

PART 12 APARTMENT RESIDENTIAL ZONES

1201 RT-2 Townhouse Residential

(1) Intent

This zone provides for *townhouse* developments in appropriately zoned residential areas.

(2) Permitted Uses

Principal *uses*, limited to:

(a) Residential limited to:

- (i) *One-family residential*, as limited under Sub-section (14)
- (ii) *Duplex residential*, as limited under Sub-section (14)
- (iii) *Townhouse*

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

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory residential*
- (c) *Accessory home occupation*, as limited under Section 508(3)
- (d) *Accessory uses* located in a *building* for *townhouse* use, limited to workshops for residents, social and recreation space and facilities
- (e) *Assembly child care*

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (a) A *one-family residential use* is not permitted on a *lot* having an area less than 330 m²;
- (b) A *duplex residential use* is not permitted on a *lot* having an area less than 740 m².
- (c) A *townhouse use* is not permitted on a *lot* having an area less than 1,110 m².
- (d) The maximum *lot* size for a public park is 0.8 hectares

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(5) Density

- (a) All *buildings and structures* together must not exceed a *gross floor area* of 0.9 times the *lot area* for all permitted *uses*. This may be increased by:
 - (i) 0.2 times the *lot area* times the ratio of *concealed parking to accessory off-street parking*, excluding required visitor parking, required by this bylaw up to a maximum of 1.1 times the *lot area*.

(6) Lot Coverage

All *buildings and structures* together must not exceed a *lot coverage* of 45%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a lot.

(8) Setbacks

- (a) *Buildings and structures* for the following *uses* must meet the siting distance from other *buildings and structures* where applicable and be sited no closer than the corresponding setbacks from the *lot lines* set out below:

<i>Use</i>	<i>Lot Line Along a Street (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>
<i>Principal buildings and structures</i>	4.0	7.6 (no lane) 4.5 (lane)	1.8
<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>	4.0	7.6 (no lane) 4.5 (lane)	1.8

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<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>	7.6	1.2	1.2	3.8

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- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (c) The above setbacks are subject to increase or decrease under the following conditions:
 - (i) The setback for the *rear lot line* will decrease to 3.0 metres from the property line abutting land designated in the Citywide Official Community Plan for Park or Open Space or Natural Areas;
 - (ii) Sections 514, 518, 519 and 523; and
 - (iii) Section 514 does not apply to the *interior side lot line* setback requirements for *principal buildings* and structures.

(9) Location of Uses

Not applicable in this zone.

(10) Height

- (a) *Buildings* and *structures* for *one-family residential use*, *duplex residential use* and *townhouse use* shall not exceed a *height* of three *storeys* on any face or side.
- (b) Detached *buildings* and *structures* for *accessory residential* or *accessory off-street parking* must not exceed a *height*, measured from *finished grade*, of:
 - (i) 3.7 metres;
 - (ii) 4.6 metres, where the *building* or *structure* has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces; or
 - (iii) Two *storeys*, where the *building* is accessory to a *townhouse use* and provides for an indoor *common amenity area*.

(11) Building Size

- (a) *Buildings* for *townhouse use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

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(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building for townhouse use* must be provided with:
 - (i) a separate entrance having direct access to grade;
 - (ii) a private outdoor space defined by fences, railings or landscaping, having a total area not less than 37 m² and having access directly from the *dwelling unit*;
 - (iii) access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (b) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

(14) Overlay Zone

- (a) Notwithstanding the principal permitted *uses* under Sub-section (2), properties identified as One-family Residential under Schedule "L" are limited to *one-family residential use* only.
- (b) Notwithstanding the principal permitted *uses* under Sub-section (2), properties identified as Duplex Residential under Schedule "L" are limited to *duplex residential use* only.
- (c) As an exception to Sub-section 14(b), trees identified as hazard trees, as defined by an ISA certified arborist and/or an ISA certified Tree Risk Assessor, are permitted to be removed without a permit provided that:
 - (i) the hazard tree poses an immediate hazard to persons, living accommodations, or other lawfully constructed structures; and
 - (ii) the removal of the hazard tree is accomplished through the use of standard forestry practices.
 - (iii) For any tree that is removed under Sub-section (13)(b), the owner of the land shall undertake tree replacement at a rate of two replacement trees of similar species per tree removed, with a minimum 5 cm caliper.