

BY-LAW NO. 12285

**A By-law to amend the Zoning and Development By-law No. 3575
Regarding the Addition of Two-Family Dwellings to RS Zones**

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. In section 10.21, Council:
 - (a) adds a new section 10.21.3 as follows:

“10.21.3 The maximum floor area of a lock-off unit is 29.7 m².”; and
 - (b) renumbers the remaining sections of 10.21 accordingly.
3. Council strikes out section 1 of the RS-1 District Schedule and substitutes:

“1 Intent

The intent of this Schedule is generally to maintain the residential character of the RS-1 District in the form of one-family dwellings, secondary suites, laneway houses, two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, and infill and multiple conversion dwellings in conjunction with retention of character houses. 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.”.
4. Council strikes out section 1 of the RS-1A District Schedule and substitutes:

“1 Intent

The intent of this Schedule is to maintain the residential character of the District in the form of one-family dwellings, secondary suites, laneway houses, two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, multiple conversion dwellings, and infill and multiple conversion dwellings in conjunction with retention of character houses.”.
5. Council strikes out section 1 of the RS-1B District Schedule and substitutes:

“1 Intent

The intent of the Schedule is to maintain the residential character of the District in the form of one-family dwellings, secondary suites, laneway houses, two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, infill or two principal dwelling units on some sites, and infill and multiple conversion dwellings in conjunction with retention of character houses.”.

6. Council strikes out section 1 of the RS-2 District Schedule and substitutes:

“1 Intent

The intent of this Schedule is primarily to maintain the residential character of the District in the form of one-family dwellings, secondary suites, laneway houses, infill, multiple conversion dwellings, two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, multiple dwellings on large lots, and infill and multiple conversion dwellings in conjunction with retention of character houses.”.

7. Council strikes out section 1 of the RS-5 District Schedule and substitutes:

“1 Intent

The intent of this Schedule is generally to maintain the existing residential character of the RS-5 District in the form of one-family dwellings, secondary suites, and laneway houses, by encouraging new development that is compatible with the form and design of existing development, and by encouraging the retention and renovation of existing development. Two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, and infill and multiple conversion dwellings in conjunction with retention of character houses may also be permitted. Emphasis is placed on design compatibility with the established streetscape. Neighbourhood amenity is intended to be enhanced through the maintenance and addition of healthy trees and plants.”.

8. Council strikes out section 1 of the RS-6 District Schedule and substitutes:

“1 Intent

The intent of this Schedule is to maintain the residential character of the District in the form of one-family dwellings, secondary suites, laneway houses and two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, and to encourage a high standard of building design, materials, and landscape development while allowing design diversity in new development. Infill and multiple conversion dwellings in conjunction with retention of character houses may also be permitted. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established landscape.”.

9. Council strikes out section 1 of the RS-7 District Schedule and substitutes:

“1 Intent

The intent of this Schedule is to maintain the residential character of the RS-7 District in the form of one-family dwellings, secondary suites, laneway houses, infill, two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, multiple conversion dwellings, and infill and multiple conversion dwellings in conjunction with retention of character houses. On larger lots, multiple dwellings may also be permitted. Neighbourhood amenity is enhanced through external design regulations.”.

10. In section 2.2.DW [Dwelling] of the RS-1, RS-1A, RS-1B, RS-2, RS-5, RS-6, and RS-7 District Schedules, Council adds the following after the bullet for One-Family Dwelling:

“

- Two-Family Dwelling, on lots less than 511 m² in area.”.

11. In section 3.2.1.DW [Dwelling] of the RS-1 and RS-5 District Schedules, Council adds the following after the bullet for Multiple Conversion Dwelling:

“

- Lock-off Unit in conjunction with a Two-Family Dwelling, provided that there is no more than one Lock-off Unit for each dwelling unit.
- Two-Family Dwelling with Secondary Suite, provided that there is no more than one secondary suite for each dwelling unit.”.

