichever is the greater, except that the total allowable accessory building floor area will be reduced by the floor area of a laneway house;
- (d) for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;
- (e) the combined building width for all accessory buildings does not exceed 67% of the width of the site at the rear property line; and
- (f) roof decks and decks are only located on an accessory building that is within the permitted building depth as prescribed in this schedule.

Diagram: Building placement for accessory building



- 2.2.10 Accessory parking spaces customarily ancillary to any outright approval use listed in section [2.1](#) of this schedule must comply with the provisions of section [2.2.9\(b\)](#) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, uses involving character retention, and all other uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio for all uses except duplex and duplex with secondary suite is 0.60, except that:

- (a) for buildings existing prior to April 12, 1988, the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 2.0 m or more above finished grade, all of which floors are located within the building depth prescribed in sections **3.1.2.10(b)** and **3.1.2.10(c)** of this schedule, must not exceed a floor space ratio of 0.20 plus 130 m²;
- (b) for buildings existing prior to March 26, 1996 but not before April 12, 1988, the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, all of which floors are located within the building depth prescribed in sections **3.1.2.10(b)** and **3.1.2.10(c)** of this schedule, must not exceed a floor space ratio of 0.20 plus 130 m²;
- (c) in all cases other than those described in sections **3.1.1.1(a)** and **3.1.1.1(b)** above, the area of all floors at or above finished grade and of the floors of any storey, basement, or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, all of which floors are located within the building depth prescribed in sections **3.1.2.10(b)** and **3.1.2.10(c)** of this schedule, must not exceed a floor space ratio of 0.16 plus 130 m²;
- (d) the Director of Planning may increase the permitted floor space ratio to 0.64 if:
 - (i) the first and second storeys of the building do not exceed a floor space ratio of 0.20 plus 130 m²,
 - (ii) where a partial storey is provided above the second storey, the area of all floors on the first, second and partial storey above the second storey do not exceed a floor space ratio of 0.24 plus 130 m²,
 - (iii) the total floor space ratio does not exceed 0.60 plus the floor space ratio of the floor area counted above the second storey up to a maximum of 0.64, and
 - (iv) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) the floor space ratio is increased to 0.70 if:

- (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.45 and the floor space ratio determined under sections 3.1.1.1(a), 3.1.1.1(b), 3.1.1.1(c) and 3.1.1.1(d) above,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (f) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
- (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and
- (g) the Director of Planning may increase the permitted floor space ratio to a maximum of:
- (i) 0.75 to facilitate an addition to a character house, or
 - (ii) 0.85 for infill in combination with the retention of a character house,
- if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 The Director of Planning may vary section 3.1.1.1(d)(ii) above for:

- (a) new buildings located in a flood plain to allow a floor space ratio on the first and second storey not exceeding 0.24 plus 130 m² where the development of a partial storey above an existing second storey is not possible due to designated flood construction levels; and
- (b) buildings existing prior to March 26, 1996 to allow a floor space ratio on the first and second storey not exceeding 0.24 plus 130 m² where the development of a partial storey above an existing second storey is not possible due to the structural incapability of the existing building or because of height, access or view blockage concerns.

3.1.1.3 The maximum floor space ratio for duplex and duplex with secondary suite is 0.70, except that the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, must not exceed 371 m².

3.1.2 Building Form and Placement

Regulations	RS-6
3.1.2.1 Minimum site area for:	
(a) duplex or duplex with secondary suite	334 m ²
(b) single detached house or single detached house with secondary suite	334 m ²
(c) a dwelling unit for a caretaker	3000 m ²
3.1.2.2 Maximum site area for duplex	511 m ²
3.1.2.3 Minimum site width for:	
(a) duplex or duplex with secondary suite	7.3 m
(b) single detached house or single detached house with secondary suite	
3.1.2.4 Maximum building height	10.7 m and 3 storeys
3.1.2.5 Minimum front yard depth	20% of the site depth
3.1.2.6 Minimum side yard width where the site width:	
(a) does not exceed 21.3 m	12% of the site width
(b) exceeds 21.3 m	% of the site width = [(site width in metres – 21.3 m) x 0.66] + 12
3.1.2.7 Minimum rear yard depth	40% of the site depth
3.1.2.8 Maximum site coverage for all buildings for:	
(a) duplex or duplex with secondary suite	45% of the site area
(b) all other uses	40% of the site area
3.1.2.9 Maximum area of impermeable materials	60% of the site area
3.1.2.10 Maximum building depth for:	
(a) duplex or duplex with secondary suite	45% of the site depth
(b) all other uses, for the centre 60% of the maximum permitted building width	40% of the site depth

Regulations	RS-6
(c) all other uses, for 20% of the maximum allowable building width as measured from both side yard setback lines	35% of the site depth

Site Area and Site Width

3.1.2.11 The Director of Planning may reduce the minimum site area in section 3.1.2.1(b) above if the existing lot is on record in the Land Title Office.

3.1.2.12 The design of any new dwelling will first require the approval of the Director of Planning if:

- (a) the site width is less than 9.8 m; or
- (b) the site area is less than 334 m².

Building Height

3.1.2.13 Despite the maximum building height in section 3.1.2.4 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

3.1.2.14 Despite the maximum building height in section 3.1.2.4 above, the building height must not exceed an envelope located in compliance with the side yard regulations and formed by planes vertically extended 9.2 m in height above the horizontal datum plane and then extending inward and upward at an angle of 135 degrees from the vertical.

Front Yard

3.1.2.15 Despite the minimum front yard depth in section 3.1.2.5 above, on a site where the average front yard depth of the 2 adjacent sites on each side of the site is more than 20% of the site depth by at least 1.5 m, or is less than 20% of the site depth, the minimum front yard depth will be that average, subject to the following:

Diagram: Building placement and building depth for principal building

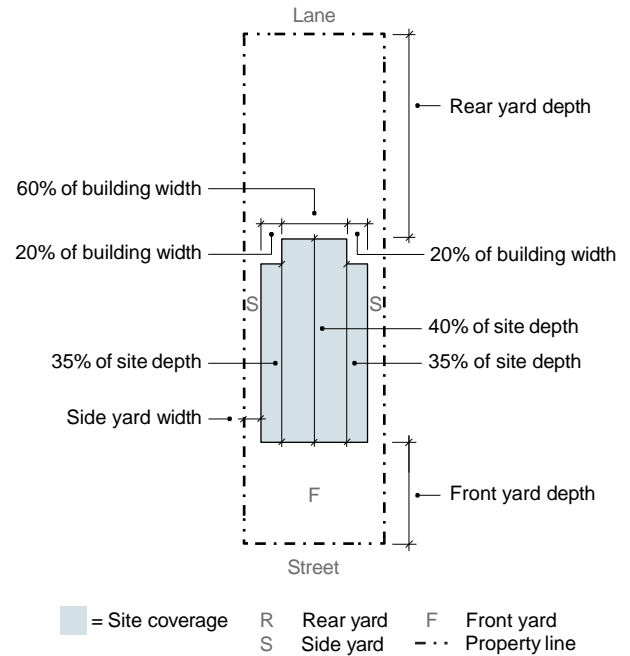
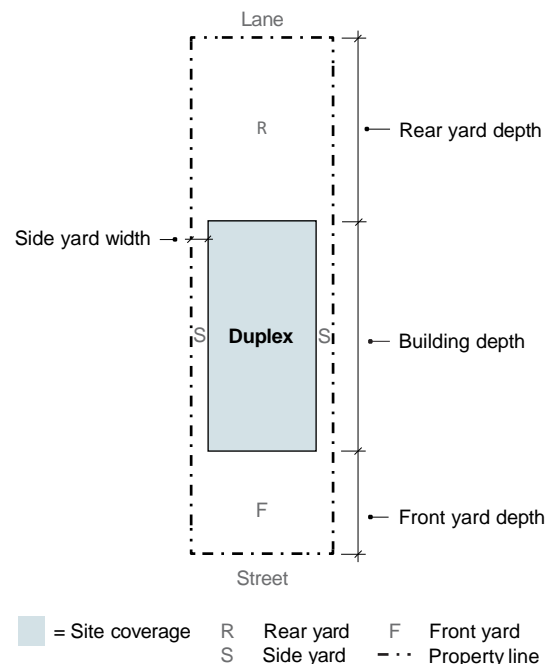
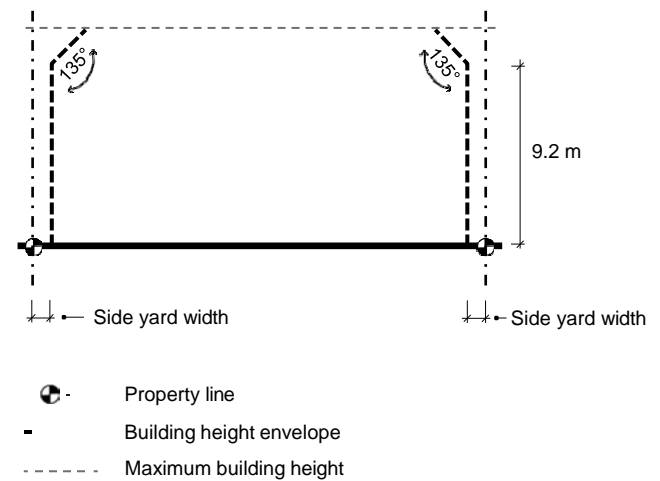


Diagram: Building placement for duplex or duplex with secondary suite



- (a) where an adjacent site is vacant, it is deemed to have a front yard depth of 20% of the site depth;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.

Diagram: Maximum building height envelope

- 3.1.2.16 The Director of Planning may vary the required front yard depth on a double fronting site or a site where a building line has been established pursuant to section 8.1.1 of this by-law.
- 3.1.2.17 If the provisions of sections 3.1.2.7 and 3.1.2.15 above result in a distance between the front yard and the rear yard that is less than 40% of the site depth, and if the principal building is sited so that it abuts the required rear yard, the required front yard depth will be reduced so that the distance between the front yard and the rear yard is equal to 40% of the site depth.

Side Yard

- 3.1.2.18 Despite the minimum side yard width in section 3.1.2.6(b) above, a side yard need not exceed a width of 20% of the site width.

Rear Yard

- 3.1.2.19 Despite the minimum rear yard depth in section 3.1.2.7 above, the required rear yard depth will be reduced to a depth of not less than the largest of the rear yard depths of the sites on either side, subject to the following:
- (a) where an abutting site is vacant, it is deemed to have a rear yard depth of 40% of its site depth;
 - (b) where an adjacent site abuts the site by way of its rear property line or is separated by a street or lane, it will not be used in determining the reduction of the required rear yard depth;
 - (c) where the site has an exterior side yard, the required rear yard depth will be reduced to that of the abutting site; and
 - (d) any portion of the principal building to be located within that part of the minimum rear yard depth decreased as provided for in this section 3.1.2.19 must comply with the provisions of section 2.2.9(a) of this schedule.

3.1.2.20 For buildings existing prior to April 12, 1988, the required rear yard depth will be reduced by an amount not exceeding 3.1 m, provided that the resulting depth of the principal building does not exceed 40% of the site depth. The floor of a roof deck or deck located within that part of the rear yard decreased as provided for in this section **3.1.2.20** must not be any higher than the floor of the first storey of the principal building.

Area of Impermeable Materials

3.1.2.21 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to March 26, 1996 to a maximum of 70% of the total site area if:

- (a) the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Depth

3.1.2.22 Despite the maximum building depth in section **3.1.2.10(c)** above, for corner sites, the maximum building depth for the 20% portion of the maximum building width facing a flanking street or lane is 40%.

3.1.2.23 Despite the maximum building depth in section **3.1.2.10(c)** above, where a 20% portion of the maximum building width is adjacent to a site fronting the same street, and the projected rear of the principal building on that site, excluding any decks at or below the first storey floor level, extends further back than the 35% building depth of the subject site, the building depth for this portion of the subject site may be increased to match the projected building depth of the principal building on the adjacent site to a maximum of 40%.

3.1.2.24 Despite the maximum building depth in section **3.1.2.10(c)** above, open and covered decks, at or below the first storey floor level, and basements and cellars may project to a maximum 40% of the site depth.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height;
- (d) in the computation of the above-grade floor space ratio, areas of basement or cellar below those decks, skylights or roofs that are greater than 1.8 m above the horizontal datum plane as described in section [4.3.2.4.4.2](#) and section [4.3.34.2.3](#); and
- (e) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total floor area permitted above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which:
 - (i) are located in an accessory building located within 7.9 m of the ultimate rear property line, or
 - (ii) where a site has no developed secondary access, are located in a principal building, or in an accessory building located within the building depth prescribed in this schedule, up to a maximum of 42 m²;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that are located above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch;

- (f) areas of floors existing, proposed or as may be extended over open-to-below space on a storey or a partial storey with a height of less than 1.2 m as measured to the underside of roof rafters or to the underside of the top member of a truss;
- (g) floors located below the first storey as defined in section ~~4.1.2(a)~~ 4.1.3(a) below with a height of less than 1.2 m measured to the underside of floor joists;
- (h) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) for all uses except for duplex and duplex with secondary suite, they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) for duplex and duplex with secondary suite, they face a street or rear property line,
 - (iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iv) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area,
 - (v) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m,
 - (vi) for duplex and duplex with secondary suite, the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor, and
 - (vii) for all uses except for duplex and duplex with secondary suite, the maximum height must comply with section ~~4.6.2.14~~ 4.6.2.15 of this schedule;
- (i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(h) above, to which there is no access from the interior of the building;
- (j) the floor area of a laneway house; and
- (k) areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 6:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
 - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted floor area above the basement or cellar level,

and despite the definition of “partial storey” in **Section 2** of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 4.1.2(k).

- 4.1.3 For the purposes of this schedule:
- (a) the first storey must be the storey with an average floor elevation at or below:
 - (i) 2.0 m above existing grade for houses existing prior to April 12, 1988, and
 - (ii) 1.8 m above existing grade for all other houses; and
 - (b) the second storey must be the next storey above the first storey, but no portion of the second storey floor level must exceed 3.7 m above the first storey floor level.
- 4.1.4 In the case of a corner site, where the rear property line of a site adjoins the side yard of a site in an R district, without the intervention of a lane, the Director of Planning may vary the provisions of section 4.1.2 above to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².

4.2 Building Height: Measurement

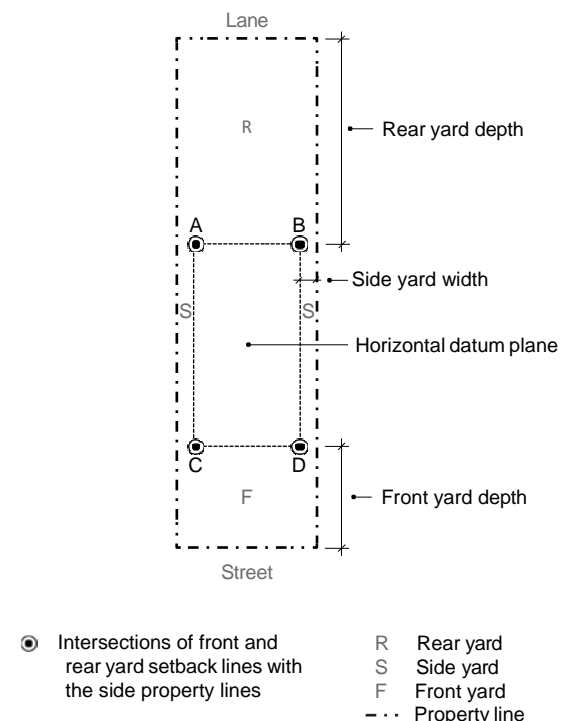
4.2.1 The height of any building, including any accessory building, located within the permitted building depth prescribed in this schedule must be measured from the horizontal datum plane.

4.2.2 For the purposes of this schedule, the horizontal datum plane is a single horizontal, flat surface, the elevation of which is the average of the existing site elevations taken at the intersections of the required front and rear yard setback lines with the side property lines.

4.2.3 Despite section 4.2.2 above, the elevation of the horizontal datum plane must not exceed an elevation of 1.5 m above the lowest of the elevations averaged to determine the elevation of this plane.

