

## BY-LAW NO. 12426

### A By-law to Amend Zoning and Development By-law No. 3575 regarding regulations for duplexes

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.
2. In section 2.2.A of the RS-1, RS-1A, RS-1B, RS-2, RS-5, RS-6, and RS-7 District Schedules, Council:
  - (a) in subsection (c), adds “for all uses except for two-family dwellings and two-family dwellings with secondary suite,” before “the total floor area”;
  - (b) inserts the following as subsection (d):

“(d) for two-family dwellings and two-family dwellings with secondary suite, the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 48 m<sup>2</sup>,” ; and
  - (c) renumbers the remaining subsections in section 2.2.A.
3. In section 2.2.1A of the RT-5 and RT-5N Districts Schedule, Council:
  - (a) in subsection (c), adds “for all uses except for two-family dwellings and two-family dwellings with secondary suite,” before “the total floor area”;
  - (b) inserts the following as subsection (d):

“(d) for two-family dwellings and two-family dwellings with secondary suite, the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 48 m<sup>2</sup>,” ; and
  - (c) renumbers the remaining subsections in section 2.2.A.
4. In section 4.4 of the RS-1A, RS-1B, and RS-2 District Schedules, Council adds a new section 4.4.3 as follows:

“4.4.3 For two-family dwellings and two-family dwellings with secondary suite, covered porches complying with the conditions of section 4.7.3(g) shall be permitted to project into the required front yard a maximum of 1.8 m provided that such a projection is limited to 30 percent of the width of the building.”.
5. In section 4.4.3 of the RT-5 and RT-5N Districts Schedule, Council strikes out “1.6 m” and substitutes “1.8 m”.

6. In section 4.4.4 of the RT-11 and RT-11N Districts Schedule, Council strikes out “1.6 m” and substitutes “1.8 m”.

7. Council strikes out section 4.7.1A in the RS-1, RS-1A, RS-1B, RS-2, RS-5, RS-6, and RS-7 District Schedules and substitutes the following:

“4.7.1A The floor space ratio for two-family dwellings and two-family dwellings with secondary suite must not exceed 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, all of which floors are located within the building depth as defined by section 4.16.1 of this Schedule, shall not exceed 371 m<sup>2</sup>.”.

8. In section 4.7.3 of the RS-1 District Schedule, Council:

(a) strikes out subsection (g) and substitutes the following:

“(g) covered porches, provided that:

- (i) for all uses except for two-family dwellings and two-family dwellings with secondary suite, they face a street or a rear property line and are located at the basement or first storey,
- (ii) for two-family dwellings and two-family dwellings with secondary suite, they face a street or rear property line,
- (iii) that portion facing the street or rear property line shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law,
- (iv) for all uses except for two-family dwellings and two-family dwellings with secondary suite, the total area being excluded does not exceed 5 percent of the permitted floor area,
- (v) for two-family dwellings and two-family dwellings with secondary suite, the total area being excluded, when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 13 percent of the permitted floor area,
- (vi) for two-family dwellings and two-family dwellings 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
- (vii) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the porch floor;”;

(b) in subsection (h) strikes out “and”;

(c) in paragraph (i)(iv) strikes out “.” and substitutes “; and”; and

(d) adds a new subsection (j) as follows:

“(j) for two-family dwellings and two-family dwellings 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, provided that:

- (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 percent of the permitted total floor area.”.

9. In section 4.7.3 of the RS-1A, RS-1B, and RS-2 District Schedules, Council:

(a) inserts the following as a new subsection (g):

“(g) covered porches, provided that:

- (i) for all uses except for two-family dwellings and two-family dwellings with secondary suite, they face a street or a rear property line and are located at the basement or first storey,
- (ii) for two-family dwellings and two-family dwellings with secondary suite, they face a street or rear property line,
- (iii) that portion facing the street or rear property line shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law,
- (iv) for all uses except for two-family dwellings and two-family dwellings with secondary suite, the total area being excluded does not exceed 5 percent of the permitted floor area,
- (v) for two-family dwellings and two-family dwellings with secondary suite, the total area being excluded, when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 13 percent of the permitted floor area,
- (vi) for two-family dwellings and two-family dwellings 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
- (vii) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the porch floor;”;

(b) renumbers the remaining subsections in section 4.7.3;

(c) in renumbered subsection (h) strikes out “and”;

(d) in renumbered subsection (i) strikes out “.” and substitutes “; and”; and

(e) adds a new subsection (j) as follows:

“(j) for two-family dwellings and two-family dwellings 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, provided that:

- (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 percent of the permitted total floor area.”.