12. In section 3.2.DW [Dwelling] of the RS-1A, RS-1B and RS-6 District Schedules, Council adds the following after the bullet for Multiple Conversion Dwelling:

“

- Lock-off Unit in conjunction with a Two-Family Dwelling, provided that there is no more than one Lock-off Unit for each dwelling unit.
- Two-Family Dwelling with Secondary Suite, provided that there is no more than one secondary suite for each dwelling unit.”.

13. In section 3.2.DW [Dwelling] of the RS-2 District Schedule, Council strikes out:

“

- Two-Family Dwelling.”

and substitutes:

“

- Lock-off Unit in conjunction with a Two-Family Dwelling, provided that there is no more than one Lock-off Unit for each dwelling unit.
- Two-Family Dwelling with Secondary Suite, provided that there is no more than one secondary suite for each dwelling unit.”.

14. In section 3.2.1.DW [Dwelling] of the RS-7 District Schedule, Council strikes out:

“

- Two-Family Dwelling, provided that access is provided from one dwelling unit to the other dwelling unit within the building except that this clause does not apply to:
 - (i) a building existing prior to January 9, 2001; or
 - (ii) a building on a site 668 m² or larger in area.”

and substitutes:

“

- Lock-off Unit in conjunction with a Two-Family Dwelling, provided that there is no more than one Lock-off Unit for each dwelling unit.

- Two-Family Dwelling with Secondary Suite, provided that there is no more than one secondary suite for each dwelling unit.”.

15. Council strikes out section 4.1.1 of the RS-1 and RS-5 District Schedules and substitutes:

“4.1.1 The minimum site area for a one-family dwelling, one-family dwelling with secondary suite, two-family dwelling, or two-family dwelling with secondary suite, is 334 m², and the minimum site width for a one-family dwelling, one-family dwelling with secondary suite, two-family dwelling, or two-family dwelling with secondary suite, is 7.3 m.”.

16. In section 4.1.1 of the RS-1A District Schedule, Council strikes out the words “or one-family dwelling with secondary suite” and substitutes “, one-family dwelling with secondary suite, two-family dwelling, or two-family dwelling with secondary suite”.

17. In section 4.1.1 of the RS-1B District Schedule, Council adds the words “two-family dwelling, two-family dwelling with secondary suite,” after “one-family dwelling with secondary suite,”.

18. Council strikes out section 4.1.1 of the RS-2 District Schedule and substitutes:

“4.1.1 The minimum site area shall be:

- (a) 334 m² for a one-family dwelling, one family dwelling with secondary suite, two-family dwelling, or two-family dwelling with secondary suite; and
- (b) 929 m² for a multiple dwelling or infill.”.

19. Council strikes out section 4.1.1 of the RS-6 District Schedule and substitutes:

“4.1.1 The minimum site area for a one-family dwelling, one-family dwelling with secondary suite, two-family dwelling, two-family dwelling with secondary suite, or multiple conversion dwelling, is 334 m², and the minimum site width for a one-family dwelling, one-family dwelling with secondary suite, two-family dwelling, or two-family dwelling with secondary suite, is 7.3 m.”.

20. In section 4.1.1 of the RS-7 District Schedule, Council strikes out the words “or two-family dwelling” and substitutes “two-family dwelling, or two-family dwelling with secondary suite”.

21. In section 4.1 of the RS-1A, RS-1B, RS-2 and RS-7 District Schedules, Council adds a new section 4.1.3 as follows:

“4.1.3 The maximum site area for a two-family dwelling, including a lock-off unit in conjunction with a two-family dwelling, is less than 511 m².”.

22. In section 4.1 of the RS-1, RS-5, and RS-6 District Schedules, Council adds a new section 4.1.4 as follows:

“4.1.4 The maximum site area for a two-family dwelling, including a lock-off unit in conjunction with a two-family dwelling, is less than 511 m².”.

