

PART 11 INFILL RESIDENTIAL ZONES

1101 RT-1 Infill Residential

(1) Intent

This zone provides for ground-oriented infill *residential uses* in developments comprised of up to a maximum of four *principal dwelling units per lot*.

(2) Permitted Uses

Principal uses, limited to:

(a) *Residential use* limited to:

- (i) *One-family residential*
- (ii) *Duplex residential*, as limited under Sub-section 1101(3)(a)
- (iii) *Triplex residential*, as limited under Sub-section 1101(3)(a)
- (iv) *Fourplex residential*, as limited under Sub-section 1101(3)(a)

(b) *Civic use*, limited to public parks

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary suite*, as limited under Section 508(2)
- (c) *Carriage house*, as limited under Sub-sections 1101(3)(b), 1101(4)(g) and 1101(9)(a)
- (d) *Garden cottage*, as limited under Subsections 1101(3)(b), 1101(4)(g) and 1101(9)(b)
- (e) *Accessory residential*
- (f) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

- (a) *Principal residential uses* other than *one-family residential use* are permitted only if the *lot* is fronted by a *street* and, if applicable, a *lane*:
 - (i) that is already the maximum width required for the classification of that *street* or *lane*, as specified in Schedule “R” to this bylaw and in accordance with the *street* and *lane* width and design standards in the *Subdivision and Development Servicing Bylaw*; or
 - (ii) that is made capable of being constructed to the width required for the classification of that *street* or *lane*, as specified in Schedule “R” to this bylaw, through a dedication of land to the City (or in the City’s sole discretion, the grant of a right-of-way) in accordance with the *street* and *lane* width and design standards in the *Subdivision and Development Servicing Bylaw*.

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- (b) *Carriage house and garden cottage uses:*
- (i) permitted as an *accessory use* to a *one-family residential use* only;
 - (ii) limited to either one *carriage house* or one *garden cottage*, but not both, per *lot*; and
 - (iii) not permitted on a *lot* in addition to a *secondary suite use*, except as provided for under Sub-section 1101(4)(g);
 - (iv) must provide one unhindered *accessory off-street parking space* for the exclusive use of the *carriage house* or *garden cottage use* in accordance with Part 7; and
 - (v) not subject to *subdivision* under the provisions of either the *Land Title Act* or the *Strata Property Act*.
- (c) *Garden cottage, carriage house, triplex residential and fourplex residential uses* are only permitted on *lots* designated *Neighbourhood Attached Residential*.

(4) Lot Size

- (a) *A one-family residential use:*
- (i) is not permitted on a *lot* having an area less than 650 m²; or
 - (ii) is not permitted on a *lot* having an area less than 555 m² where the *lot* was created by *subdivision* from a *lot* having an area between 1,100 m² and 1,951 m² and was in existence prior to February 19, 1996;
 - (iii) must have a minimum *lot width* of 13.5 metres; and
 - (iv) must have a minimum *lot depth* is 22.7 metres.
- (b) *A one-family residential use for lots designated Neighbourhood Attached Residential:*
- (i) is not permitted on a *lot* having an area less than 370 m²; and
 - (ii) must have a minimum *lot width* of:
 - (ii.i) 10 metres for a *lot* with an accessible *lane*;
 - (ii.ii) 12 metres for a *lot* without an accessible *lane*;
 - (ii.iii) 12 metres for a *lot* with an *exterior lot corner*; or
 - (ii.iv) 12 metres for a *lot* located within the shaded area shown in dark outline on Schedule “N”.

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- (c) *A duplex residential use:*
 - (i) is not permitted on a *lot* having an area less than 740 m²; and
 - (ii) must have a minimum *lot* depth of 22.7 metres.
- (d) *A duplex residential use for lots designated Neighbourhood Attached Residential:*
 - (i) is not permitted on a *lot* having an area less than 465 m²; and
 - (ii) must have a minimum *lot* width of:
 - (ii.i) 10 metres for a *lot* with an accessible *lane*;
 - (ii.ii) 12 metres for a *lot* without an accessible *lane*;
 - (ii.iii) 12 metres for a *lot* with an *exterior lot corner*; or
 - (ii.iv) 12 metres for a *lot* located within the shaded area shown in dark outline on Schedule “N”.
- (e) *A triplex residential use:*
 - (i) is not permitted on a *lot* having an area less than 650 m²; and
 - (ii) must have a minimum *lot* width of 18.5 metres.
- (f) *A fourplex residential use:*
 - (i) is not permitted on a *lot* having an area less than 740 m²; and
 - (ii) must have a minimum *lot* width of 20 metres.
- (g) A *lot* that is designated *Neighbourhood Attached Residential* and that has an area greater than 555 m² may have one *garden cottage* or one *carriage house* in addition to a *secondary suite* use.
- (h) The maximum *lot* size for a public park is 0.8 hectares.