10. In section 4.7.3 of the RS-5 District Schedule, Council strikes out subsection (g) and substitutes the following:

“(g) covered porches, provided that:

- (i) for all uses except for two-family dwellings and two-family dwellings with secondary suite, they face a street or a rear property line and are located at the basement or first storey,
- (ii) for two-family dwellings and two-family dwellings with secondary suite, they face a street or rear property line,
- (iii) that portion facing the street or rear property line shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law,
- (iv) for all uses except for two-family dwellings and two-family dwellings with secondary suite, the total area being excluded does not exceed 5 percent of the permitted floor area,
- (v) for two-family dwellings and two-family dwellings with secondary suite, the total area being excluded, when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 13 percent of the permitted floor area,
- (vi) for two-family dwellings and two-family dwellings 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
- (vii) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the porch floor;”.

11. In section 4.7.3 of the RS-6 District Schedule, Council strikes out subsection (g) and substitutes the following:

“(g) covered porches, provided that:

- (i) for all uses except for two-family dwellings and two-family dwellings with secondary suite, they face a street or a rear property line and are located at the basement or first storey,
- (ii) for two-family dwellings and two-family dwellings with secondary suite, they face a street or rear property line,
- (iii) that portion facing the street or rear property line shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law,
- (iv) for all uses except for two-family dwellings and two-family dwellings with secondary suite, the total area being excluded does not exceed 5 percent of the permitted floor area,
- (v) for two-family dwellings and two-family dwellings with secondary suite, the total area being excluded, when combined with the balcony and deck

- exclusions under subsection 4.7.3(a), does not exceed 13 percent of the permitted floor area,
- (vi) for two-family dwellings and two-family dwellings with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m,
- (vii) for two-family dwellings and two-family dwellings with secondary suite, the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the porch floor, and
- (viii) for all uses except for two-family dwellings and two-family dwellings with secondary suite, the maximum height must comply with section 4.17.32;”.

12. In section 4.7.4 of the RS-7 District Schedule, Council strikes out subsection (g) and substitutes the following:

“(g) covered porches, provided that:

- (i) for all uses except for two-family dwellings and two-family dwellings with secondary suite, they face a street or a rear property line and are located at the basement or first storey,
- (ii) for two-family dwellings and two-family dwellings with secondary suite, they face a street or rear property line,
- (iii) that portion facing the street or rear property line shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law,
- (iv) for all uses except for two-family dwellings and two-family dwellings with secondary suite, the total area being excluded does not exceed 7 percent of the permitted floor area,
- (v) for two-family dwellings and two-family dwellings with secondary suite, the total area being excluded, when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 13 percent of the permitted floor area,
- (vi) for two-family dwellings and two-family dwellings with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m,
- (vii) for two-family dwellings and two-family dwellings with secondary suite, ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the porch floor, and
- (viii) for all uses except for two-family dwellings and two-family dwellings with secondary suite, the maximum height must comply with section 4.17.32;”.

13. In section 4.7.6 of the RT-5 and RT-5N Districts Schedule, Council:

- (a) In subsection (f), strikes out “verandahs or”;
- (b) in paragraph (f)(i), strikes out “; and” and substitutes “;”;
- (c) in paragraph (f)(ii), strikes out “; and” and substitutes “;”;
- (d) adds new paragraphs (f)(iii) and (iv) as follows:

- “(iii) for two-family dwellings and two-family dwellings 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
- (iv) for two-family dwellings and two-family dwellings with secondary suite, ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the porch floor;”;
- (e) in subsection (g) strikes out “.” and substitutes “; and”; and
- (f) adds a new subsection (h) as follows:
  - “(h) for two-family dwellings and two-family dwellings 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, provided that:
    - (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 percent of the permitted total floor area.”.