23. Council strikes out section 4.3.1 of the RS-1 District Schedule, and substitutes the following:

“4.3.1 Height shall not exceed:

- (a) for all uses other than two-family dwelling or two-family dwelling with secondary suite, 9.5 m in height and 2½ storeys, nor exceed the maximum dimensions created by the combination of:
 - (i) a primary envelope located in compliance with the side yard regulation and formed by planes vertically extended 4.9 m in height and then extending inward and upward at an angle of 30 degrees from the horizontal to the point where the planes intersect; and
 - (ii) a secondary envelope located between the required side yards and equal to 60 percent of the site width (except as provided for by section 4.3.2) and formed by planes vertically extended 7.6 m in height and then extending inward and upward at an angle of 45 degrees from the horizontal to the point where the planes intersect.
- (b) for two-family dwelling or two-family dwelling with secondary suite, 10.7 m and 2 ½ storeys.”.

24. In section 4.3.1 of the RS-1B District Schedule, Council adds the words “, two-family dwelling, or two-family dwelling with secondary suite” after the words “a principal one-family dwelling”.

25. In section 4.3 of the RS-5 District Schedule, Council:

- (a) strikes out section 4.3.1 and substitutes the following:

“4.3.1 Height shall not exceed:

- (a) for all uses other than two-family dwelling or two-family dwelling with secondary suite, 9.2 m in height and 2½ storeys,
- (b) for two-family dwelling or two-family dwelling with secondary suite, 10.7 m and 2 ½ storeys.”; and
- (b) in section 4.3.2, strikes out the words “The height of the building” and substitutes “For all uses other than two-family dwelling or two-family dwelling with secondary suite, the height of the building”.

26. In section 4.5.1 of the RS-7 District Schedule, Council strikes out the words “For a single-family house, multiple conversion dwelling,” and substitutes “For a one-family dwelling, one-family dwelling with secondary suite, two-family dwelling, two-family dwelling with secondary suite, multiple conversion dwelling,”.

27. In section 4.6 of the RS-1 District Schedule, Council:

- (a) in section 4.6.1, adds the words “for all uses except for two-family dwelling or two-family dwelling with secondary suite” after “A rear yard with a minimum depth of 45 percent of the site shall be provided”; and

- (b) adds a new section 4.6.1A as follows:
 - “4.6.1A A rear yard with a minimum depth of 40 percent of the depth of the site shall be provided for two-family dwellings or two-family dwellings with secondary suite.”.
28. In section 4.7 of the RS-1, RS-1A, RS-2, RS-5, RS-6, and RS-7 District Schedules, Council:
- (a) in section 4.7.1, adds the words “for all uses except for two-family dwelling or two-family dwelling with secondary suite” after “The floor space ratio”; and
 - (b) adds a new section 4.7.1A as follows:
 - “4.7.1A The floor space ratio for two-family dwellings or two-family dwellings with secondary suite must not exceed 0.70.”.
29. In section 4.7 of the RS-1B District Schedule, Council:
- (a) in section 4.7.1, adds the words “for all uses except for two-family dwelling or two-family dwelling with secondary suite,” after “The floor space ratio shall not exceed 0.60”; and
 - (b) adds a new section 4.7.1A as follows:
 - “4.7.1A The floor space ratio for two-family dwellings or two-family dwellings with secondary suite must not exceed 0.70.”.
30. Council strikes out section 4.8.1 in the RS-1, RS-5, RS-6, and RS-7 District Schedules and substitutes the following:
- “4.8.1 The maximum site coverage for buildings shall be:
- (a) 40 percent of the site area for all uses except for two-family dwellings and two-family dwellings with secondary suite; and
 - (b) 45 percent of the site area for two-family dwellings and two-family dwellings with secondary suite.”.
31. Council strikes out section 4.16.1 of the RS-1 District Schedule and substitutes the following:
- “4.16.1 The distance between the front yard and the rear yard of a site shall not exceed:
- (a) 35 percent of the depth of the site for all uses except for two-family dwelling or two-family dwelling with secondary suite, unless otherwise determined pursuant to the provisions of section 4.6.1; and
 - (b) 40 percent of the depth of the site for two-family dwelling or two-family dwelling with secondary suite.”.