4.2.4 Despite sections 4.2.1, 4.2.2 and 4.2.3 above, the height of an accessory building not within the permitted building depth prescribed in this schedule must be measured from existing grade around the perimeter of the accessory building.

Diagram: Horizontal datum plane



$$HDP = \frac{A + B + C + D}{4}$$

4.3 Yards: Projections and Measurement

- 4.3.1 Despite the yard projection regulations in [Section 10](#) of this by-law, no decks are permitted to be directly above those portions of an entry, porch and verandah which project into a required front yard;
- 4.3.2 Entries, porches and verandahs complying with section [4.1.2\(h\)](#) of this schedule, may project up to 2.0 m into the required rear yard if:
- (a) such a projection is limited to 30% of the building width;
 - (b) no decks are directly above those portions of an entry, porch and verandah which project into a required rear yard; and
 - (c) such a projection does not extend more than 2.0 m beyond the permitted building depth.
- 4.3.3 Where a building line has been established pursuant to section [8.1.2](#) of this by-law, such building line will be deemed to be the southerly boundary of any required rear yard on lands described in “Plan A” of Part III of [Schedule E](#) to this by-law, despite any dimension contained herein.

4.4 Site Coverage and Impermeability: Measurement

- 4.4.1 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area is 30%.
- 4.4.2 The maximum area of impermeable materials includes site coverage for all buildings.
- 4.4.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:
- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
 - (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.5 Building Depth: Measurement

- 4.5.1 Building depth means the distance measured from the required front yard, in a straight line perpendicular to the front yard to a point directly opposite at the furthest extent of the building, including decks, except that where an existing building encroaches into the required front yard, the distance must be measured from the front exterior wall rather than the required front yard.
- 4.5.2 Projections into yards permitted in [Section 10](#) of this by-law and in sections [4.3.1](#) and [4.3.2](#) of this schedule will not be included in the calculation of building depth.

4.6 External Design

4.6.1 External design regulations for all uses

4.6.1.1 All uses are subject to the external design regulations in this section [4.6.1](#).

4.6.1.2 The surface of the ground adjoining a building may be lowered only for the purpose of providing:

- (a) a window well for a basement or a cellar, if the lowered surface does not extend more than 1.0 m from the surface of a wall;
- (b) a sunken entrance for a basement, if:
 - (i) the portion of the building abutting the lowered surface faces either the front street or the rear property line,
 - (ii) the lowered surface does not extend more than 3.1 m into the required front or rear yard, measured from the street-facing wall and including stair runs or vertical change in grade between the basement and the existing grade, and
 - (iii) the sum of the widths of all lowered surfaces abutting the building is not greater than half the building width or 4.6 m, whichever is the lesser; or
- (c) a sunken entrance for a cellar in buildings existing prior to June 23, 2020, if:
 - (i) it complies with section [4.6.1.2\(b\)](#) above, and
 - (ii) the depth of the lowered surface does not exceed 1.83 m below the average finished grade.

4.6.1.3 Exterior windows in a secondary suite or lock-off unit must have:

- (a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
- (b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

4.6.2 External design regulations for all uses, except duplex and duplex with secondary suite

4.6.2.1 All uses, except duplex and duplex with secondary suite, are subject to the external design regulations in this section [4.6.2](#).

4.6.2.2 For the purposes of this section [4.6.2](#):

- (a) “front entrance” means a door facing the front yard and located at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means; and

(b) “side entrance” means a door located on that part of a building facing a side yard and at or within 1.8 m of grade or connected to grade by stairs, a ramp or other means.

- 4.6.2.3 For single detached house, there must be no more than 1 separate and distinct front entrance.
- 4.6.2.4 For single detached house with secondary suite, there must be no more than 2 separate and distinct front entrances.
- 4.6.2.5 For single detached house and single detached house with secondary suite, a side entrance must face a street or lane, or be located at least 5.0 m from the side property line, and there must be no more than 1 side entrance facing each side yard, except that 2 side doors may be permitted to face a side yard that abuts a street or lane.
- 4.6.2.6 Despite sections [4.6.2.3](#), [4.6.2.4](#) and [4.6.2.5](#) above, the Director of Planning may, on the advice of the Chief Building Official, permit 1 additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989.
- 4.6.2.7 For portions of a building more than 7.3 m above the horizontal datum plane as defined in sections [4.2.14.2.2](#) and [4.2.3](#) of this schedule:
- (a) dormer roofs must:
- (i) be either gable, hip or shed in form,
 - (ii) have a slope not less than 4:12 and not more than 14:12, and
 - (iii) not exceed 9.1 m above the horizontal datum plane, except for dormers described under section [4.6.2.10\(c\)](#) below; and
- (b) all roofs other than dormer roofs must:
- (i) be either hip or gable or a combination of both,
 - (ii) have a slope not less than 6:12 and not more than 14:12, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.3 m above the horizontal datum plane or 0.6 m above the floor level of a partial storey or attic above the second storey.
- 4.6.2.8 Portions of a building conforming to sections ~~[10.18.1\(a\)](#)~~[10.1.1\(a\)](#), ~~[10.18.1\(c\)](#)~~ [10.1.1\(c\)](#) and ~~[10.18.1\(d\)](#)~~ [10.1.1\(d\)](#) of this by law will not be considered for the determination of building height under section [4.6.2.7](#) above.
- 4.6.2.9 Roof decks are permitted above the second storey if:
- (a) the total area of the roof deck does not exceed 0.03 multiplied by the site area;
 - (b) the base of the roof deck does not exceed 0.6 m above the floor level of a partial storey or attic above the second storey; and

- (c) the roof deck is entirely contained in the rear half of the permitted building depth and is set back a minimum of 0.6 m from the perimeter walls of the second storey.

4.6.2.10 Where a dormer or dormers are provided on a partial storey above the second storey:

- (a) the total width of the dormer or dormers:
 - (i) facing a rear yard must not exceed 40% of the total width of the elevation of the storey below,
 - (ii) facing an interior side yard must not exceed 25% of the total width of the elevation of the storey below, and
 - (iii) facing a street or flanking lane must not exceed:
 - (A) 25% of the width of the storey below where there is 1 dormer, or
 - (B) 30% of the width of the storey below where there are 2 or more dormers, each separated by at least 1.5 m;
- (b) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below;
- (c) despite sections [4.6.2.10\(a\)](#) and [4.6.2.10\(b\)](#) above, where a site is less than 13.7 m in width, 1 dormer, which faces an interior side yard and which provides headroom over a stair and any intermediate and top landings which provide access from the second storey to the partial storey above:
 - (i) may have its face wall flush or continuous with the second storey exterior wall face below, and
 - (ii) need not be less than 4.6 m in width,and no other dormers are permitted facing this interior side yard; and
- (d) they must face only 1 side yard on lots less than 13.7 m in width, except where a lot is a corner lot, in which case dormers may face both side yards.

4.6.2.11 Gable end walls must be designed so that:

- (a) a gable roof, any portion of which is greater than 7.3 m above the horizontal datum plane, does not have gable end walls with ridges more than 7.3 m above the horizontal datum plane on more than 2 building elevations; and
- (b) no more than 1 gable end wall on a building elevation exceeds 9.1 m in height above the horizontal datum plane.

4.6.2.12 A bay window projecting into a required yard, as permitted under [Section 10](#) of this by law, must not exceed 2.4 m at its widest dimension and the total width of all bay windows projecting into a required yard, measured at their widest dimensions, must not exceed 25% of the width of the storey on that elevation where they are located.

- 4.6.2.13 Where a basement or cellar horizontally projects beyond the first storey, the projecting area must:
- (a) face the rear property line or an interior side yard;
 - (b) face the street towards which the front entry faces and be under an approved deck, planter or patio at or below the first storey floor level;
 - (c) on a corner lot, face a street other than as described in section 4.6.2.13(b) above, and not be closer to the property line fronting this street than the closest portion of the first storey; or
 - (d) be below an entry, porch ~~and-or~~ verandah as described in sections 4.3.1 or 4.3.2 of this schedule, except in no case may a basement or cellar project into a required yard or exceed permitted building depth requirements.
- 4.6.2.14 Metal chimney flues or vents must be visually screened from view by a non-combustible enclosure except that this requirement will not apply to through-wall-direct-vented gas fireplaces.
- 4.6.2.15 The maximum height of entries, porches and verandahs will be governed by the following:
- (a) the height above the entry, porch or verandah floor to the ceiling must not exceed 3.1 m and the height above the entry, porch or verandah floor to the top of a flat roof covering the entry, porch or verandah must not exceed 4.0 m; or
 - (b) the height above the entry, porch or verandah floor to the ridge or highest point of a gable, hip, or vaulted roof springing from no higher than 3.4 m above the entry, porch or verandah floor, must not exceed 4.9 m.
- 4.6.2.16 Where a front entry, porch or verandah area includes columns, piers, pillars or posts or other similar elements, these must not exceed the lesser of the first storey ceiling height or 3.1 m above the entry, porch or verandah floor and where they are used on a deck, balcony, or roof area directly above this first-storey entry, porch or verandah area, no columns, piers, pillars, posts or other similar elements may exceed 1.2 m in height above the second storey floor level.
- 4.6.2.17 Except for front door side lights to a total maximum of 2.3 m², and transom lights over front doors to a maximum of 2.3 m², windows must be of clear glass or leaded clear glass or leaded stained glass, except bevelled glass, frosted glass, sandblasted glass or glass block may be used for basement windows, windows at stairwells or any windows into lavatories, bathrooms or dressing rooms.
- 4.6.2.18 Exterior wall cladding materials must:
- (a) include wood, unglazed brick with a minimum thickness of 50 mm, non-polished stone with a minimum thickness of 76 mm, split-face stone, split-face concrete block, stone-dash stucco, pebble-dash stucco, acrylic stucco, paint, stain or similar coatings;
 - (b) include, in addition to the materials listed in section 4.6.2.18(a) above, concrete or concrete block for foundation walls below the first storey and any material for architectural accents up to a maximum of 1.0 m² per building elevation;

- (c) not be used so that more than 2 wall cladding materials appear on any single building elevation, except a third material is permitted above the second storey on gable ends or dormers;
- (d) be used so that, where a building elevation includes a vertically continuous wall on the first and second storeys and this wall is also continuous to a gable end wall on a partial storey above the second storey, more than 1 wall cladding system will be required above the basement level;
- (e) be used so that, despite sections [4.6.2.18\(c\)](#) and [4.6.2.18\(d\)](#) above, materials on chimneys, basements, cellar or crawl space walls, entries, porches, verandahs, entry, porch or verandah columns, guards, handrails, windows, doors, window and door trims, belt courses, fascia boards, trim boards, gutters and drain pipes, architectural accents totalling less than 1.0 m² per building elevation, and entry, porch or verandah roof gable ends are not included when calculating the number of exterior wall cladding materials; and
- (f) be used so that all wall cladding materials used on a front facade are continued in equal proportions no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane such as at a bay window or chimney projection.

4.6.2.19 Roofing materials must consist of:

- (a) wood shingles or wood shakes in natural finish, or asphalt shingles coloured black, blue, grey, green, brown, burgundy, tan or beige;
- (b) slate or slate composites coloured black, green or grey;
- (c) copper or baked enamel matte or flat finished metal roof systems coloured black, grey, brown, beige or tan; or
- (d) flat profile concrete or clay roof tiles in matte or flat finished colours black, grey, brown, beige or tan.

4.6.2.20 Nothing in section [4.6.2.19](#) above precludes the use of skylights or flashing.

4.6.2.21 Roofs with a slope of less than 4:12 will be exempt from the requirements of section [4.6.2.19](#) above and the roof materials thereon are not regulated by this schedule.

4.6.2.22 Except where a window or door is recessed at least 100 mm behind the adjacent exterior wall faces, all doors and windows must have a minimum 75 mm wide trim all around, except door sill trim may be omitted.

4.6.2.23 The Director of Planning may vary the requirements of sections [4.6.2.7](#) roof form, [4.6.2.9](#) roof decks, [4.6.2.10](#) dormers, [4.6.2.11](#) gables, [4.6.2.12](#) bay windows, [4.6.2.13](#) basements, [4.6.2.14](#) chimneys, [4.6.2.15](#) and [4.6.2.16](#) entries, porches or verandahs, [4.6.2.17](#) windows, [4.6.2.18](#) exterior wall cladding, [4.6.2.19](#) roofing materials, and [4.6.2.22](#) window trim provided that the Director of Planning:

- (a) considers the intent of this schedule and all applicable Council policies and guidelines;
- (b) considers the impact on adjacent properties with regard to shadowing and loss of privacy;
- (c) considers the design of the proposed development in relationship to neighbourhood character;

- (d) may require the submission of photographs or drawings showing the subject property and surrounding properties; and
- (e) may consider the submission of any advisory group, property owner or tenant.

4.6.2.24 For renovations and additions to a building existing prior to March 26, 1996, the Director of Planning may vary the requirements of sections [4.6.2.7](#) roof form, [4.6.2.9](#) roof decks, [4.6.2.10](#) dormers, [4.6.2.11](#) gables, [4.6.2.12](#) bay windows, [4.6.2.13](#) basements, [4.6.2.14](#) chimneys, [4.6.2.15](#) and [4.6.2.16](#) entries, porches or verandahs, [4.6.2.17](#) windows, [4.6.2.18](#) exterior wall cladding, [4.6.2.19](#) roofing materials, and [4.6.2.22](#) window trim where the Director of Planning considers these requirements to be unduly restrictive, and provided that the Director of Planning:

- (a) considers the intent of this schedule and all applicable Council policies and guidelines;
- (b) considers the impact on neighbouring properties with particular regard to shadowing and loss of privacy;
- (c) considers the presence of original materials and detailing and their architectural merit;
- (d) considers the extent and exterior design of the proposed new work as related to the existing buildings character and design;
- (e) may require the submission of photographs and drawings showing the existing property and surrounding properties; and
- (f) may consider the submission of any advisory group, property owner or tenant.

4.6.3 External design regulations for duplex and duplex with secondary suite

4.6.3.1 Duplex and duplex with secondary suite are subject to the external design regulations in this section [4.6.3](#).

4.6.3.2 There must be:

- (a) 2 main entrances, 1 to each principal dwelling unit;
- (b) on a corner site, 1 main entrance facing the front street and 1 main entrance facing the flanking street; and
- (c) 1 entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.

4.6.3.3 The roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs must:
 - (i) be either hip or gable, or a combination of both,
 - (ii) have a slope not less than 7:12 and not more than 12:12, and

- (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey, or attic above the second storey;
- (b) dormer roofs must be gable, hip or shed, and must have a slope of not less than 4:12;
- (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (e) despite section **4.6.3.3(d)** above, 1 dormer, which faces an interior side yard and provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above, may have its face wall flush or continuous with the second storey exterior wall face below.

4.6.3.4 The Director of Planning may vary the requirements of sections **4.6.3.2** and **4.6.3.3** above if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression.

5 RELAXATIONS

5.1 For sites where the average slope within the allowable building envelope as determined by yard setbacks exceeds 15%, or for sites exceeding 30.5 m in width and 1,393 m² in area, and where, due to conditions peculiar to the site, literal enforcement of sections **4.2.1**, **4.2.2** and **4.2.3** of this schedule would result in an unnecessary hardship, the Director of Planning may relax the height regulations in sections **3** and **4** of this schedule to permit the height to be measured from a hypothetical surface determined by joining the existing grades at the intersections of the hypothetical lines defining the front and rear yards and the side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, the Director of Planning may instead require that height be measured from base surface.

5.2 Where, due to conditions peculiar to the site or to the proposed development, literal enforcement would result in unnecessary hardship, the Director of Planning may relax:

- (a) the minimum front yard depth;
- (b) the minimum side yard width;
- (c) the minimum rear yard depth;
- (d) the maximum building depth;
- (e) the height of roofs in section **4.6.2.6**, **4.6.2.7**; and
- (f) the floor space ratio exclusions for parking in accessory buildings in section **4.1.2(c)(i)** of this schedule,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

- 5.3 Where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE TT

RS-7

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to maintain the residential character of the area in the form of duplexes, single detached houses, secondary suites, laneway houses, infill, multiple conversion dwellings, multiple dwellings on large lots, and infill and multiple conversion dwellings in combination with retention of a character house. Duplexes on sites larger than 511 m² must include at least 1 secondary suite.