14. In section 4.7.5 of the RT-11 and RT-11N Districts Schedule, Council:

- (a) In subsection (f), strikes out “verandahs or”;
- (b) in paragraph (f)(ii), strikes out “floor space, and” and substitutes “floor space,”;
- (c) in paragraph (f)(iii), strikes out “; and” and substitutes “, and”; and
- (d) adds a new paragraph (f)(iv) as follows:
  - “(iv) for two-family dwellings and two-family dwellings with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m;”;
- (e) in subsection (g) strikes out “.” and substitutes “; and”; and
- (f) adds a new subsection (h) as follows:
  - “(h) for two-family dwellings and two-family dwellings 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, provided that:

- (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 percent of the permitted total floor area.”.

15. In section 4.7.5 of the RM-7, RM-7N and RM-7AN Districts Schedule, Council:

- (a) in subsection (h), strikes out “verandahs or”;
- (b) in paragraph (h)(i), strikes out “and”;
- (c) in paragraph (h)(ii), strikes out “all other uses, and” and substitutes “all other uses,”;
- (d) in paragraph (h)(iii), strikes out “,” and substitutes “, and”;
- (e) adds a new paragraph (h)(iv) as follows:
  - “(iv) for two-family dwellings and two-family dwellings with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m;”;
- (f) in subsection (i) strikes out “and”;
- (g) in subsection (j) strikes out “.” and substitutes “; and”;
- (h) adds a new subsection (k) as follows:
  - “(k) for two-family dwellings and two-family dwellings 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, provided that:
    - (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 percent of the permitted total floor area.”.

16. In subsection 4.7.9(h) of the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule, Council:

- (a) strikes out “verandahs or”;
- (b) in paragraph (ii), strikes out “all other uses, and” and substitutes “all other uses,”;
- (c) in paragraph (iii), strikes out “; and” and substitutes “, and”;

- (d) adds a new paragraph (iv) as follows:
  - “(iv) for two-family dwellings and two-family dwellings with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m;”;
- (e) in subsection (i) strikes out “and”;
- (f) in subsection (j) strikes out “.” and substitutes “; and”; and
- (g) adds a new subsection (k) as follows:
  - “(k) for two-family dwellings and two-family dwellings 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, provided that:
    - (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 percent of the permitted total floor area.”.

17. In the RS-1, RS-1A, RS-1B, and RS-2 District Schedules, Council adds the following as a new section 4.7.4:

“4.7.4 Notwithstanding the definition of “half-storey” in section 2 of this By-law, for the purposes of this Schedule the maximum permitted floor area contained in a half-storey shall not include floor area excluded in section 4.7.3(j) of this Schedule.”.

18. In the RT-5 and RT-5N Districts Schedule, Council adds the following as a new section 4.7.7:

“4.7.7 Notwithstanding the definition of “half-storey” in section 2 of this By-law, for the purposes of this Schedule the maximum permitted floor area contained in a half-storey shall not include floor area excluded in section 4.7.6(h) of this Schedule.”.

19. In the RT-11 and RT-11N Districts Schedule, Council adds the following as a new section 4.7.6:

“4.7.6 Notwithstanding the definition of “half-storey” in section 2 of this By-law, for the purposes of this Schedule the maximum permitted floor area contained in a half-storey shall not include floor area excluded in section 4.7.5(h) of this Schedule.”.

20. In the RM-7, RM-7N, and RM-7AN Districts Schedule, Council adds the following as a new section 4.7.6:

“4.7.6 Notwithstanding the definition of “half-storey” in section 2 of this By-law, for the purposes of this Schedule the maximum permitted floor area contained in a half-storey shall not include floor area excluded in section 4.7.5(k) of this Schedule.”.