32. Council adds a new section 4.16 to the RS-1A, RS-1B and RS-2 District Schedules as follows:

“4.16 Building Depth

4.16.1 For two-family dwelling or two-family dwelling with secondary suite, the distance between the front yard and the rear yard of a site shall not exceed 40 percent of the depth of the site.”.

33. Council strikes out section 4.16.2 of the RS-5 and RS-7 District Schedules and substitutes the following:

“4.16.2 The maximum building depth shall not exceed 40 percent of the depth of the site for all uses.”.

34. In the RS-6 District Schedule, Council:

(a) strikes out section 4.16.1 and substitutes the following:

“4.16.1 The maximum permitted building depth for all uses other than two-family dwelling or two-family dwelling with secondary suite shall not exceed the percentages indicated in the following table:

Portion of building width and location	Maximum building depth as percent of site depth
Centre 60% of the maximum allowable building width	40 percent
20% of maximum allowable building width as measured from both side yard setback lines	35 percent

”; and

(b) adds a new section 4.16.1A as follows:

“4.16.1A The maximum permitted building depth for two-family dwelling or two-family dwelling with secondary suite shall not exceed 40 percent of the depth of the site depth.”.

35. In section 4.17 of the RS-1 and RS-5 District Schedules, Council adds new sections 4.17.6 through 4.17.9 as follows:

“4.17.6 In two-family dwellings and two-family dwellings with secondary suite, there must be two main entrances, one to each principal dwelling unit.

4.17.7 In two-family dwellings and two-family dwellings with secondary suite, there must be a covered verandah or porch at each main entrance, with a minimum width or depth of 1.6 m.

4.17.8 In two-family dwellings and two-family dwellings with secondary suite, 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 half storey above the second storey must comply with the following table:

Dormer Orientation	Maximum Total Dormer Width
Rear yard	40% of width of elevation of storey below
Interior side yard	25% of width of elevation of storey below
Street or flanking lane	30% of width of elevation of storey below

4.17.9 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.”.

36. In the RS-1A, RS-1B and RS-2 District Schedules, Council adds a new section 4.17 as follows:

“4.17 External Design

4.17.1 For the purpose of this section 4.17, a 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.

4.17.2 In two-family dwellings and two-family dwellings with secondary suite, there must be two main entrances, one to each principal dwelling unit.

4.17.3 In two-family dwellings and two-family dwellings with secondary suite, there must be a covered verandah or porch at each main entrance, with a minimum width or depth of 1.6 m.

4.17.4 In two-family dwellings and two-family dwellings with secondary suite, 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 half storey above the second storey must comply with the following table:

Dormer Orientation	Maximum Total Dormer Width
Rear yard	40% of width of elevation of storey below
Interior side yard	25% of width of elevation of storey below
Street or flanking lane	30% of width of elevation of storey below

4.17.5 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.”.

37. In section 4.17 of the RS-6 and RS-7 District Schedules, Council adds new sections 4.17.39 through 4.17.41 as follows:

“4.17.39 In two-family dwellings and two-family dwellings with secondary suite, there must be two main entrances, one to each principal dwelling unit.

4.17.40 In two-family dwellings and two-family dwellings with secondary suite, there must be a covered verandah or porch at each main entrance, with a minimum width or depth of 1.6 m.

4.17.41 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.”.

38. In section 5.1 of the RS-1, RS-1A, RS-2 and RS-5 District Schedules, Council:

- (a) strikes out the word “and” after “laneway house;” in subsection (d);
- (b) adds two new subsections as subsections (e) and (f) as follows:
 - “(e) two-family dwelling;
 - (f) two-family dwelling with secondary suite; and”;
- (c) renumbers the existing subsection (e) as subsection (g).

39. In section 5.1 of the RS-7 District Schedule, Council:

- (a) adds a new subsection (f) as follows:
 - “(f) two-family dwelling with secondary suite;”;
- (b) renumbers the existing subsections (f) and (g) as subsections (g) and (h) respectively.

40. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

41. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 30th day of October, 2018

Signed _____ “Gregor Robertson”
Mayor

Signed _____ “Katrina Leckovic”
City Clerk