Without limitation, applicable Council policies and guidelines for consideration include the [RS-7 Design Guidelines](#), [RS-2 and RS-7 Infill and Multiple Dwelling Guidelines](#), [Multiple Conversion Dwelling Guidelines \(RS-1A, RS-2, RS-7, RT-1 and RT-2 Districts\)](#) and [Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RS-7 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
929 m ²	Multiple Dwelling	3.1
	Infill (other than in combination with the retention of a character house)	3.1
	2 or more principal residential buildings on a site	3.1
334 m ²	Duplex or Duplex with Secondary Suite	3.2
	Single Detached House or Single Detached House with Secondary Suite	3.2
--	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	2.2.1
Duplex with Secondary Suite	Conditional	2.2.1 , 2.2.2
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	
Infill	Conditional	
Laneway House	Conditional	2.2.3
Mixed-Use Residential Building	Conditional	2.2.1 , 2.2.4
Multiple Conversion Dwelling, resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.5
Multiple Conversion Dwelling, other than resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.6

Use	Approval	Use-Specific Regulations
Multiple Dwelling	Conditional	2.2.1
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.7
Seniors Supportive or Assisted Housing	Conditional	2.2.1
Single Detached House	Outright	2.2.1
Single Detached House with Secondary Suite	Conditional	2.2.1
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.8
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.9
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.10
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.11
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 The Director of Planning may permit more than 1 principal residential building on a site, if the Director of Planning considers:
- the height, bulk, location and overall design of the buildings and their impact on the site, surrounding buildings, streets and existing views;
 - the amount of open space and the impact of overall design on the general amenity of the area;
 - the preservation of the architectural character and general amenity desired for the area; and
 - the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.2 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.3 Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.
- 2.2.4 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.5 Multiple conversion dwelling resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if it contains no housekeeping or sleeping units.
- 2.2.6 Multiple conversion dwelling, other than resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted if:
- the Director of Planning considers the quality and liveability of the resulting units, and the impact of the conversion on adjacent properties and the character of the area; and
 - no development permit is issued unless the Director of Planning is satisfied that the dwelling will comply with the relevant provisions of other by-laws that relate to the design, construction and safety of buildings and until the requisite permits required by such by-laws are issuable.
- 2.2.7 Principal dwelling unit with lock-off unit may be permitted only in:
- a duplex and there may be no more than 1 lock-off unit for each dwelling unit; and

- (b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit and the lock-off unit is in the dwelling unit without a secondary suite.

2.2.8 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.9 Farmers’ market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.10 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

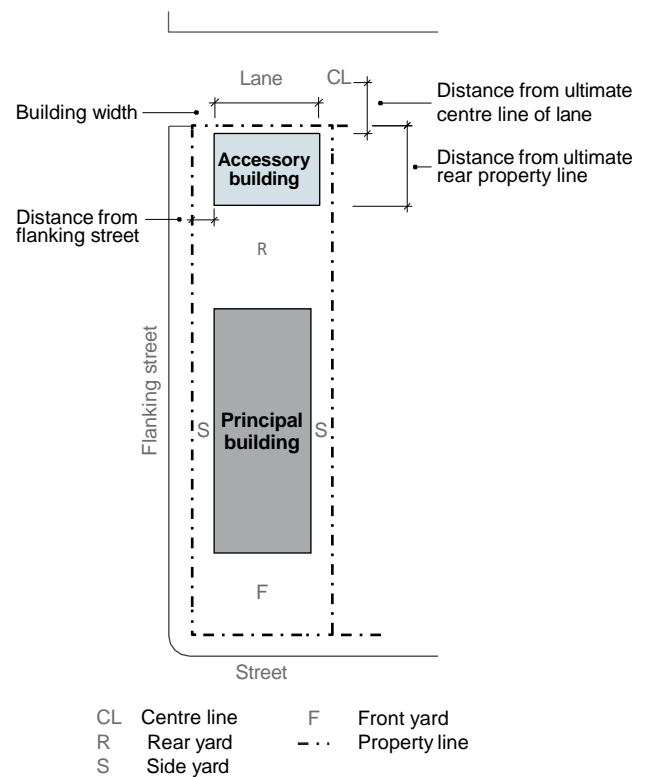
- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line or within the permitted building depth as prescribed in this schedule,

- (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;

(c) for all uses except for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 45% of the minimum rear yard prescribed in this schedule, or 48 m², whichever is the greater, except that the total allowable accessory building floor area will be reduced by:

- (i) floor area previously excluded from existing development pursuant to section 4.1.2(c) of this schedule, and
- (ii) the floor area of a laneway house;

Diagram: Building placement for accessory building



- (d) for duplex and duplex with secondary suite, the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;
- (e) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (f) roof decks and decks are only located on an accessory building that is within the permitted building depth as prescribed in this schedule.

2.2.11 Accessory parking spaces customarily ancillary to any outright approval use listed in section [2.1](#) of this schedule must comply with the provisions of section [2.2.10\(b\)](#) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple Dwelling, 2 or more Principal Residential Buildings on a Site, and Infill (other than in combination with a character house)

Multiple dwelling, 2 or more principal residential buildings on a site, and infill other than in combination with a character house existing on the site as of January 16, 2018, are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.60, except that:

- (a) the floor space ratio is increased to 0.70 if:
 - (i) the area of all floors at or above finished grade does not exceed a floor space ratio of 0.45,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (b) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and
- (c) the Director of Planning may increase the permitted floor space ratio to a maximum of 0.75 if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines and the submission of any advisory group, property owner, or tenant.

3.1.1.2 The total number of units on a site must not exceed 62 units per hectare, except it need not be less than 2 units.

3.1.2 Building Form and Placement

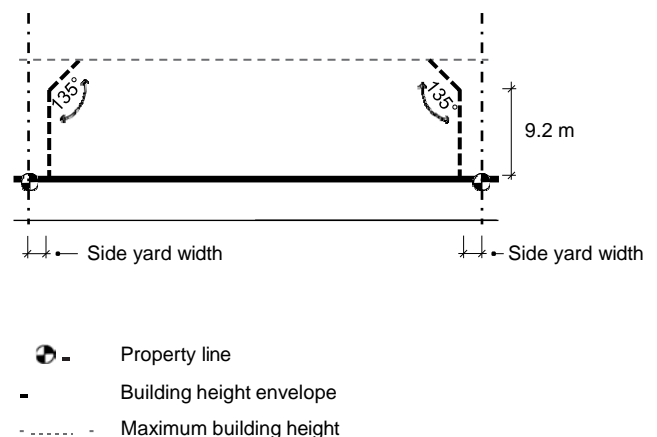
Regulations	RS-7
3.1.2.1 Minimum site area	929 m ²

Regulations	RS-7
3.1.2.2 Maximum building height	10.7 m and 3 storeys
3.1.2.3 Required front yard depth	20% of the site depth
3.1.2.4 Minimum side yard width for:	
(a) multiple dwelling	2.1 m
(b) infill and 2 or more principal residential buildings where the site width does not exceed 15.0 m	10% of the site width
(c) infill and 2 or more principal residential buildings where the site width exceeds 15.0 m	1.5 m
3.1.2.5 Minimum rear yard depth for a site with an average depth:	
(a) not exceeding 36.6 m	10.7 m
(b) exceeding 36.6 m	30% of the site depth
3.1.2.6 Maximum site coverage for all buildings	40% of the site area
3.1.2.7 Maximum area of impermeable materials for infill and 2 or more principal residential buildings on a site	60% of the site area
3.1.2.8 Maximum building depth	40% of the site depth

Building Height

- 3.1.2.9 Despite the maximum building height in section 3.1.2.2 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.
- 3.1.2.10 Despite the maximum building height in section 3.1.2.2 above, the building height must not exceed an envelope located in compliance with the side yard regulations and formed by planes vertically extended 9.2 m in height and then extending inward and upward at an angle of 135 degrees from the vertical.

Diagram: Maximum building height envelope



Front Yard

3.1.2.11 Despite the required front yard depth in section 3.1.2.3 above, on a site where the average front yard depth of the 2 adjacent sites on each side of the site is more than 20% of the site depth by at least 1.5 m, or is less than 20% of the site depth, the minimum front yard depth will be that average, subject to the following:

- (a) where an adjacent site is vacant, it is deemed to have a front yard depth of 20% of the site depth;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.

3.1.2.12 The Director of Planning may vary the required front yard depth on a double fronting site or a site where a building line has been established pursuant to section 8.1.1 of this by-law.

3.1.2.13 If the provisions of sections 3.1.2.5 and 3.1.2.11 above result in a distance between the front yard and the rear yard that is less than 40% of the site depth, and if the principal building is sited so that it abuts the required rear yard, the required front yard depth will be reduced so that the distance between the front yard and the rear yard is equal to 40% of the site depth.

Side Yard

3.1.2.14 The Director of Planning may vary:

- (a) the minimum side yard width in section 3.1.2.4(a) above; and

Diagram: Building placement for multiple dwelling

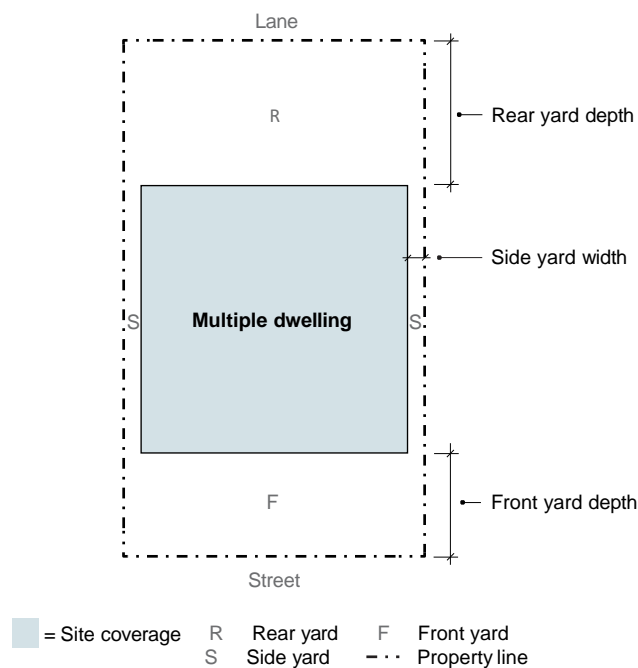
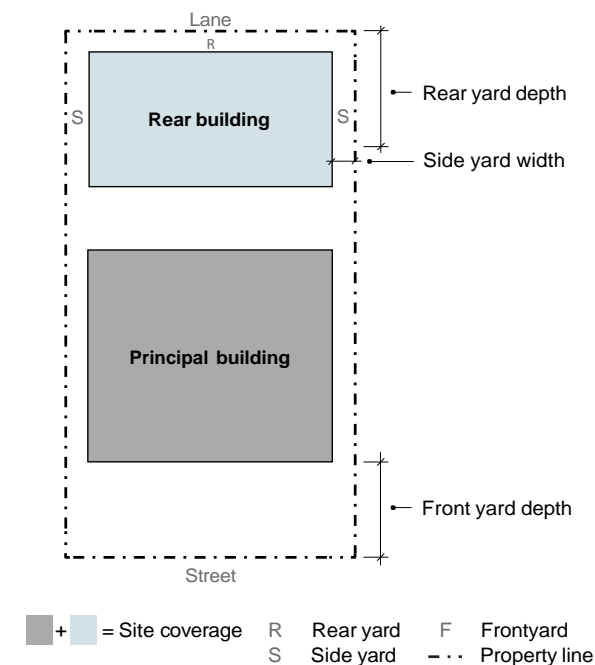


Diagram: Building placement for 2 or more principal buildings or infill



- (b) the minimum side yard width in sections 3.1.2.4(b) and 3.1.2.4(c) above, provided that:
- (i) any building not within the building depth specified in section 3.1.2.8 above must have a building height not exceeding 7.3 m measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of the building may exceed 8.5 m in building height, and
 - (ii) the Director of Planning considers:
 - (A) the height, bulk, location, and overall design of buildings and their impact on the site, surrounding buildings, adjacent properties, and the streetscape,
 - (B) the amount of open space and the impact of the overall design on the general amenity of the area, and
 - (C) the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

3.1.2.15 The Director of Planning may vary the minimum rear yard depth for infill or 2 or more principal residential buildings on a site, provided that:

- (a) any building not within the building depth specified in section 3.1.2.8 above must have a building height not exceeding 7.3 m measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of the building may exceed 8.5 m in building height; and
- (b) the Director of Planning considers:
 - (i) the height, bulk, location, and overall design of buildings and their impact on the site, surrounding buildings, adjacent properties, and the streetscape,
 - (ii) the amount of open space and the impact of the overall design on the general amenity of the area, and
 - (iii) the intent of this schedule and all applicable Council policies and guidelines.

Site Coverage

3.1.2.16 The Director of Planning may vary the maximum site coverage.

Area of Impermeable Materials

3.1.2.17 The Director of Planning may vary the maximum area of impermeable materials.

3.2 Other Uses

Duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, uses involving character retention, and all other uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio for all uses except duplex and duplex with secondary suite is 0.60, except that:

- (a) for single detached house, single detached house with secondary suite and multiple conversion dwelling, the Director of Planning may increase the permitted floor space ratio to 0.64, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (b) the floor space ratio is increased to 0.70 if:
 - (i) the area of all floors at or above finished grade does not exceed a floor space ratio of 0.45,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs;
- (c) for buildings existing prior to July 7, 2009, the floor space ratio for the area of all floors at, above or below finished grade, is increased to 0.75 to permit the addition of a basement or cellar, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs; and
- (d) the Director of Planning may increase the permitted floor space ratio to a maximum of:
 - (i) 0.75 to facilitate converting a character house to a multiple conversion dwelling; and
 - (ii) 0.85 for infill in combination with the retention of a character house,if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.2.1.2 For duplex and duplex with secondary suite, the maximum floor space ratio is 0.70, except that the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey that has a floor surface located 1.8 m or more above finished grade, must not exceed 371 m².

3.2.1.3 For multiple conversion dwelling, the total number of units on a site must not exceed 62 units per hectare, except it need not be less than 2 units.

3.2.2 Building Form and Placement

Regulations	RS-7
3.2.2.1 Minimum site area for:	334 m ²
(a) duplex or duplex with secondary suite	
(b) single detached house or single detached house with secondary suite	
(c) multiple conversion dwelling	
3.2.2.2 Maximum site area for duplex	511 m ²
3.2.2.3 Maximum building height	10.7 m and 3 storeys
3.2.2.4 Minimum front yard depth	20% of the site depth
3.2.2.5 Minimum side yard width for:	10% of the site width
(a) single detached house, single detached house with secondary suite, duplex, duplex with secondary suite, multiple conversion dwelling and community care facility – class A, where the site width does not exceed 15.0 m	
(b) single detached house, single detached house with secondary suite, duplex, duplex with secondary suite, multiple conversion dwelling and community care facility – class A, where the site width exceeds 15.0 m	
(c) all other uses	2.1 m
3.2.2.6 Minimum rear yard depth for a site with an average depth:	10.7 m
(a) not exceeding 36.6 m	
(b) exceeding 36.6 m	30% of the site depth
3.2.2.7 Maximum site coverage for all buildings for:	45% of the site area
(a) duplex or duplex with secondary suite	
(b) all other uses	40% of the site area
3.2.2.8 Maximum area of impermeable materials	60% of the site area

Regulations	RS-7
3.2.2.9 Maximum building depth	40% of the site depth

Site Area and Site Width

3.2.2.10 The Director of Planning may reduce the minimum site area in section 3.2.2.1 above if the existing lot is on record in the Land Title Office.

3.2.2.11 The design of any new dwelling will first require the approval of the Director of Planning if:

- (a) the site width is less than 9.8 m; or
- (b) the site area is less than 334 m².