21. In the RM-8, RM-8A, RM-8N, and RM-8AN Districts Schedule, Council adds the following as a new section 4.7.10:

“4.7.10 Notwithstanding the definition of “half-storey” in section 2 of this By-law, for the purposes of this Schedule the maximum permitted floor area contained in a half-storey shall not include floor area excluded in section 4.7.9(k) of this Schedule.”.

22. In section 4.16.4 of the RS-1 District Schedule, Council adds “for all uses except for two-family dwellings or two-family dwellings with secondary suite, and to a maximum of 45 percent of the depth of the site for two-family dwellings and two-family dwellings with secondary suite” after “to a maximum of 40 percent of the depth of the site”.

23. In the RS-1A, RS-1B, and RS-2 District Schedules, Council adds a new section 4.16.2 as follows:

“4.16.2 Notwithstanding section 4.16.1 of this schedule, the Director of Planning may increase the maximum distance between the front yard and the rear yard of a two-family dwelling or a two-family dwelling with secondary suite to accommodate building features designed to reduce energy consumption in a Certified Passive House to a maximum of 45 percent of the depth of the site, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.”.

24. In the RM-7, RM-7N, and RM-7AN, and the RM-8, RM-8A, RM-8N, and RM-8AN Districts Schedules, Council:

(a) adds a new section 4.16.3 as follows:

“4.16.3 Notwithstanding section 4.16.1 of this schedule, the Director of Planning may increase the maximum distance between the required minimum front yard and the rear yard of a two-family dwelling or a two-family dwelling with secondary suite to accommodate building features designed to reduce energy consumption in a Certified Passive House, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.”; and

(b) renumbers the remaining sections in 4.16.

25. In the RT-11 and RT-11N Districts Schedule, Council adds a new section 4.16.3 as follows:

“4.16.3 Notwithstanding section 4.16.1 of this schedule, the Director of Planning may increase the maximum building depth for two-family dwellings or two-family dwellings with secondary suite to accommodate building features designed to reduce energy consumption in a Certified Passive House, if the Director of

Planning first considers the intent of this schedule and all applicable Council policies and guidelines.”.

26. In section 4.17 of the RS-1 and the RS-5 District Schedules, Council:

(a) inserts a new section 4.17.7 as follows:

“4.17.7 In two-family dwellings and two-family dwellings with secondary suite on a corner site, one main entrance must face the front street and one main entrance must face the flanking street.”;

(b) renumbers the remaining sections in section 4.17;

(c) in renumbered section 4.17.8:

(i) strikes out “verandah or porch” and substitutes “entry”, and

(ii) strikes out “minimum width or depth of 1.6 m” and substitutes “minimum width and depth of 1.8 m”;

(d) strikes out the renumbered 4.17.9 and substitutes the following:

“4.17.9 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 shall have a minimum slope of 7:12 and a maximum slope of 12:12 and shall be either hip or gable or a combination of both, and shall 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 half-storey or attic above the second storey;

(b) dormer roofs shall be gable, hip or shed in form and shall 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 shall be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and

(e) notwithstanding section 4.17.9(d), one 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 half-storey above may have its face wall flush or continuous with the second storey exterior wall face below.”;

(e) in renumbered section 4.17.10, adds “or lock-off unit” after “Exterior windows in a secondary suite”; and

- (f) adds a new section 4.17.11 as follows:

“4.17.11 The Director of Planning may vary the requirements of section 4.17 for two-family dwellings and two-family dwellings 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, or 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.”.

