

PART 11 TWO-FAMILY RESIDENTIAL ZONES

1101 RT-1 Two-Family Residential

(1) Intent

This zone provides for the development of *one-family residential*, *two-family residential*, and *detached two-family residential uses*.

(2) Permitted Uses

Principal uses, limited to:

- (a) Residential limited to:
 - (i) *One-family residential*, as limited under Sub-section (4)(b)(vi);
 - (ii) *Two-family residential*, except for a *lot* located within the shaded area shown in dark outline on Schedule 'N';
 - (iii) *Detached two-family residential*, except for a *lot* located within the shaded area shown in dark outline on schedule 'N' and as limited under Sub-section 3(b).
- (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*, except for a *lot* located within the shaded area shown in dark outline on Schedule 'N', and as limited under Sub-section (3)(a) and (9)(a)
- (d) *Garden Cottage*, except for a *lot* located within the shaded area in dark outline shown on Schedule 'N', and as limited under Sub-section 3(a) and 9(b)
- (e) *Accessory advertising*, as limited under Section 508(3)(e)
- (f) *Accessory residential*
- (g) *Accessory home occupation*, as limited under Section 508(3)
- (h) *Accessory off-street parking*, as limited under Sub-section 508(5), 1101(8)(d)(i), 1101(9), and Part 7

(3) Conditions of Use

- (a) *A carriage house or garden cottage use*:
 - (i) is only permitted in conjunction with a *one-family residential use*;
 - (ii) shall be limited to one *carriage house or garden cottage* per *lot*;
 - (iii) is not permitted on a *lot* in conjunction with a *secondary suite use* except as provided for under Sub-Section 4(e);
 - (iv) a *carriage house* is only permitted where an accessible *lane* is provided, on a corner *lot* or a double-fronting *lot* served by a street at both the front and rear of the *lot*;
 - (v) shall provide one unhindered *accessory off-street parking space* for the exclusive use of the *carriage house or garden cottage use* in accordance with Sub-section (12) and Part 7; and
 - (vi) is not subject to *subdivision* under the provisions of either the Land Title Act or the Strata Property Act.

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- (b) *A detached two-family residential use:*
- (i) is only permitted on *lots* located within the Neighbourhood Attached Residential land use designation as established by the City's Official Community Plan; and
 - (ii) is only permitted where the *lot* is on a corner or where an accessible *lane* is located along the rear or side of the *lot*.

(4) Lot Size

- (a) *A one-family residential use* is not permitted on a *lot* having an area less than:
- (i) 650 m²; or
 - (ii) 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) the minimum *lot depth* is 22.7 metres.
- (b) *A one-family residential use* for *lots* located within the Neighbourhood Attached Residential land use designation as established by the City's Official Community Plan:
- (i) is not permitted on a *lot* having an area less than 370 m²;
 - (ii) for a *lot* with an accessible *lane* the minimum *lot width* is 10 metres;
 - (iii) for a *lot* without an accessible *lane* the minimum *lot width* is 12 metres;
 - (iv) the minimum *lot width* for a *lot* with an *exterior lot corner* is 12.5 metres;
 - (v) the minimum *lot depth* is 22.7 metres; and
 - (vi) for a *lot* located within the shaded area shown in dark outline on Schedule 'N', must meet the lot size requirements of Sub-section (4)(a).
- (c) *A two-family residential and detached two-family 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.

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- (d) Notwithstanding Sub-section (4)(a), a *one-family residential use* is permitted on a *lot* having an area of 370 m² or greater where the *principal building* on the *lot* abuts an *interior side lot line* and is attached to the *principal building* on the abutting *lot* in keeping with the definition of a *two-family dwelling*.
- (e) One *carriage house* or *garden cottage* is permitted on a *lot* in conjunction with a secondary suite use with a *one-family residential use* on *lots* designated Neighbourhood Attached Residential in the Citywide Official Community Plan, provided that the *lot* has an area greater than 740 m².
- (f) The maximum *lot* size for a public park is 0.8 hectares.