Building Height

3.2.2.12 Despite the maximum building height in section 3.2.2.3 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

3.2.2.13 Despite the maximum building height in section 3.2.2.3 above, the building height must not exceed an envelope located in compliance with the side yard regulations and formed by planes vertically extended 9.2 m in height and then extending inward and upward at an angle of 135 degrees from the vertical.

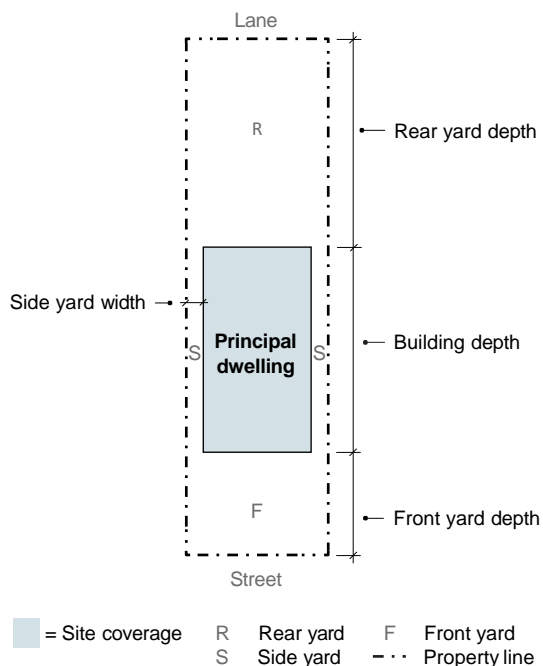
Front Yard

3.2.2.14 Despite the required front yard depth in section 3.2.2.4 above on a site where the average front yard depth of the 2 adjacent sites on each side of the site is more than 20% of the site depth by at least 1.5 m, or is less than 20% of the site depth, the minimum front yard depth will be that average, subject to the following:

- (a) where an adjacent site is vacant, it is deemed to have a front yard depth of 20% of the site depth;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.

3.2.2.15 The Director of Planning may vary the required front yard depth above on a double fronting site or a site where a building line has been established pursuant to section 8.1.1 of this by-law.

Diagram: Building placement for principal dwelling



3.2.2.16 If the provisions of sections [3.2.2.6](#) and [3.2.2.14](#) above result in a distance between the front yard and the rear yard that is less than 40% of the site depth, and if the principal building is sited so that it abuts the required rear yard, the required front yard depth will be reduced so that the distance between the front yard and the rear yard is equal to 40% of the site depth.

Area of Impermeable Materials

3.2.2.17 The Director of Planning may increase the maximum area of impermeable materials for buildings existing prior to January 9, 2001 to a maximum of 70% of the total site area if:

- (a) the percentage of the site area covered by existing impermeable materials is not increased by the proposed development; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height; and
- (d) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total floor area permitted above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking, off-street loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which:
 - (i) are located in an accessory building located within 7.9 m of the ultimate rear property line,
 - (ii) where a site has no developed secondary access, are located in a principal building or an accessory building located within the building depth prescribed in this schedule, up to a maximum of 42 m²,
 - (iii) where the site is less than 307 m² in area, are located in a principal building located within the building depth prescribed in this schedule, up to a maximum of 42 m², or
 - (iv) provide parking for a multiple dwelling and are within a structure that is wholly below finished grade except for the vehicular access ramp and pedestrian stairs;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that are located:

- (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:
- (i) for all uses except for duplex and duplex with secondary suite, they face a street or a rear property line and entries, porches and verandahs are located at the basement or first storey,
 - (ii) for duplex and duplex with secondary suite, they face a street or rear property line,
 - (iii) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (iv) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area,
 - (v) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m,
 - (vi) for duplex and duplex with secondary suite, the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor, and
 - (vii) for all uses except for duplex and duplex with secondary suite, the maximum height must comply with section 4.5.2.15 of this schedule;
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(h) above, to which there is no access from the interior of the building;
- (i) the floor area of a laneway house; and
- (j) areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:
- (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted floor area,

and despite the definition of “partial storey” in Section 2 of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 4.1.2(j).

- 4.1.3 In the case of a corner site, where the rear property line of a site adjoins the side yard of a site in an R district, without the intervention of a lane, the Director of Planning may vary the provisions of section 4.1.2

above to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m².

4.2 Dwelling Unit Density: Calculation

4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.3 Site Coverage and Impermeability: Measurement

4.3.1 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area is 30%.

4.3.2 The maximum area of impermeable materials includes site coverage for all buildings.

4.3.3 Where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials, an amount not exceeding:

- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space multiplied by 3.1 m; and
- (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.

4.4 Building Depth: Measurement

4.4.1 Building depth means the distance from, and perpendicular to, the required front yard, measured in a straight line to a point directly opposite thereto at the furthest extent of the building, including decks, except that where an existing building encroaches into the required front yard, the distance ~~shall~~will be measured from the front exterior wall rather than the required front yard.

4.4.2 Projections into yards permitted in [Section 10](#) of this by-law will not be included in the calculation of building depth.

4.5 External Design

4.5.1 External design regulations for all uses

4.5.1.1 All uses are subject to the external design regulations in this section [4.5.1](#).

4.5.1.2 On sites less than 307 m² in area, a vehicular driveway access ramp to parking in a basement or cellar may be provided and the surface of the ground adjoining the principle building may be lowered without affecting the calculation of the first storey floor elevation, if:

- (a) the lowered surface is no wider than 6.1 m; and

(b) the portion of the building abutting the lowered surface faces a street or lane.

4.5.1.3 Exterior windows in a secondary suite or lock-off unit must have:

- (a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
- (b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

4.5.1.4 For multiple dwelling, infill, 2 or more principal residential buildings on a site, and any non-dwelling use, except for ~~c~~Community ~~c~~Care ~~f~~Facility – ~~c~~Class A, the Director of Planning may vary any of the requirements of this section 4.5 provided that:

- (a) the Director of Planning considers the impact on neighbouring properties with particular regard to shadowing and loss of privacy;
- (b) the Director of Planning considers the neighbourhood character and the general compatibility therewith;
- (c) for infill, the Director of Planning considers the design of the infill in relationship to the existing principal building including its retention of original materials and detailing, and its architectural merit;
- (d) the Director of Planning may consider the submission of any advisory group, property owner or tenant; and
- (e) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4.5.2 External design regulations for all uses, except duplex and duplex with secondary suite

4.5.2.1 All uses, except duplex and duplex with secondary suite, are subject to the external design regulations in this section 4.5.2.

4.5.2.2 For the purposes of this section 4.5.2:

- (a) “front entrance” means a door facing the front yard and located at or within 2.0 m of grade or connected to grade by stairs, a ramp or other means; and
- (b) “side entrance” means a door located on that part of a building facing a side yard and at or within 2.0 m of grade or connected to grade by stairs, a ramp or other means.

4.5.2.3 For single detached house, there must be no more than 1 separate and distinct front entrance.

4.5.2.4 For single detached house with secondary suite, there must be no more than 2 separate and distinct front entrances.

- 4.5.2.5 A side entrance to a dwelling must face a street or lane, or be located at least 5.0 m from the side property line, and there must be no more than 1 side entrance facing each side yard, except where the side yard faces a street or lane.
- 4.5.2.6 Despite sections [4.5.2.3](#), [4.5.2.4](#) and [4.5.2.5](#) above, the Director of Planning may, on the advice of the Chief Building Official, permit 1 additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989.
- 4.5.2.7 For portions of a building more than 7.3 m in building height:
- (a) dormer roofs must:
 - (i) be either gable, hip or shed,
 - (ii) have a slope not less than 4:12 and not more than 14:12, and
 - (iii) not exceed 9.1 m above the horizontal datum plane, except for dormers described under section [4.5.2.10\(c\)](#) below; and
 - (b) all roofs other than dormer roofs must:
 - (i) be either hip or gable or a combination of both,
 - (ii) have a slope not less than 6:12 and not more than 14:12, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.3 m above the base surface or 0.6 m above the floor level of a partial storey or attic above the second storey.
- 4.5.2.8 Portions of a building conforming to sections ~~10.17.1(a)~~[10.1.1\(a\)](#), ~~10.17.1(c)~~ [10.1.1\(c\)](#) and ~~10.17.1(d)~~ [10.1.1\(d\)](#) of this by-law will not be considered for the determination of building height under section [4.5.2.7](#) above.
- 4.5.2.9 Roof decks are permitted above the second storey if:
- (a) the total area of the roof deck does not exceed 0.03 multiplied by the site area;
 - (b) the base of the roof deck does not exceed 0.6 m above the floor level of a partial storey or attic above the second storey; and
 - (c) the roof deck is entirely contained in the rear half of the permitted building depth and is set back a minimum of 0.6 m from the perimeter walls of the second storey.
- 4.5.2.10 Where a dormer or dormers are provided on a partial storey above the second storey:
- (a) the total width of the dormer or dormers:
 - (i) facing a rear yard must not exceed 40% of the total width of the elevation of the storey below,
 - (ii) facing an interior side yard must not exceed 25% of the total width of the elevation of the storey below, and

(iii) facing a street or flanking lane must not exceed:

(A) 25% of the width of the storey below where there is 1 dormer, or

(B) 30% of the width of the storey below where there are 2 or more dormers, each separated by at least 1.5 m;

(b) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below;

(c) despite sections [4.5.2.10\(a\)](#) and [4.5.2.10\(b\)](#) above, where a site is less than 13.7 m in width, 1 dormer, which faces an interior side yard and which provides headroom over a stair and any intermediate and top landings which provide access from the second storey to the partial storey above:

(i) may have its face wall flush or continuous with the second storey exterior wall face below, and

(ii) need not be less than 4.6 m in width,

and no other dormers are permitted facing this interior side yard; and

(d) they must face only 1 side yard on lots less than 13.7 m in width, except where a lot is a corner lot, in which case dormers may face both side yards.

4.5.2.11 Gable end walls must be designed so that:

(a) a gable roof, any portion of which is greater than 7.3 m in height, does not have gable end walls with ridges more than 7.3 m in height on more than 2 building elevations; and

(b) no more than 1 gable end wall on a building elevation exceeds 9.1 m in height.

4.5.2.12 A bay window projecting into a required yard, as permitted under [Section 10](#) of this by-law, must not exceed 2.4 m at its widest dimension and the total width of all bay windows projecting into a required yard, measured at their widest dimensions, must not exceed 25% of the width of the storey on that elevation where they are located.

4.5.2.13 Where a basement or cellar horizontally projects beyond the first storey, the projecting area must:

(a) face the rear property line or an interior side yard;

(b) face the street towards which the front entry faces and be under an approved deck, planter or patio at or below the first storey floor level;

(c) on a corner lot, face a street other than as described in section [4.5.2.13\(b\)](#) above, and not be closer to the property line fronting this street than the closest portion of the first storey; or

(d) be below an entry, porch and verandah as described in section [10.8](#) of this by-law,

except in no case may a basement or cellar project into a required yard or exceed permitted building depth requirements.

- 4.5.2.14 Metal chimney flues or vents must be visually screened from view by a non-combustible enclosure except that this requirement will not apply to through-wall-direct-vented gas fireplaces.
- 4.5.2.15 The maximum height of entries, porches and verandahs will be governed by the following:
- (a) the height above the entry, porch or verandah floor to the ceiling must not exceed 3.1 m and the height above the entry, porch or verandah floor to the top of a flat roof covering the entry, porch or verandah must not exceed 4.0 m; or
 - (b) the height above the entry, porch or verandah floor to the ridge or highest point of a gable, hip, or vaulted roof springing from no higher than 3.4 m above the entry, porch or verandah floor, must not exceed 4.9 m.
- 4.5.2.16 Where a front entry, porch or verandah area includes columns, piers, pillars or posts or other similar elements, these must not exceed the lesser of the first storey ceiling height or 3.1 m above the entry, porch or verandah floor and where they are used on a deck, balcony or roof area directly above this first-storey entry, porch or verandah area, no columns, piers, pillars, posts or other similar elements may exceed 1.2 m in height above the second storey floor level.
- 4.5.2.17 Except for front door side lights to a total maximum of 2.3 m², and transom lights over front doors to a maximum of 2.3 m², windows must be of clear glass or leaded clear glass or leaded stained glass, except bevelled glass, frosted glass, sandblasted glass or glass block may be used for basement windows, windows at stairwells or any windows into lavatories, bathrooms or dressing rooms.
- 4.5.2.18 Exterior wall cladding materials must:
- (a) include wood, unglazed brick with a minimum thickness of 50 mm, non-polished stone with a minimum thickness of 76 mm, split-face stone, split-face concrete block, stone-dash stucco, pebble-dash stucco, acrylic stucco, paint, stain or similar coatings;
 - (b) include, in addition to the materials listed in section [4.5.2.18\(a\)](#) above, concrete or concrete block for foundation walls below the first storey and any material for architectural accents up to a maximum of 1 m² per building elevation;
 - (c) must not be used so that more than 2 wall cladding materials appear on any single building elevation, except a third material is permitted above the second storey on gable ends or dormers;
 - (d) be used so that, where a building elevation includes a vertically continuous wall on the first and second storeys and this wall is also continuous to a gable end wall on a partial storey above the second storey, more than 1 wall cladding system will be required above the basement level;
 - (e) be used so that, despite sections [4.5.2.18\(c\)](#) and [4.5.2.18\(d\)](#) above, materials on chimneys, basements, cellar or crawl space walls, entries, porches, verandahs, entry, porch or verandah columns, guards, handrails, windows, doors, window and door trims, belt courses, fascia boards, trim boards, gutters and drain pipes, architectural accents totalling less than 1 m² per building elevation, and entry, porch or verandah roof gable ends are not included when calculating the number of exterior wall cladding materials; and

- (f) be used so that all wall cladding materials used on a front facade are continued in equal proportions no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane such as at a bay window or chimney projection.

4.5.2.19 Roofing materials must consist of:

- (a) wood shingles or wood shakes in natural finish, or asphalt shingles coloured black, blue, grey, green, brown, burgundy, tan or beige;
- (b) slate or slate composites coloured black, green or grey;
- (c) copper or baked enamel matte or flat finished metal roof systems coloured black, grey, brown, beige or tan; or
- (d) flat profile concrete or clay roof tiles in matte or flat finished colours black, grey, brown, beige or tan.

4.5.2.20 Nothing in section 4.5.2.19 above precludes the use of skylights or flashing.

4.5.2.21 Roofs with a slope of less than 4:12 will be exempt from the requirements of section 4.5.2.19 above and the roof materials thereon are not regulated by this schedule.

4.5.2.22 Except where a window or door is recessed at least 100 mm behind the adjacent exterior wall faces, all doors and windows must have a minimum 75 mm wide trim all around, except door sill trim may be omitted.

4.5.2.23 For renovations and additions to a building existing prior to January 9, 2001, the Director of Planning may vary the requirements of sections 4.5.2.7 roof form, 4.5.2.9 roof decks, 4.5.2.10 dormers, 4.5.2.11 gables, 4.5.2.12 bay windows, 4.5.2.13 basements, 4.5.2.14 chimneys, 4.5.2.15 and 4.5.2.16 entries, porches or verandahs, 4.5.2.17 windows, 4.5.2.18 exterior wall cladding, 4.5.2.19 roofing materials, and 4.5.2.22 window trim where the Director of Planning considers these requirements to be unduly restrictive, and provided that the Director of Planning:

- (a) considers the impact on neighbouring properties with particular regard to shadowing and loss of privacy;
- (b) considers the presence of original materials and detailing and their architectural merit;
- (c) considers the extent and exterior design of the proposed new work as related to the existing buildings character and design; and
- (d) may consider the submission of any advisory group, property owner or tenant.

4.5.3 External design regulations for duplex and duplex with secondary suite

4.5.3.1 Duplex and duplex with secondary suite are subject to the external design regulations in this section 4.5.3.

4.5.3.2 There must be:

- (a) 2 main entrances, 1 to each principal dwelling unit;
- (b) on a corner site, 1 main entrance facing the front street and 1 main entrance facing the flanking street; and
- (c) 1 entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.