(5) Density

- (a) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, for a *one-family residential use* on a *lot* having an area between 370 m² and 465 m² must not exceed a *floor area* of 0.5 times the *lot area*, except that the *floor area* may be increased to 0.6 times the *lot area* if:
 - (i) there is also a *secondary suite* or a *carriage house* or a *garden cottage* use; and
 - (ii) the *lot* is fronted by a *street* or *lane* meeting the conditions of Sub-section 1101(3)(a)(i) or 1101(3)(a)(ii).
- (b) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, for a *one-family residential use* or a *one-family residential use* with a *secondary suite* use, on a *lot* having an area of greater than 465 m² must not exceed a *floor area* of 0.5 times the *lot area*, except that the *floor area* may be increased to 0.6 times the *lot area* if:

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- (i) there is also a *carriage house* or a *garden cottage use*, if permitted by Sub-section 1101(4)(g); and
- (ii) the *lot* is fronted by a *street* or *lane* meeting the conditions of Sub-section 1101(3)(a)(i) or 1101(3)(a)(ii).
- (c) The *floor area* permitted in (a) and (b) above may be increased by up to 40 m² for *accessory off-street parking uses*.
- (d) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, for *duplex residential use* must not exceed a *floor area* of 0.65 times the *lot area*.
- (e) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, for *triplex residential* or *fourplex residential uses* must not exceed a *floor area* of 0.75 times the *lot area*.
- (f) The maximum *floor area* for a *carriage house* or a *garden cottage use* on a *lot* is 90 m² or the total *floor area* of the *principal building*, whichever is less.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

No more than one *principal building* is permitted per *lot*.

(8) Setbacks

- (a) Subject to Sections 514, 518, 519 and 523, *buildings* and *structures* for the following *uses* must meet the siting distance measured from the outermost limit of the *building* or any permitted projections (whichever is greater) from other *buildings* and *structures* where applicable, and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

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On lots <u>not</u> designated Neighbourhood Attached Residential:				
Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>One-family residential; duplex residential; and public parks</i>	7.6	7.6	1.8	3.8
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	7.6	7.6	1.8	3.8
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building or residential use</i>	7.6	1.2	1.8	3.8

On lots designated Neighbourhood Attached Residential:				
Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>One-family residential; duplex residential; triplex residential; and fourplex residential</i>	5.5	6.0	1.2	3.0
<i>Carriage house</i>	See Sub-section 1101(9)(a)	1.2	1.2	3.0
<i>Garden Cottage</i>	See Sub-section 1101(9)(b)	1.2	1.2	3.0
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	5.5	6.0	1.2	3.0
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	See Sub-section 1101(9)(c)	1.2	1.2	3.0
<i>Detached accessory off-street parking buildings and structures, carriage houses, and garden cottages on lots less than 11 metres wide</i>	5.5 and per Sub-sections 1101(9)(a), (b) and (c)	1.2	0.9	3.0

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- (b) Despite Sub-section 1101(8)(a), a *dwelling unit* within a *duplex residential use* may be sited abutting a second *dwelling unit* at the *interior side lot line* as long as the two *dwelling units* are attached to each other at that *lot line*.
- (c) A minimum separation distance of 6.0 metres measured from any *wall face* must be maintained between a *principal building* and any *wall* of all detached *accessory buildings* and *accessory off-street parking building* or *structures* for lots designated *Neighbourhood Attached Residential*.

(9) Location of Uses

- (a) A *carriage house use* must be located in the *rear yard*.
- (b) A *garden cottage use*:
 - (i) must be situated at *finished grade*;
 - (ii) may be attached to a detached *building* for *accessory residential* or *accessory off-street parking use*; and
 - (iii) must be located in the *rear yard*.
- (c) All detached *accessory residential* and detached *accessory off-street parking buildings* and *structures* must be located in the *rear yard*.
- (d) For *lots* within the shaded area shown in dark outline on Schedule “N”, access to *off-street parking* must be taken from the *street* until such time as a secondary north-south access to the *lane* is achieved through redevelopment.