(5) Density

- (a) All *principal buildings* and *structures* together for *two-family residential* or *detached two-family residential uses*, including *accessory off-street parking uses* and *accessory residential uses*, must not exceed a *floor area* of 0.5 times the *lot area*.
- (b) Sub-section (5)(a) does not apply to a *one-family residential use* in the RT-1 zone.
- (c) The maximum *floor area* for a *carriage house* and a *garden cottage use* on a *lot* is 50 m², except that the *floor area* of a *building* containing the *carriage house use* may be increased by up to 4.6 m², for the purpose of storage, located at grade and must have access from the exterior of said *building*.
- (d) The density shall not exceed 27 *dwelling units* per hectare.
- (e) When calculating units per hectare, *secondary suite dwelling units*, *carriage houses*, and *garden cottages* are excluded from the calculation.

(6) Lot Coverage

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

(7) Buildings Per Lot

- (a) 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 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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Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>One-Family; Two-Family, Detached; Two-Family Residential; and public parks</i>	7.6	7.6	1.8	3.8
<i>One-Family; Two-Family, Detached; Two-Family Residential; on lots designated Neighbourhood Attached Residential</i>	7.6	7.6	1.2	3.8
<i>Carriage House</i>	See Sub-section (9)(a)	1.2	1.8	3.8
<i>Garden Cottage</i>	See Sub-section (9)(a)	1.2	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 for residential use</i>	7.6	1.2	1.2	3.8
<i>Detached accessory off-street parking buildings and structures, carriage houses, and garden cottages on lots less than 11m wide</i>	7.6 and per Sub-sections (9)(a) and (b)	1.2	0.9	3.8

- (b) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.
- (c) Despite Sub-section (8)(a), a *dwelling unit* within a *two-family residential use* may be sited abutting a second unit at the *interior side lot line* as long as the two units are attached to each other at that *lot line*.
- (d) For *lots* located within the Neighbourhood Attached Residential land use designation as established by the City's Official Community Plan, a minimum separation distance measured from the outermost projection of any wall face shall be maintained of:

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- (i) 6.0 metres between a *principal building* and any wall of all detached *accessory buildings* and *accessory off-street parking buildings* or *structures*.
- (ii) 3.0 metres between a *principal building* and another *principal building*.

(9) Location of Uses

- (a) A *carriage house use* must be located in the *rear yard*.
- (b) A *garden cottage use* must be situated at *finished grade*, may be attached to a detached *building* for *accessory residential* or *accessory off-street parking use* and must be located in the *rear yard*.

(10) Height

- (a) *Building* and *structures* for *one-family, detached two-family residential* and *two-family residential uses* 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.
- (c) Detached *buildings* and *structures* for *garden cottage use* must not exceed a *height* of:
 - (i) 3.0 metres; or
 - (ii) 4.3 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.
- (d) 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; 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* 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:

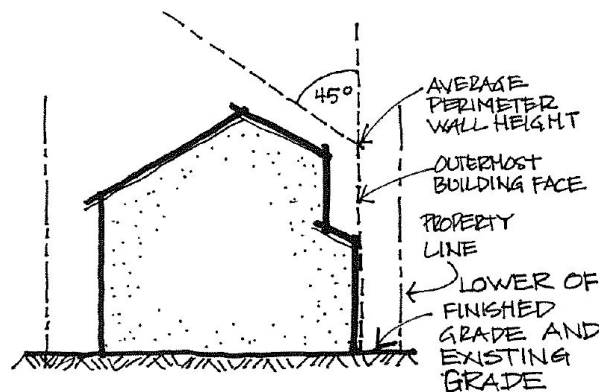
(i) The average *perimeter wall height* of the downhill *building* face and sides, when considering the slope of the *lot*, will be determined by the following:

(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 (11)(a)(i)(i.i) will not be included in the determination of *average perimeter wall height*.



(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:

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(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

(iii.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 (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 9.2 metres.

(12) Off-Street Parking and Loading

- (a) The regulations under Part 7 apply.
- (b) A minimum of one *parking space* per *dwelling unit* for a *detached two-family* or *two-family residential use* must be enclosed within a building.
- (c) Where an accessible *lane* is provided all *accessory off-street parking buildings and structures* shall be located in the rear yard and access to *accessory off-street parking spaces* shall be from the *lane*.

(13) Other Regulations

- (a) Provide a private outdoor space defined by fences, railings or landscaping, having an area of not less than 4.0 m², that has direct access to habitable space, specific for and where a *carriage house* or a *garden cottage use* is located on a *lot*.
- (b) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.