4.5.3.3 The roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs must:
 - (i) be either hip or gable, or a combination of both,
 - (ii) have a slope not less than 7:12 and not more than 12:12, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey, or attic above the second storey;
- (b) dormer roofs must be gable, hip or shed, and must have a minimum slope of 4:12;
- (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (e) despite section [4.5.3.3\(d\)](#) above, 1 dormer, which faces an interior side yard and provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above, may have its face wall flush or continuous with the second storey exterior wall face below.

4.5.3.4 The Director of Planning may vary the requirements of sections [4.5.3.2](#) and [4.5.3.3](#) above if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression.

5 RELAXATIONS

5.1 Where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, the Director of Planning may relax:

- (a) the maximum building height to a maximum of 10.7 m;
- (b) the minimum front yard depth, but in no case may the depth be reduced to less than 60% of the depth required in this schedule;
- (c) the minimum side yard width, but in no case may the width be reduced to less than 60% of the width required in this schedule;

- (d) the minimum rear yard depth, but in no case may the depth be reduced to less than 60% of the depth required in this schedule;
- (e) the maximum building depth; and
- (f) the floor space ratio exclusions for parking in accessory buildings in section [4.1.2\(c\)\(i\)](#) of this schedule,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

- 5.2 Where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, the Director of Planning may relax the maximum area of impermeable materials if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE VV

RT-2

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is primarily to permit duplexes and to conditionally permit low density multiple dwelling development.

Without limitation, applicable Council policies and guidelines for consideration include the [RT-2 Multiple Dwelling Guidelines](#) and [Multiple Conversion Dwelling Guidelines \(RS-1A, RS-2, RS-7, RT-1 and RT-2 Districts\)](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-2 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
668 m ²	Multiple Dwelling	3.1
445 m ²	Duplex	3.2
--	Seniors Supportive or Assisted Housing	3.1
--	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	
Mixed-Use Residential Building	Conditional	2.2.2
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.3
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of June 18, 1956	Conditional	2.2.4
Multiple Dwelling	Conditional	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.5
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	

Use	Approval	Use-Specific Regulations
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.6
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.7
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact adjacent dwelling uses.
- 2.2.2 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.3 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:

- (a) there are no additions to the building;
- (b) no housekeeping or sleeping units are created; and
- (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.4 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing on the site as of June 18, 1956, may be permitted as a conditional approval use if:

- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area; and
- (b) where the multiple conversion dwelling contains more than 2 dwelling units, there are no additions to the building.

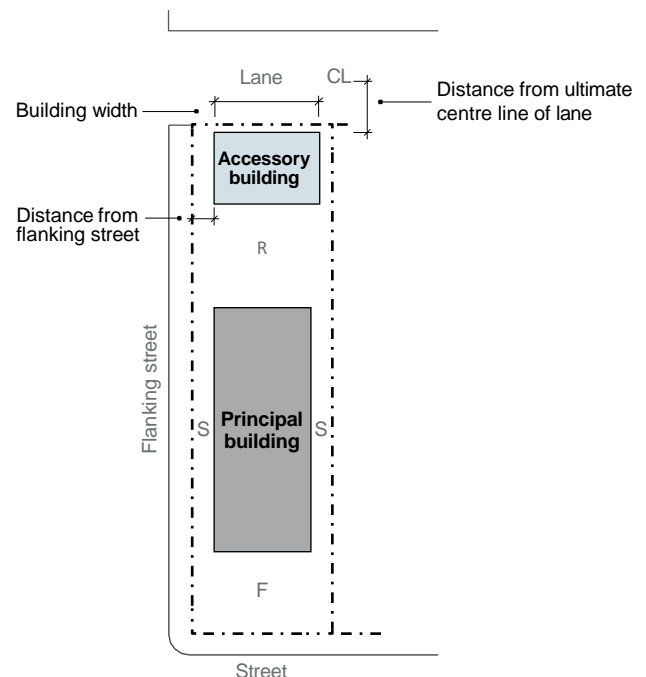
2.2.5 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.6 Farmers’ market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.7 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) in the rear yard,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

Diagram: Building placement for accessory building



CL	Centre line	F	Front yard
R	Rear yard	- - -	Property line
S	Side yard		

- (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the required minimum rear yard, or 48 m², whichever is the greater; and
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple Dwelling and Seniors Supportive or Assisted Housing

Multiple dwelling and seniors supportive or assisted housing are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75.

3.1.2 Building Form and Placement

Regulations	RT-2
3.1.2.1 Minimum site area for multiple dwelling	668 m ²
3.1.2.2 Maximum building height	9.2 m
3.1.2.3 Minimum front yard depth	7.3 m
3.1.2.4 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.1.2.5 Minimum rear yard depth	10.7 m
3.1.2.6 Maximum site coverage for all buildings	40% of the site area

Building Height

3.1.2.7 Despite the maximum building height in section [3.1.2.2](#) above, a building must not have more than 2 storeys plus a cellar or 1 storey plus a basement.

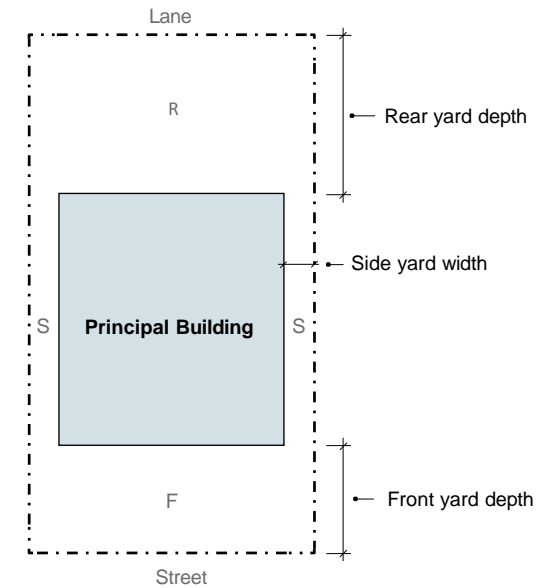
Rear Yard

3.1.2.8 Despite the minimum rear yard depth in section [3.1.2.5](#) above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

Site Coverage

- 3.1.2.9 Despite the maximum site coverage in section 3.1.2.6 above, where no principal building exceeds 6.1 m or 1 storey plus a cellar in building height, the maximum site coverage is 55% of the site area.
- 3.1.2.10 Maximum site coverage includes coverage of the site by all buildings, surface parking, manoeuvring aisles, driveways, loading areas and other vehicular facilities.

Diagram: Building placement for multiple dwelling and senior supportive or assisted housing



 = Site coverage	R	Rear yard	F	Front yard
	S	Side yard	- · - ·	Property line

3.2 Other Uses

Duplex and all other uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.60.

3.2.2 Building Form and Placement

Regulations	RT-2
3.2.2.1 Minimum site area for duplex	445 m ²
3.2.2.2 Maximum building height	9.2 m
3.2.2.3 Minimum front yard depth	7.3 m
3.2.2.4 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.2.2.5 Minimum rear yard depth	10.7 m
3.2.2.6 Maximum site coverage for all buildings	45% of the site area

Site Area

3.2.2.7 The Director of Planning may decrease the minimum site area if the lot was on record in the Land Title Office prior to September 7, 1965, and has [an-a site](#) area of not less than 353 m².

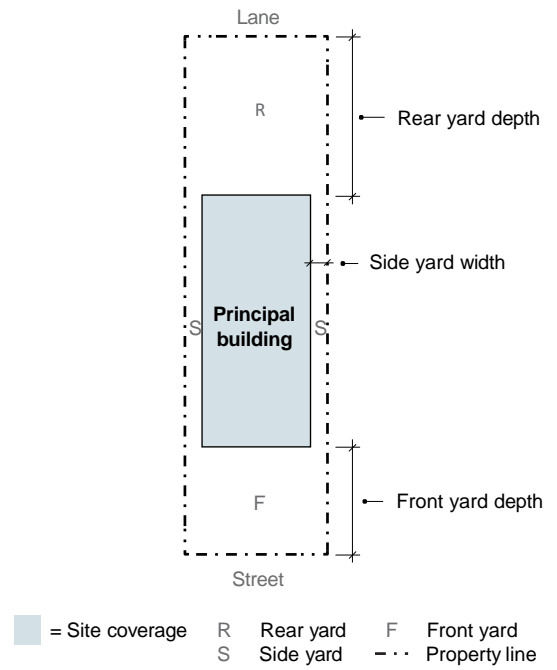
Building Height

3.2.2.8 Despite the maximum building height in section [3.2.2.2](#) above, a building must not have more than 2 storeys plus a cellar or 1 storey plus a basement.

Rear Yard

3.2.2.9 Despite the minimum rear yard depth in section [3.2.2.5](#) above, where the rear of a site abuts a lane, the minimum required rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:

- (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
- (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area; and
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building.

4.2 Yards: Measurement

4.2.1 Where a building line has been established pursuant to section 8.1.2 of this by-law, such building line will be deemed to be the southerly boundary of any required rear yard on lands described in “Plan A” of Part III of Schedule E of this by-law, despite any dimension contained herein.

4.3 Site Coverage

4.3.1 The maximum site coverage for any portion of the site used as parking area is 30% except where the principal use of the site is a parking area.

4.4 Horizontal Angle of Daylight

4.4.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.4.2 For the purposes of section 4.4.1 above, habitable room means any room except a bathroom or kitchen.

4.4.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.4.4 The plane or planes referred to in section 4.4.3 above must be measured horizontally from the centre of the bottom of each window.

4.4.5 An obstruction referred to in section 4.4.3 above means:

- (a) any part of the same building excluding permitted projections; or
- (b) the largest building permitted on any adjoining site.

4.4.6 The Director of Planning may vary the horizontal angle of daylight requirement if:

- (a) the Director of Planning considers all applicable Council policies and guidelines; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

SCHEDULE WW

RT-3

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the retention of neighbourhood and streetscape character, particularly through the retention, renovation and restoration of existing character buildings. Redevelopment is encouraged on sites with existing buildings of style and form that are inconsistent with the area's pre-1920 architecture. Emphasis is placed on the external design of additions to existing buildings and new buildings to encourage the preservation of the historic architectural character of the area. Floor area incentives are included to achieve the creation of affordable housing and the rehabilitation of original buildings that are important to the neighbourhood's character.

Without limitation, applicable Council policies and guidelines for consideration include the [Strathcona/Kiwassa RT-3 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-3 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
1,850 m ²	Hospital, in the case of a specifically designed facility not being a conversion	3.1
510 m ²	Multiple Dwelling	3.1
	Rooming House	3.1
418 m ²	Infill	3.1
260 m ²	Duplex	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Artist Studio	Conditional	
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Conditional	
Duplex, in combination with another principal building	Conditional	2.2.2
Infill	Conditional	
Micro Dwelling	Conditional	
Mixed-Use Residential Building	Conditional	2.2.3
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.4
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of November 3, 1992	Conditional	2.2.5
Multiple Dwelling	Conditional	

Use	Approval	Use-Specific Regulations
Multiple Dwelling, in combination with another principal building	Conditional	2.2.2
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	
Rooming House	Conditional	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Conditional	
Single Detached House, in combination with another principal building	Conditional	2.2.2
Single Detached House with Secondary Suite	Conditional	
Single Detached House with Secondary Suite, in combination with another principal building	Conditional	2.2.2
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Conditional	2.2.6
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Parking Uses		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.7
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	

Use	Approval	Use-Specific Regulations
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.8 , 2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Any other use that is not specifically listed in this section 2.1 but which was existing as of November 3, 1992, and either has a valid development permit or existed prior to June 18, 1956	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

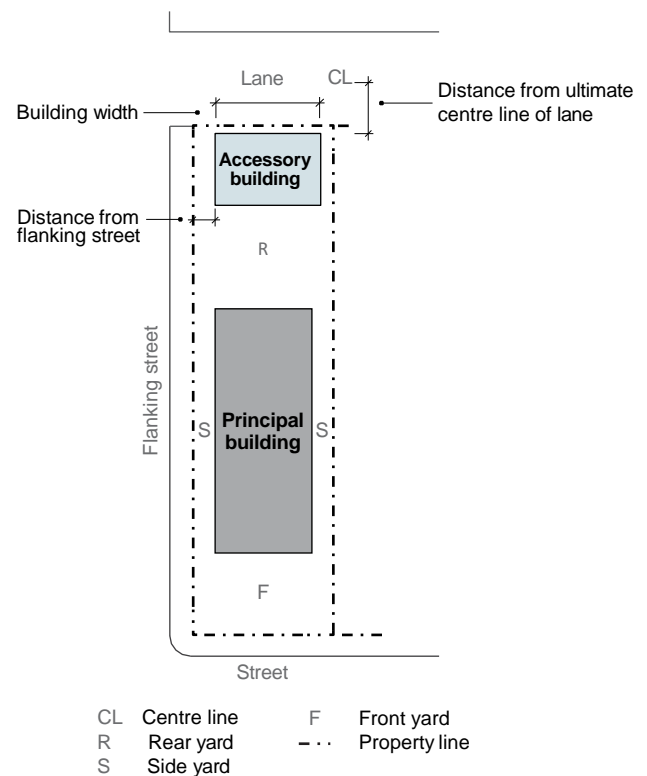
- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact adjacent dwelling uses.
- 2.2.2 The Director of Planning may permit more than 1 principal building on a site if the Director of Planning considers:
- the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views;
 - the amount of open space;
 - the preservation of the character and general amenity desired for the area; and
 - the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.3 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.4 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- there are no additions or exterior alterations to the building, except as required under section [2.2.4\(b\)](#) below; and
 - no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- 2.2.5 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing on the site as of November 3, 1992, may be permitted as a conditional approval use if the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area.
- 2.2.6 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.7 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.8 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) in the rear yard,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;

Diagram: Building placement for accessory building



- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the required minimum rear yard, or 48 m², whichever is the greater; and
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line.

- 2.2.9 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings provided that in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Multiple dwelling, rooming house, infill, duplex, single detached house, single detached house with secondary suite, and all other uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.60, except that:

(a) for multiple dwelling, duplex, single detached house, single detached house with secondary suite, multiple conversion dwelling, seniors supportive or assisted housing, rooming house, or a development with more than 1 principal building, the Director of Planning may increase the permitted floor space ratio to 0.75; and

(b) for infill, the Director of Planning may increase the permitted floor space ratio to 0.95 for the overall site, if the Director of Planning considers: the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views; the amount of open space; the preservation of the character and general amenity desired for the area; and the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 The Director of Planning may also increase the permitted floor space ratio in accordance with section **3.1.2.21** of this schedule.

3.1.1.3 Despite section **3.1.1.1** above and **Section 11** of this by-law, the maximum floor space ratio is 0.75 for a hospital that is a specifically designed facility not being a conversion.

3.1.2 Building Form and Placement

Regulations	RT-3
3.1.2.1 Minimum site area for:	
(a) multiple dwelling	510 m ²
(b) duplex	260 m ²
(c) single detached house or single detached house with secondary suite	260 m ²
(d) infill	418 m ²
(e) rooming house	510 m ²

Regulations	RT-3
(f) hospital that is a specifically designed facility not being a conversion, despite Section 11 of this by-law	1,850 m ²
3.1.2.2 Maximum site frontage for:	a single lot or 2 adjoining lots on record in the Land Title Office prior to November 3, 1992
(a) multiple dwelling	
(b) community care facility – class B	
(c) group residence	
3.1.2.3 Maximum building height	10.7 m and 3 storeys
3.1.2.4 Minimum front yard depth	the average depth of the front yards of the 2 adjacent sites on each side of the site
3.1.2.5 Maximum front yard depth	3.7 m
3.1.2.6 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.1.2.7 Minimum rear yard depth	20.0 m
3.1.2.8 Maximum site coverage for all buildings	45% of the site area

Site Area

3.1.2.9 The Director of Planning may decrease the minimum site area in sections [3.1.2.1\(b\)](#) and [3.1.2.1\(c\)](#) above if the lot was on record in the Land Title Office prior to November 3, 1992.