27. In section 4.17 of the RS-1A, RS-1B, and RS-2 District Schedules, Council:

- (a) inserts a new section 4.17.3 as follows:

“4.17.3 In two-family dwellings and two-family dwellings with secondary suite on a corner site, one main entrance must face the front street and one main entrance must face the flanking street.”;

- (b) renumbers the remaining sections in section 4.17;

- (c) in renumbered section 4.17.4:

- (i) strikes out “verandah or porch” and substitutes “entry”, and
- (ii) strikes out “minimum width or depth of 1.6 m” and substitutes “minimum width and depth of 1.8 m”;

- (d) strikes out the renumbered 4.17.5 and substitutes the following:

“4.17.5 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 shall have a minimum slope of 7:12 and a maximum slope of 12:12 and shall be either hip or gable or a combination of both, and shall 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 half-storey or attic above the second storey;
- (b) dormer roofs shall be gable, hip or shed in form and shall 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 shall be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and

- (e) notwithstanding section 4.17.5(d), one 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 half-storey above may have its face wall flush or continuous with the second storey exterior wall face below.”;
    - (e) in renumbered section 4.17.6, adds “or lock-off unit” after “Exterior windows in a secondary suite”; and
    - (f) adds a new section 4.17.7 as follows:
      - “4.17.7 The Director of Planning may vary the requirements of section 4.17 for two-family dwellings and two-family dwellings 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, or 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.”.
28. In section 4.17 of the RS-6 District Schedule, Council:
- (a) inserts a new section 4.17.1 as follows:
    - “4.17.1 Sections 4.17.2 through 4.17.4 and 4.17.6 through 4.17.39 apply to all uses except for two-family dwellings and two-family dwellings with secondary suite, sections 4.17.40 through 4.17.44 apply to two-family dwellings and two-family dwellings with secondary suite, and sections 4.17.5 and 4.17.45 apply to all uses.”;
  - (b) renumbers the remaining sections in section 4.17;
  - (c) in renumbered section 4.17.6, strikes out “section 4.17.2 or section 4.17.3” and substitutes “section 4.17.3 or section 4.17.4”;
  - (d) in renumbered subsection 4.17.7(a), strikes out “4.17.9(c)” and substitutes “4.17.10(c)”;
  - (e) in renumbered section 4.17.8, strikes out “4.17.6” and substitutes “4.17.7”;
  - (f) in renumbered subsection 4.17.10(c), strikes out “4.17.9(a) and (b)” and substitutes “4.17.10(a) and (b)”;
  - (g) in renumbered subsection 4.17.13(c), strikes out “4.17.12(b)” and substitutes “4.17.13(b)”;
  - (h) in renumbered subsection 4.17.35(e), strikes out “4.17.34(c) and (d)” and substitutes “4.17.35(c) and (d)”;
  - (i) in renumbered section 4.17.37, strikes out “4.17.35(a) to (d)” and substitutes “4.17.36(a) to (d)”;

- (j) in renumbered section 4.17.38, strikes out “4.17.35(a) to (d)” and substitutes “4.17.36(a) to (d)”;
- (k) strikes out renumbered sections 4.17.40, 4.17.41 and 4.17.42 and substitutes the following:
- “4.17.40 In two-family dwellings and two-family dwellings with secondary suite, there must be two main entrances, one to each principal dwelling unit.
- 4.17.41 In two-family dwellings and two-family dwellings with secondary suite on a corner site, one main entrance must face the front street and one main entrance must face the flanking street.
- 4.17.42 In two-family dwellings and two-family dwellings with secondary suite, there must be a covered entry at each main entrance, with a minimum width and depth of 1.8 m.
- 4.17.43 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 shall have a minimum slope of 7:12 and a maximum slope of 12:12 and shall be either hip or gable or a combination of both, and shall 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 half-storey or attic above the second storey;
  - (b) dormer roofs shall be gable, hip or shed in form and shall 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 shall be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
  - (e) notwithstanding section 4.17.43(d), one 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 half-storey above may have its face wall flush or continuous with the second storey exterior wall face below
- 4.17.44 The Director of Planning may vary the requirements of section 4.17 for two-family dwellings and two-family dwellings 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, or 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.

4.17.45 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.”.