(10) Height

- (a) *Principal buildings* and *structures* must not exceed a *height* of:
 - (i) 7.3 metres; or
 - (ii) 11.0 metres for *buildings* and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached *buildings* and *structures* for *carriage house use* must not exceed a *height* of:
 - (i) 5.0 metres; or
 - (ii) 7.0 metres for *buildings* and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.

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- (c) Detached *buildings* and *structures* for *garden cottage use*, *accessory residential* or *accessory off-street parking* must not exceed a *height* measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

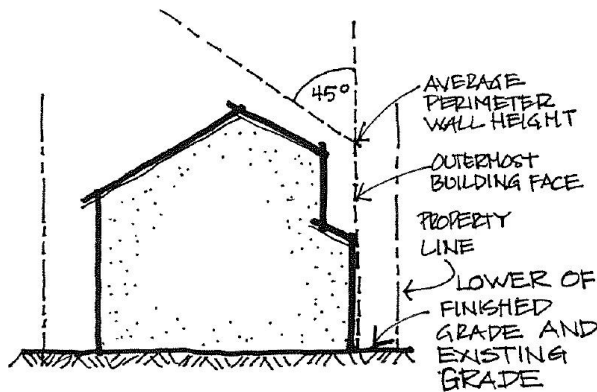
- (a) The maximum volume occupied by the *principal building* on a *lot* containing a *one-family residential use* shall be determined by the simultaneous consideration on each face of the *building* of both the *perimeter wall height* and the *perimeter wall area* as specified below:

- (i) The average *perimeter wall height* of the downhill *building* face and sides, when considering the slope of the *lot*, will be determined by the following:

(i.i)	0.00 to 1.00 % slope at each property line	6.1 metres
	1.01 to 5.00 % slope at each property line	6.4 metres
	5.01 to 10.00 % slope at each property line	6.7 metres
	10.01 to 15.00 % slope at each property line	7.0 metres
	15.01 % slope or greater	7.3 metres

- (i.ii) Parts of the *building wall* length may exceed the maximum *perimeter wall height*, but must never exceed a maximum *wall height* of 8.4 metres.

- (ii) Those parts of the *building* that extend beyond a plane formed by lines projecting inward at an angle of 45 degrees from the vertical at the respective permitted average *perimeter wall heights* as measured from grade along the lines of the *outermost building faces*, will be considered in the determination of average *perimeter wall height*. Gable ends, dormers and those parts of the *building wall* identified under Sub-section 1101(11)(a)(i)(i.i) will not be included in the determination of average *perimeter wall height*.



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(iii) The *perimeter wall area* of the downhill *building* face and sides, when considering the slope of the *lot*, will be determined by the following:

(iii.i)	0.00 to 1.00 % slope at each property line	93 sq. metres
	1.01 to 5.00 % slope at each property line	97 sq. metres
	5.01 to 10.00 % slope at each property line	102 sq. metres
	10.01 to 15.00 % slope at each property line	107 sq. metres
	15.01 % slope or greater	110 sq. metres

(i.ii) The area of gable ends and dormers above the second floor that face the side property line opposite another *building* site must be counted in the calculation of *perimeter wall area*, except if the face of the gable end or dormer is set back at least 2.4 metres from the *building* face of the floor below.

(iv) Sub-section 1101(11)(a) does not apply to properties located in the highlighted areas shown on Schedules 'B', 'C', and 'D' to this bylaw.

- (b) The maximum length of any wall of a detached building or structure for an accessory residential use and an accessory off-street parking use is 11 metres.
- (c) A detached building or structure for an accessory off-street parking use must not contain more than three parking spaces.

(12) Off-Street Parking and Loading

The regulations under Part 7 of this bylaw apply.

(13) Other Regulations

- (a) Each dwelling unit in a building for duplex residential, triplex residential or fourplex residential use must be provided with access to an on-site private or common outdoor space or spaces that are defined by fences, railings, or landscaping and that have a total area not less than 37 m² per dwelling unit.
- (b) Carriage house and garden cottage *uses* must be provided with direct access to an on-site private outdoor space that is defined by fences, railings, or landscaping and that has an area of not less than 4.0 m².
- (c) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 of this bylaw apply.