Site Frontage

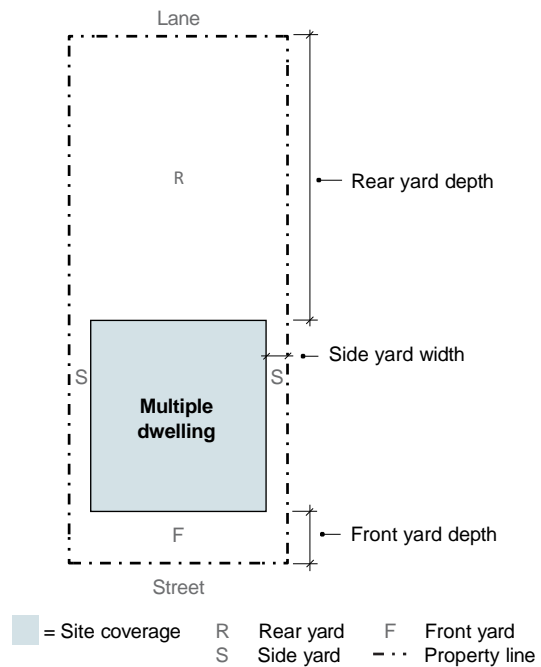
3.1.2.10 Despite the maximum site frontage in section [3.1.2.2](#) above, the combined frontage of adjoining lots must not exceed 15.3 m.

Building Height

3.1.2.11 Despite the maximum building height in section [3.1.2.3](#) above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

- 3.1.2.12 The Director of Planning may increase the maximum building height where:
- (a) the height of the adjacent building on each side of the site exceeds the maximum building height, provided that the maximum building height does not exceed the average of the 2 adjacent buildings; or
 - (b) the natural grade is substantially below the grade of the street or the lane adjoining the site, provided that the maximum building height is the lesser of 11.9 m or 3 storeys where the third storey is a partial storey not exceeding 50% of the storey immediately below.

Diagram: Building placement for multiple dwelling



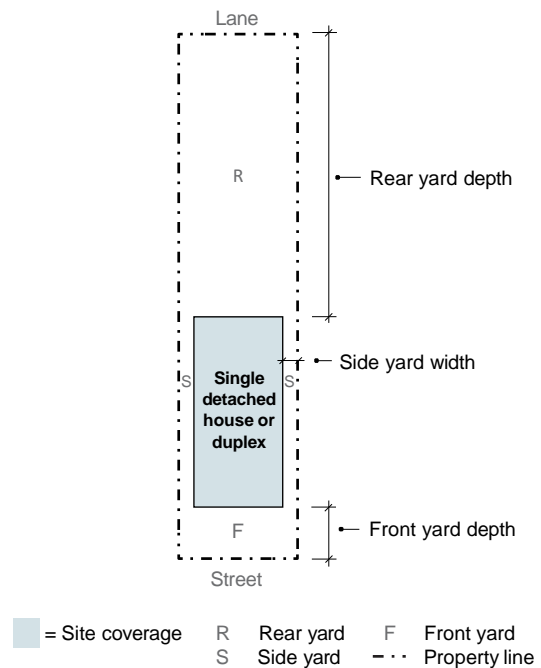
- 3.1.2.13 Despite the maximum building height in section 3.1.2.3 above, where more than 1 principal building is permitted on a site, any of those buildings or any portion thereof that will be situated closer to the rear property line than the distance of the rear yard required by section 3.1.2.7 above must have a height not exceeding the lesser of:

- (a) 8.5 m and 3 storeys, not including a basement, where the third storey is a partial storey not exceeding 50% of the storey immediately below; or
- (b) 8.5 m and 2 storeys, including a basement, where the second storey is a partial storey not exceeding 50% of the storey immediately below.

Front Yard

- 3.1.2.14 Despite the minimum front yard depth in section 3.1.2.4 above:
- (a) where an adjacent site is vacant, it is deemed to have a front yard depth of 3.7 m;
 - (b) if 1 or more of the adjacent sites front on a street other than that of the

Diagram: Building placement for duplex, single detached house or single detached house with secondary suite



development site or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and

- (c) where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.

3.1.2.15 The Director of Planning may increase the maximum front yard depth where existing buildings on adjoining sites already exceed the maximum front yard depth in section 3.1.2.5 above and the increase would provide for a consistent front yard.

Side Yard

3.1.2.16 In the case of multiple conversion dwelling, infill, and a development with more than 1 principal building on a site, the Director of Planning may vary the minimum side yard width, if the Director of Planning considers:

- (a) the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views;
- (b) the amount of open space;
- (c) the preservation of the character and general amenity desired for the area; and
- (d) the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

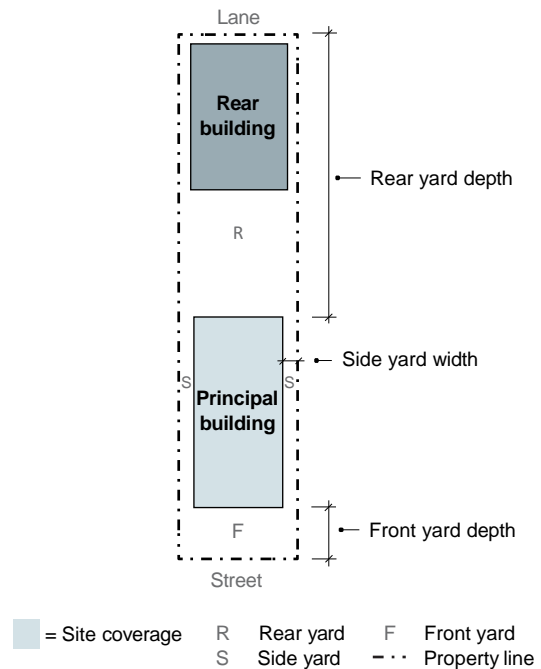
3.1.2.17 Despite the minimum rear yard depth in section 3.1.2.7 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

3.1.2.18 The Director of Planning may reduce the required minimum rear yard depth where adjoining existing buildings do not meet the minimum rear yard in section 3.1.2.7 above.

3.1.2.19 In the case of multiple conversion dwelling, infill, and a development with more than 1 principal building on a site, the Director of Planning may vary the minimum rear yard depth if the Director of Planning considers:

- (a) the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views;

Diagram: Building placement for 2 principal buildings on site or infill



- (b) the amount of open space;
- (c) the preservation of the character and general amenity desired for the area; and
- (d) the intent of this schedule and all applicable Council policies and guidelines.

Site Coverage

3.1.2.20 In the case of infill and a development with more than 1 principal building on a site, the Director of Planning may increase the maximum site coverage to a maximum of 50% of the site area.

Additional Discretion to Vary Regulations

3.1.2.21 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary any regulation in this section 3.1 and any regulation in section 4.4 of this schedule:

- (a) for multiple dwelling or seniors supportive or assisted housing, provided that:
 - (i) it is demonstrated that the variation will serve to accomplish the provision of affordable housing,
 - (ii) a minimum of 25% of total dwelling units within any building must be owned or leased by a government or non-profit housing society, for housing persons with disabilities or individuals or families of low income or providing housing for mixed-income groups, and
 - (iii) the maximum floor space ratio ~~must~~ does not exceed 1.00;
- (b) for multiple conversion dwelling or infill on a corner site, for the purpose of preserving pre-1920 buildings important to the character of the neighbourhood;
- (c) for an existing single detached house, single detached house with secondary suite, or duplex, provided that the building:
 - (i) is consistent with the pre-1920 character of the neighbourhood, and
 - (ii) replicates a previously existing or existing building on the site, including restoration of a building's original form, features, materials and decoration; and
- (d) for any existing building to allow for minor alterations to provide increased efficiency and liveability of the building in order to maintain the pre-1920 building character of the neighbourhood and to recognize that some existing buildings exceed regulations established under this schedule.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations except section 4.4, which only applies to conditional approval uses in this district.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or in multiple dwellings, artist studios, residential units associated with and forming an integral part of an artist studio, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

- (g) entries, porches and verandahs, and covered porches above the first storey, if the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height;
- (h) fire escapes, on a building existing on the site as of November 3, 1992, which are designed to meet City requirements for secondary egress; and
- (i) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building.

4.2 Building Height: Measurement

4.2.1 Building height in this district must be measured from a hypothetical surface determined by joining the existing grades at the intersections of the hypothetical lines defining the front and rear yards and the side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, the Director of Planning may instead require that height be measured from base surface.

4.3 Site Coverage

4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%, except where the principal use of the site is a parking area.

4.4 External Design

4.4.1 This section 4.4 only applies to conditional approval uses in this district.

4.4.2 For the purpose of sections 4.4.3 and 4.4.4 below, the principal facade means the building face that is situated closest to the front property line.

4.4.3 The principal facade must have:

- (a) a maximum width of 6.1 m;
- (b) a principal access by means of a straight staircase at right angles to the street, leading to a first-storey entry, porch or verandah; and
- (c) a single principal entrance with single or double doors.

4.4.4 Except for the principal facade, all facades facing the front property line must be set back at least 3.0 m from the required front yard.

4.4.5 Exterior design, materials and details are subject to the following considerations:

-
- (a) all building facades must be characterized by the following:
 - (i) the style and form of architecture, external finishes and details to be consistent with those residential buildings in this district listed in the Vancouver Heritage Register, and
 - (ii) the floor of the first storey to be a minimum of 0.9 m and a maximum of 2.0 m above grade;
 - (b) the Director of Planning may vary the requirements in this section 4.4.5 where a facade is not visible from a street or a lane; and
 - (c) the Director of Planning may vary the requirements in this section 4.4.5 for additions and new construction involving a rear facade, to allow for decks, roof decks, solariums and similar building features, provided the overall design, materials and detail are compatible with the principal building and consistent with the intent of this schedule.
- 4.4.6 For renovations or additions to existing buildings and for new construction, window openings and proportions and doors must approximate windows and doors on the majority of residential buildings in this district listed in the Vancouver Heritage Register.
- 4.4.7 Roofs must be characterized by the following:
- (a) gable, multiple gable, hip-on-gable or “classic box” low-pitch hipped style; and
 - (b) shingle finish.
- 4.4.8 The Director of Planning may vary the requirements of sections 4.4.3 to 4.4.7 above provided that:
- (a) the development is consistent with residential buildings in this district listed in the Vancouver Heritage Register;
 - (b) a consistent form is achieved for every building on the site; and
 - (c) the development reflects the character of the streetscape or lane and is compatible with the design of buildings on adjoining sites.
- 4.4.9 The Director of Planning may require the retention of any 1 or more of the following architectural or ornamental features involving existing buildings:
- (a) window, door and roof decoration;
 - (b) bay windows;
 - (c) tower and turret features;
 - (d) hand rails and balusters; and
 - (e) wood tracery and bargeboard.
- 4.4.10 The Director of Planning may vary any regulation in this section 4.4 in accordance with section 3.1.2.21 of this schedule.

SCHEDULE YY

RT-5 and RT-5N

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to strongly encourage the retention and renovation of existing character houses by providing incentives such as increased floor area, additional dwelling units, and additional relaxation provisions. New development has an emphasis on preserving consistency with existing lot patterns, and compatibility with neighbourhood character while also providing variety in housing choices.

In the RT-5N district, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-5 and RT-5N districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
338 m ²	Multiple Dwelling	3.1
	Multiple Dwelling, in combination with another principal building	3.1
306 m ²	Duplex or Duplex with Secondary Suite	3.2
	Single Detached House or a Single Detached House with Secondary Suite	3.2
	Single Detached House, in combination with another Single Detached House or a Single Detached House with Secondary Suite	3.2
--	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	2.2.1
Cultural and Recreational Uses		
Club	Conditional	2.2.1 , 2.2.2
Community Centre or Neighbourhood House	Conditional	2.2.1
Library, in combination with Community Centre	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Dwelling Uses		
Duplex	Outright	2.2.1
Duplex with Secondary Suite	Conditional	2.2.1 , 2.2.3
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	2.2.1
Infill, existing on the site as of January 16, 2018	Conditional	2.2.1
Laneway House	Conditional	2.2.1 , 2.2.4
Mixed-Use Residential Building	Conditional	2.2.1 , 2.2.5
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.1 , 2.2.6
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.1 , 2.2.7

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, not permitted as an outright approval use and existing on the site as of January 16, 2018	Conditional	2.2.1, 2.2.8
Multiple Dwelling	Conditional	2.2.1
Multiple Dwelling, in combination with another principal building	Conditional	2.2.1, 2.2.9, 2.2.10
Principal Dwelling Unit with Lock-off Unit	Conditional	2.2.1, 2.2.11
Seniors Supportive or Assisted Housing	Conditional	2.2.1
Single Detached House	Outright	2.2.1
Single Detached House with Secondary Suite	Conditional	2.2.1
Single Detached House, in combination with another Single Detached House or a Single Detached House with Secondary Suite	Conditional	2.2.1, 2.2.9, 2.2.10
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility – Class A	Outright	2.2.1, 2.2.12
Community Care Facility – Class B	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Hospital	Conditional	2.2.1
Public Authority Use, essential in these districts	Conditional	2.2.1
School – Elementary or Secondary	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Office Uses		
Temporary Sales Office	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1, 2.2.13
Neighbourhood Grocery Store	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Service Uses		
Bed and Breakfast Accommodation	Conditional	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
uncategorized		

Use	Approval	Use-Specific Regulations
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.14 , 2.2.15
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

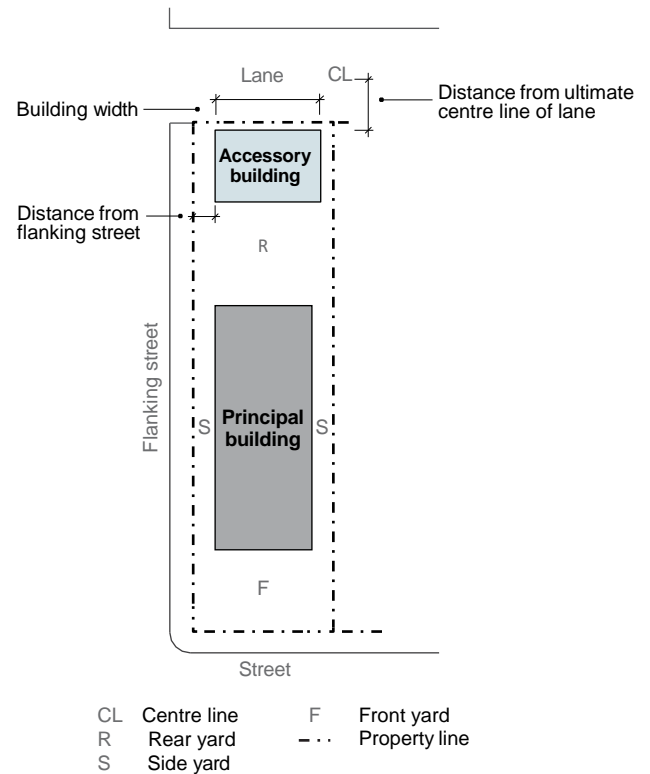
2.2 Use-Specific Regulations

- 2.2.1 Where an existing character house is demolished in order to allow for new development, the use is limited to single detached house or single detached house with secondary suite, and laneway house, unless the character house is demolished in order to allow for new development on an under-utilized lot.
- 2.2.2 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.3 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.4 Laneway house must be in combination with a single detached house or single detached house with secondary suite, which is the only principal building on the site. Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.
- 2.2.5 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.6 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- there are no additions to the building;
 - no housekeeping or sleeping units are created; and
 - no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- 2.2.7 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted as a conditional approval use if it contains no housekeeping or sleeping units.
- 2.2.8 Multiple conversion dwelling that is not permitted as an outright approval use, and that was existing on the site as of January 16, 2018, may be permitted as a conditional approval use if:

-
- (a) additions are in keeping with the character of the building; and
 - (b) no housekeeping or sleeping units are created.
- 2.2.9 The Director of Planning may permit more than 1 principal building on a site with a multiple dwelling or single detached house, if the Director of Planning considers:
- (a) the building height, bulk, location and overall design of the buildings and their impact on the site, surrounding buildings, streets and existing views;
 - (b) the amount of open space and the impact of the overall design on the general amenity of the area;
 - (c) the preservation of the character and general amenity desired for the area; and
 - (d) the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.10 Where there is more than 1 principal building on a site, at least 1 principal building must be located in the rear yard.
- 2.2.11 Principal dwelling unit with lock-off unit may be permitted only in:
- (a) a duplex or single detached house and there may be no more than 1 lock-off unit for each dwelling unit; and
 - (b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit, and the lock-off unit is in the dwelling unit without a secondary suite.
- 2.2.12 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.13 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.14 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard,

- (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed:
 - (i) 48 m² for duplex and duplex with secondary suite, and
 - (ii) 35% of the required minimum rear yard, or 48 m², whichever is the greater, for all other uses;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) roof decks and decks are not located on an accessory building.

Diagram: Building placement for accessory building



2.2.15 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and sections 4.7 and 4.8 of the [Parking By-law](#) provided that:

- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
- (b) in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple Dwelling, and Multiple Dwelling in Combination with Another Principal Building

Multiple dwelling, and multiple dwelling in combination with another principal building, are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 On a site:

- (a) without an existing character house; or
- (b) where an existing character house is demolished in order to allow for new development on an under-utilized lot,

the maximum floor space ratio is 0.60, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.75 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 The total number of dwelling units on a site, including lock-off units and secondary suites, must not exceed 74 units per hectare.

3.1.2 Building Form and Placement

Regulations	RT-5 and RT-5N
3.1.2.1 Minimum site area	338 m ²
3.1.2.2 Maximum site frontage	a single lot or 2 adjoining lots on record in the Land Title Office prior to January 16, 2018
3.1.2.3 Maximum building height for:	
(a) a building other than a rear building	10.7 m and 3 storeys
(b) a rear building	7.7 m and 2 storeys
3.1.2.4 Minimum front yard depth	7.3 m
3.1.2.5 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width

Regulations	RT-5 and RT-5N
(b) exceeds 15.0 m	1.5 m
3.1.2.6 Minimum rear yard depth where the average site depth:	
(a) does not exceed 36.6 m	10.7 m
(b) exceeds 36.6 m	30% of the site depth
3.1.2.7 Maximum site coverage for all buildings	45% of the site area
3.1.2.8 Maximum building depth	45% of the site depth

Site Frontage

3.1.2.9 Despite the maximum site frontage in section 3.1.2.2 above, the combined frontage of adjoining lots must not exceed 15.6 m.

Building Height

3.1.2.10 Despite the maximum building height:

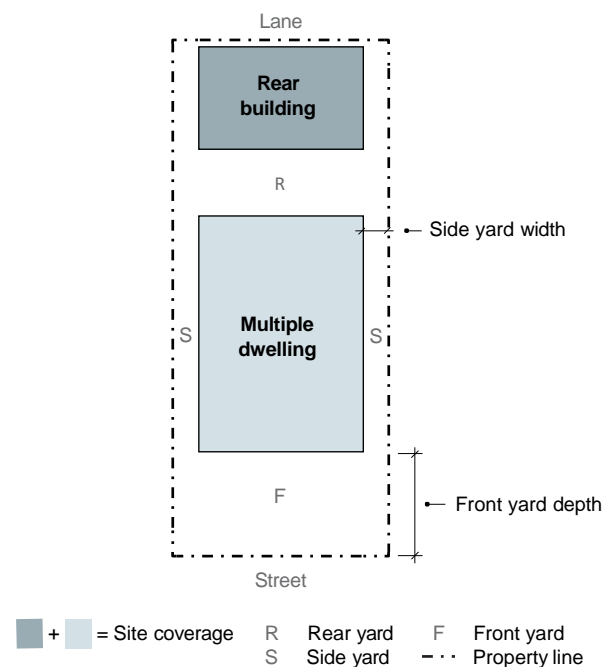
- (a) in section 3.1.2.3(a) above, the third storey of a building other than a rear building must be a partial storey not exceeding 50% of the storey immediately below; and
- (b) in section 3.1.2.3(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below,

except that the Director of Planning may vary this requirement for a partial storey if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

3.1.2.11 Despite the minimum rear yard depth in section 3.1.2.6 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

Diagram: Building placement for multiple dwelling in combination with another principal building



3.1.2.12 The Director of Planning may decrease the minimum rear yard depth if:

- (a) at least 50% of the dwelling units within any building contain 2 or more bedrooms; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

3.1.2.13 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:

- (a) the minimum site area;
- (b) the minimum front yard depth, provided that consideration is given to the depths of the adjacent front yards;
- (c) the minimum side yard depth, provided that at least 50% of the dwelling units within any building contain 2 or more bedrooms; and
- (d) the maximum building depth.

3.2 Other Uses

Duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, uses involving character retention, and all other uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 On a site with an existing character house that is retained, the Director of Planning may permit a maximum floor space ratio of:

- (a) 0.75 to facilitate an addition to that character house; or
- (b) 0.85 for infill in combination with the retention of that character house,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.2.1.2 On a site where an existing character house is demolished in order to allow for construction of a new single detached house or single detached house with secondary suite, the maximum floor space ratio is 0.50, [subject to section 3.2.1.3 below](#).

3.2.1.3 On a site without an existing character house, or a site where an existing character house is demolished in order to allow for new development on an under-utilized lot, the maximum floor space ratio is:

- (a) 0.75 for duplex and duplex with secondary suite; and
- (b) 0.60 for all other uses, except that if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may increase in the permitted floor space ratio to a maximum of:
 - (i) 0.75 for seniors supportive or assisted housing, or
 - (ii) 0.75 for single detached house in combination with another single detached house or a single detached house with secondary suite, provided that the floor space ratio for the principal building located in the rear yard does not exceed 0.25.

3.2.1.4 The total number of dwelling units on a site must not exceed:

- (a) 74 units per hectare, including lock-off units and secondary suites, on a site with a site area of 338 m² or more, or a site with a character house; or
- (b) 2 units, excluding lock-off units and secondary suites, for all other sites.

3.2.2 Building Form and Placement

Regulations	RT-5 and RT-5N
3.2.2.1 Minimum site area for:	
(a) duplex and duplex with secondary suite	
(b) single detached house and single detached house with secondary suite	306 m ²
(c) single detached house in combination with another single detached house or a single detached house with secondary suite	
3.2.2.2 Maximum building height for:	
(a) a building other than a rear building	10.7 m and 3 storeys
(b) a rear building	7.7 m and 2 storeys
3.2.2.3 Minimum front yard depth	7.3 m
3.2.2.4 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.2.2.5 Minimum rear yard depth where the average site depth:	
(a) does not exceed 36.6 m	10.7 m
(b) exceeds 36.6 m	30% of the site depth
3.2.2.6 Maximum site coverage for all buildings	45% of the site area
3.2.2.7 Maximum building depth for:	
(a) single detached house in combination with another single detached house or a single detached house with secondary suite	no maximum
(b) all other uses	45% of the site depth

Site Area

3.2.2.8 The Director of Planning may decrease the minimum site area if:

- (a) the lot was on record in the Land Title Office prior to August 10, 1976; or
- (b) the lot is consistent in width and area with parcels in the established blockface and development would be consistent with established lawful development in the blockface.

Building Height

3.2.2.9 Despite the maximum building height:

- (a) in section 3.2.2.2(a) above, the third storey of a building other than a rear building must be a partial storey not exceeding 50% of the storey immediately below; and
- (b) in section 3.2.2.2(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below,

except that the Director of Planning may vary this requirement for a partial storey if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

3.2.2.10 Despite the minimum rear yard depth in section 3.2.2.5 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

3.2.2.11 For seniors supportive or assisted housing, the Director of Planning may decrease the minimum rear yard depth if the Director of Planning considers the intent of this schedule and all Council policies and guidelines.

Diagram: Building placement for single detached house in combination with another single detached house or single detached house with secondary suite

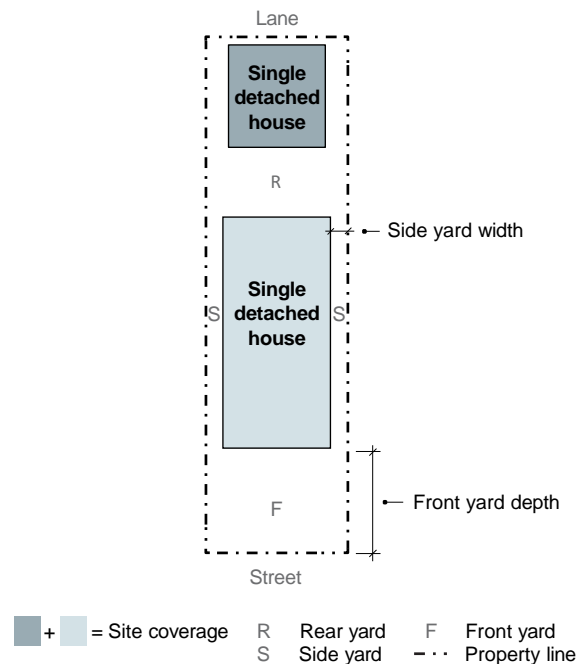
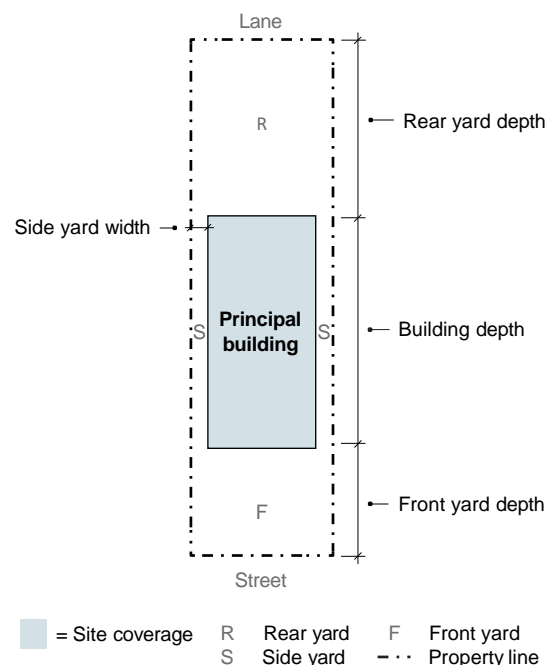


Diagram: Building placement for principal building



Discretion to Vary Other Regulations

3.2.2.12 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:

- (a) the minimum front yard depth provided that consideration is given to the depths of the adjacent front yards;
- (b) the minimum side yard width for seniors supportive or assisted housing; and
- (c) the maximum building depth.

4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building or second principal building located in the rear of the site, provided that the maximum exclusion does not exceed 42 m² and 7.3 m in length;
- (d) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) entries, porches and verandahs, and covered porches above the first storey if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,

- (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area,
 - (iii) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor, and
 - (iv) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m;
- (g) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists if:
- (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted total floor area,
- and despite the definition of “partial storey” in Section 2 of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section 4.1.2(g); and
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(f) above, to which there is no access from the interior of the building.

4.2 Dwelling Unit Density: Calculation

- 4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded to the nearest whole number and one-half must be rounded up.

4.3 Site Coverage

- 4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%.

4.4 Building Depth: Measurement

- 4.4.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a principal building.

4.5 External Design

- 4.5.1 For the purpose of this section 4.5, “main entrance” means a door facing a street not being a lane, which is visible from the street and is located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.

- 4.5.2 In a duplex or duplex with secondary suite:
- (a) there must be 2 main entrances, 1 to each principal dwelling unit;
 - (b) on a corner site, 1 main entrance must face the front street and 1 main entrance must face the flanking street; and
 - (c) there must be an entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.
- 4.5.3 In a single detached house or single detached house with secondary suite, the roof design must comply with the following provisions:
- (a) all roofs except for dormer roofs must be hip, gable or a combination of both forms, and must have a minimum slope of 7:12;
 - (b) dormer roofs must be gable, hip or shed in form and have a minimum slope of 4:12; and
 - (c) the maximum total width of dormer roofs provided on a partial storey above the second storey must not exceed:
 - (i) 50% of the width of the elevation of the storey below, for dormers oriented to the rear yard, street or flanking lane; and
 - (ii) 25% of the width of the elevation of the storey below, for dormers oriented to the interior side yard.
- 4.5.4 In a duplex or duplex with secondary suite, roof design must comply with the following provisions:
- (a) all roofs except for dormer roofs must:
 - (i) have a slope not less than 7:12 and not more than 12:12,
 - (ii) be either hip or gable or a combination of both, and
 - (iii) intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey or attic above the second storey;
 - (b) dormer roofs must be gable, hip or shed in form and must have a minimum slope of 4:12;
 - (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
 - (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
 - (e) despite section **4.5.4(d)** above, 1 dormer, which faces an interior side yard and which provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above may have its face wall flush or continuous with the second storey exterior wall face below.

- 4.5.5 Exterior windows in a secondary suite or lock-off unit must have a minimum total glazing area of:
- (a) 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
 - (b) 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.
- 4.5.6 The Director of Planning may vary the requirements of sections 4.5.2, 4.5.4 and 4.5.5 above for a duplex or duplex with secondary suite:
- (a) if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression; or
 - (b) to facilitate a building designed for certification under the Passive House standard or International Living Future Institute's Zero Energy standard, or an equivalent to the satisfaction of the Director of Planning.
- 4.5.7 The Director of Planning may vary any of the external design regulations in this section 4.5 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

5 RELAXATIONS

- 5.1 In the case of the placement of more than 1 principal building on a site, the Director of Planning may relax the minimum side yard requirements, the minimum rear yard requirements, and the requirements relating to the location of additional principal buildings prescribed in this schedule, where the literal enforcement of those regulations would result in unnecessary hardship, if the Director of Planning considers:
- (a) the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views;
 - (b) the amount of open space and the impact of overall design on the general amenity of the area;
 - (c) the preservation of the character and general amenity desired for the area; and
 - (d) the intent of this schedule and all applicable Council policies and guidelines.

SCHEDULE BBB

RT-8

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the retention and renovation of existing buildings that maintain an architectural style and building form consistent with the historical character of the area. Redevelopment is encouraged on sites where existing buildings are smaller or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized.

Without limitation, applicable Council policies and guidelines for consideration include the [Kitsilano RT-7 and RT-8 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-8 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
306 m ²	Duplex	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Conditional	
Infill	Conditional	
Mixed-Use Residential Building	Conditional	2.2.2
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.3
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of May 17, 1994	Conditional	2.2.4
Multiple Dwelling	Conditional	2.2.5
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Conditional	
Single Detached House with Secondary Suite	Conditional	

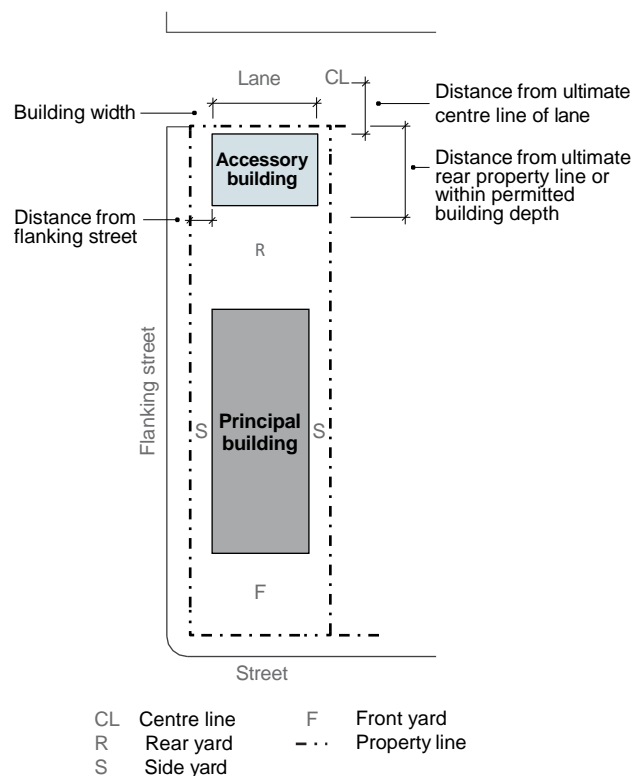
Use	Approval	Use-Specific Regulations
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Conditional	2.2.6
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.7
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.8 , 2.2.9
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.2 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.3 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created; and
 - (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- 2.2.4 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing on the site as of May 17, 1994, may be permitted as a conditional approval use if:
- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area;
 - (b) building additions are in keeping with the character of the building; and
 - (c) no housekeeping or sleeping units are created.
- 2.2.5 Multiple dwelling may be permitted if a minimum of 50% of the dwelling units within any building contain 2 or more bedrooms.
- 2.2.6 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.7 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.8 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:
- (a) no accessory building exceeds:
 - (i) 3.1 m in height, measured to the highest point of a flat roof, or
 - (ii) 3.5 m in height, measured to the deck line of a mansard roof or to the mean height between the eaves and the ridge of a gable, hip or gambrel roof,provided that no portion of an accessory building exceeds 4.0 m in building height;

- (b) all accessory buildings are located:
 - (i) within 6.7 m of the ultimate rear property line or within the permitted building depth,
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 42 m², except that the Director of Planning may increase the permitted floor area to a maximum of 48 m² for accessory buildings ancillary to multiple conversion dwellings containing 3 or more dwelling units, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) in the case of a site:
 - (i) more than 30.5 m in depth, roof decks and decks are not located on an accessory building, or
 - (ii) less than or equal to 30.5 m in depth, a roof deck or deck may be located on an accessory building and the Director of Planning may permit an increase in building height to allow guards that do not exceed the required minimum height.

Diagram: Building placement for accessory building



- 2.2.9 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and sections 4.7 and 4.8 of the [Parking By-law](#) provided that:
- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
 - (b) in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Duplex, single detached house, single detached house with secondary suite, uses involving character house retention, and all other uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.50, except that:

- (a) for single detached house, single detached house with secondary suite, duplex, infill, multiple conversion dwelling, multiple dwelling and seniors supportive or assisted housing the Director of Planning may increase:
 - (i) the permitted floor space ratio to a maximum of 0.75,
 - (ii) the permitted floor space ratio beyond 0.75, provided that:
 - (A) there are no building additions, and
 - (B) the additional floor area to be permitted is within the lowest floor, walls and roof of a building existing on the site as of July 24, 1990, except for floor area additions up to a maximum of 5 m², which may be the result of meeting the exiting requirements of the Building By-law or providing additional daylight into existing attic space,
 - (iii) the floor area by up to 5 m² more than the floor space ratio permitted in sections [3.1.1.1\(a\)\(i\)](#) and [3.1.1.1\(a\)\(ii\)](#) above, where the proposed development includes the retention of an existing building and the Director of Planning is satisfied the increase will assist in the retention, and
 - (iv) the permitted floor space ratio to achieve 185 m² of floor area on sites where the floor space ratio permitted in sections [3.1.1.1\(a\)\(i\)](#) and [3.1.1.1\(a\)\(ii\)](#) above results in less than 185 m² of floor area; and
- (b) for all other uses, the Director of Planning may increase the permitted floor space ratio to a maximum of 0.60,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines and the submission of any advisory group, property owner, or tenant.

3.1.1.2 The total number of dwelling units on a site must not exceed:

- (a) for infill and multiple conversion dwelling, 74 units per hectare; and
- (b) for multiple dwelling, 62 units per hectare.

3.1.2 Building Form and Placement

Regulations	RT-8
3.1.2.1 Minimum site area for:	306 m ²
(a) duplex	
(b) single detached house or single detached house with secondary suite	
3.1.2.2 Minimum site frontage for multiple dwelling	existing frontage of a single lot on record in the Land Title Office prior to May 17, 1994
3.1.2.3 Maximum building height for:	
(a) all buildings other than infill	10.7 m and 2 storeys
(b) infill	7.7 m or 2 storeys
3.1.2.4 Minimum front yard depth	the average of the minimum front yard depths of the 2 adjacent sites
3.1.2.5 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.1.2.6 Maximum site coverage for all buildings	45% of the site area
3.1.2.7 Maximum building depth	35% of the site depth

Site Area

3.1.2.8 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to August 10, 1976.

Building Height

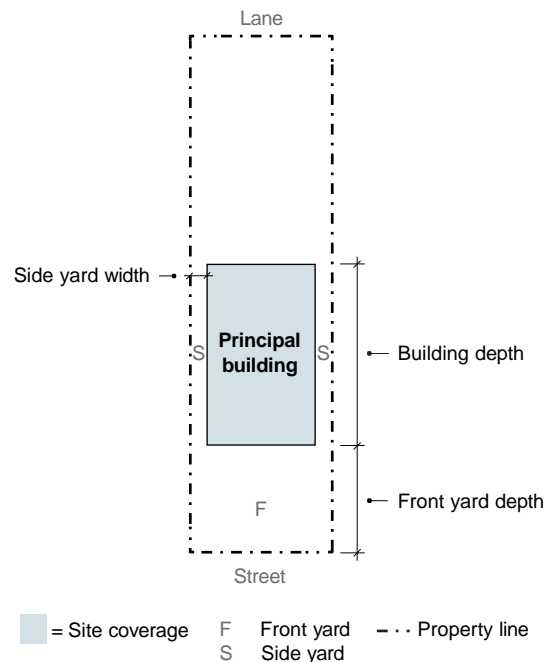
3.1.2.9 The Director of Planning may vary the maximum building height in section [3.1.2.3\(a\)](#) above to exceed 2 storeys if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.2.10 Despite the maximum building height in section [3.1.2.3\(b\)](#) above, the second storey of an infill building must be a partial storey not exceeding 60% of the storey immediately below, except that the Director of Planning may vary this requirement for a partial storey.

Front Yard

- 3.1.2.11 Despite the minimum front yard depth in section 3.1.2.4 above:
- (a) where an adjacent site is vacant, the next adjacent site that is not vacant will be used to determine the average;
 - (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the Director of Planning is satisfied that 1 or more of the adjacent sites is an anomaly, then such adjacent sites will not be used in computing the average; and
 - (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

Diagram: Building placement for principal building



3.1.2.12 The Director of Planning may vary the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard

- 3.1.2.13 The Director of Planning may decrease the minimum side yard width to no less than 60% of the minimum side yard width, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, in the case of:
- (a) infill;
 - (b) multiple dwellings, provided that no fewer than 50% of the dwelling units within any building contain 2 or more bedrooms;
 - (c) seniors supportive or assisted housing; or
 - (d) where the proposed development includes the retention of an existing building.

Building Depth

3.1.2.14 The Director of Planning may increase the maximum building depth, including for the purpose of allowing an infill in the rear yard, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 6.7 m in length, which are:
 - (i) located in an accessory building located on the site in accordance with sections ~~2.2.7~~2.2.8 and ~~2.2.8~~2.2.9 of this schedule or in an infill building, up to a maximum of 42 m², and
 - (ii) where a site has no developed secondary access, located in a principal building, or in an accessory building located within the building depth prescribed in this schedule, up to a maximum floor area that the Director of Planning may determine, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) amenity areas in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, including child day care facilities, recreation facilities and meeting rooms, provided that:
 - (i) the total area being excluded does not exceed 10% of the total permitted floor area, and
 - (ii) in the case of child day care facilities, the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or

-
- (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
 - (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
 - (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area; and
 - (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building.
- 4.1.3 If the rear property line of a corner site adjoins the side yard of a site in an R district, without the intervention of a lane, the Director of Planning may vary section 4.1.2 of this schedule to permit the exclusion of floor area used for off-street parking in the principal building up to a maximum of 42 m².
- 4.1.4 For multiple conversion dwellings containing 3 or more dwelling units, the Director of Planning may increase the excluded parking floor area of an accessory building permitted under section 4.1.2 of this schedule to a maximum of 48 m², if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.1.5 For infill, the Director of Planning may increase the excluded parking floor space permitted under section 4.1.2 of this schedule to a maximum of 48 m², if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- ## 4.2 Dwelling Unit Density: Calculation
- 4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded to the nearest whole number and one-half must be rounded up.
- ## 4.3 Site Coverage
- 4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%.
- ## 4.4 Building Depth: Measurement
- 4.4.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a building, measured prior to any required lane dedication.

4.5 External Design

4.5.1 A portion of the surface of the ground adjoining a building may be lowered and excluded from the average elevation for the purpose of calculating finished grade, if:

- (a) the purpose is to provide light or access to a basement or cellar;
- (b) the lowered surface does not extend more than 3.1 m into the required front or rear yard; and
- (c) that portion of the building abutting the lowered surface:
 - (i) faces either the front street or the rear property line, and
 - (ii) does not exceed half the width of the building, or 4.6 m, whichever is the lesser.

SCHEDULE CCC

RT-9

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage new development with a diversity of character and neighbourly building scale and placement. The retention and renovation of existing buildings is also permitted on sites where buildings have historical or architectural merit.

Without limitation, applicable Council policies and guidelines for consideration include the [Kitsilano Point RT-9 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-9 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
306 m ²	Duplex	3.1
	Single Detached House or Single Detached House with Secondary Suite	3.1
--	Other uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Dwelling Uses		
Duplex	Outright	
Mixed-Use Residential Building	Conditional	2.2.2
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.3
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of December 6, 1977	Conditional	2.2.4
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	2.2.5
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	

Use	Approval	Use-Specific Regulations
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Office Uses		
Temporary Sales Office	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.6
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.7 , 2.2.8
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.2 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.3 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
 - (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created; and

- (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

2.2.4 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing on the site as of December 6, 1977, may be permitted as a conditional approval use if:

- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area;
- (b) building additions are in keeping with the character of the building; and
- (c) no housekeeping or sleeping units are created.

2.2.5 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

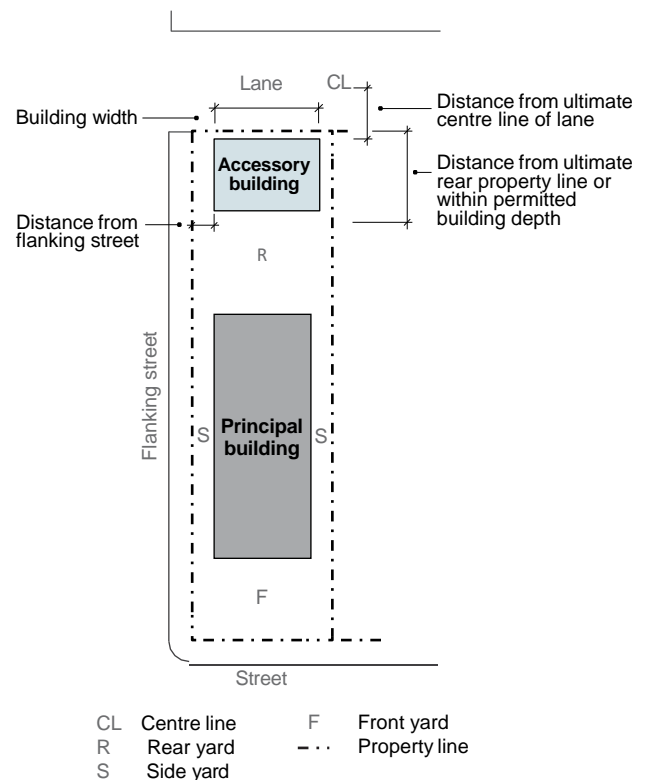
2.2.6 Farmers’ market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.7 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:

- (a) no accessory building exceeds:
 - (i) 3.1 m in height, measured to the highest point of a flat roof, or
 - (ii) 3.7 m in height, measured to the deck line of a mansard roof or to the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) within 6.7 m of the ultimate rear property line or within the permitted building depth,

Diagram: Building placement for accessory building



- (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) in the case of a site:
 - (i) more than 30.5 m in depth, roof decks and decks are not located on an accessory building, or
 - (ii) less than or equal to 30.5 m in depth, a roof deck or deck may be located on an accessory building and the Director of Planning may permit an increase in building height where there is a flat roof to allow guards that do not exceed the required minimum height.

2.2.8 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and sections 4.7 and 4.8 of the [Parking By-law](#) provided that:

- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
- (b) in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

Duplex, single detached house, single detached house with secondary suite, and all other uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.60, except that for single detached house, single detached house with secondary suite, duplex, and multiple conversion dwelling, the Director of Planning may increase:

- (a) the permitted floor space ratio to a maximum of 0.75; or
- (b) the permitted floor space ratio beyond 0.75, provided that:
 - (i) there are no building additions, and
 - (ii) the additional floor area to be permitted is within the walls and roof of a building existing as of November 2, 1993, except for floor area additions that may be the result of meeting the exiting requirements of the Building By-law or providing additional daylight into existing attic space,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines and the submission of any advisory group, property owner or tenant.

3.1.1.2 In the case of a multiple conversion dwelling, the total number of dwelling units on a site must not exceed 74 units per hectare.

3.1.2 Building Form and Placement

Regulations	RT-9
3.1.2.1 Minimum site area for:	306 m ²
(a) duplex	
(b) single detached house or single detached house with secondary suite	
3.1.2.2 Maximum building height	10.7 m and 3 storeys
3.1.2.3 Minimum front yard depth	the average of the minimum front yard depths of the 2 adjacent sites
3.1.2.4 Minimum side yard width where the site width:	10% of the site width
(a) does not exceed 15.0 m	

Regulations	RT-9
(b) exceeds 15.0 m	1.5 m
3.1.2.5 Maximum site coverage for all buildings	45% of the site area
3.1.2.6 Maximum building depth	40% of the site depth

Site Area

3.1.2.7 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to August 10, 1976.

Building Height

3.1.2.8 Despite the maximum building height in section 3.1.2.2 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

Front Yard

3.1.2.9 Despite the minimum front yard depth in section 3.1.2.3 above:

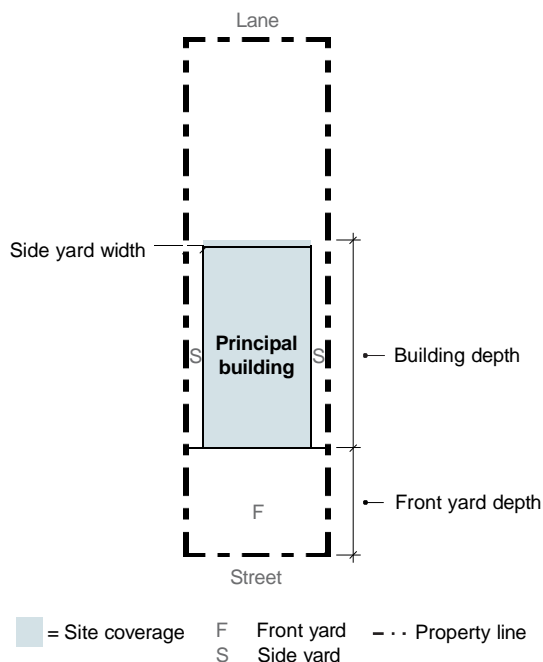
- (a) where an adjacent site is vacant, the next adjacent site that is not vacant will be used to determine the average;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

3.1.2.10 The Director of Planning may vary the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Depth

3.1.2.11 The Director of Planning may increase the maximum building depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 6.7 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building situated on a site in accordance with sections ~~2.2.6-2.2.7~~ and ~~2.2.7-2.2.8~~ of this schedule, provided that the maximum exclusion for a parking space does not exceed 6.7 m in length;
- (d) amenity areas in multiple conversion dwellings containing 3 or more dwelling units, including child day care facilities, recreation facilities and meeting rooms, provided that:
 - (i) the total area being excluded does not exceed 10% of the permitted floor area, and
 - (ii) in the case of child day care facilities, the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;

- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 13% of the permitted floor area; and
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(g) above, to which there is no access from the interior of the building.

4.2 Dwelling Unit Density: Calculation

- 4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.3 Site Coverage

- 4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%.

4.4 Building Depth: Measurement

- 4.4.1 Maximum building depth must be measured prior to any required lane dedication.