29. In section 4.17 of the RS-7 District Schedule, Council:

(a) inserts a new section 4.17.1 as follows:

“4.17.1 Sections 4.17.2 through 4.17.5 and 4.17.7 through 4.17.39 apply to all uses except for two-family dwellings and two-family dwellings with secondary suite, sections 4.17.40 through 4.17.44 apply to two-family dwellings and two-family dwellings with secondary suite, and sections 4.17.6 and 4.17.45 apply to all uses.”;

(b) renumbers the remaining sections in section 4.17;

(c) in renumbered section 4.17.5, strikes out “section 4.17.2 or section 4.17.3” and substitutes “section 4.17.3 or section 4.17.4”;

(d) in renumbered subsection 4.17.7(a), strikes out “4.17.9(c)” and substitutes “4.17.10(c)”;

(e) in renumbered section 4.17.8, strikes out “4.17.6” and substitutes “4.17.7”;

(f) in renumbered subsection 4.17.10(c), strikes out “4.17.9(a) and (b)” and substitutes “4.17.10(a) and (b)”;

(g) in renumbered subsection 4.17.35(b), strikes out “4.17.34(a)” and substitutes “4.17.35(a)”;

(h) in renumbered subsection 4.17.35(e), strikes out “4.17.34(c) and (d)” and substitutes “4.17.35(c) and (d)”;

(i) in renumbered section 4.17.37, strikes out “4.17.35” and substitutes “4.17.36”;

(j) in renumbered section 4.17.38, strikes out “4.17.35(a) to (d)” and substitutes “4.17.36(a) to (d)”;

(k) strikes out renumbered sections 4.17.40, 4.17.41 and 4.17.42 and substitutes the following:

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

- 4.17.41 In two-family dwellings and two-family dwellings with secondary suite on a corner site, one main entrance must face the front street and one main entrance must face the flanking street.
- 4.17.42 In two-family dwellings and two-family dwellings with secondary suite, there must be a covered entry at each main entrance, with a minimum width and depth of 1.8 m.
- 4.17.43 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 shall have a minimum slope of 7:12 and a maximum slope of 12:12 and shall be either hip or gable or a combination of both, and shall 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 half-storey or attic above the second storey;
  - (b) dormer roofs shall be gable, hip or shed in form and shall 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 shall be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
  - (e) notwithstanding section 4.17.43(d), one 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 half-storey above may have its face wall flush or continuous with the second storey exterior wall face below
- 4.17.44 The Director of Planning may vary the requirements of section 4.17 for two-family dwellings and two-family dwellings 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, or 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.
- 4.17.45 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.”.

30. In section 4.17 of the RT-5 and RT-5N Districts Schedule, Council:
- (a) strikes out section 4.17.1;
  - (b) renumbers sections 4.17.2 and 4.7.3 as 4.17.1 and 4.17.2;
  - (c) in renumbered 4.17.2, strikes out “There must be” and substitutes “In two-family dwellings and two-family dwellings with secondary suite, there must be”;
  - (d) inserts a new section 4.17.3 as follows:

“4.17.3 In two-family dwellings and two-family dwellings with secondary suite on a corner site, one main entrance must face the front street and one main entrance must face the flanking street.”;
  - (e) in section 4.17.4:
    - (i) strikes out “verandah or porch” and substitutes “entry”, and
    - (ii) strikes out “minimum width and depth of 1.6 m” and substitutes “minimum width and depth of 1.8 m”;
  - (f) in section 4.17.5, strikes out “Roof design must” and substitutes “In one-family dwellings and one-family dwellings with secondary suite, roof design must”;
  - (g) inserts a new section 4.17.6 as follows:

“4.17.6 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 shall have a minimum slope of 7:12 and a maximum slope of 12:12 and shall be either hip or gable or a combination of both, and shall 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 half-storey or attic above the second storey;
    - (b) dormer roofs shall be gable, hip or shed in form and shall 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 shall be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
    - (e) notwithstanding section 4.17.6(d), one 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 half-storey above may have its face wall flush or continuous with the second storey exterior wall face below.”;

- (h) renumbers 4.17.6 as 4.17.7; and
- (i) adds a new section 4.17.8 as follows:

“4.17.8 The Director of Planning may vary the requirements of section 4.17 for two-family dwellings and two-family dwellings 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, or 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.”.

31. In the RT-11 and RT-11N Districts Schedule, Council:

- (a) inserts a new section 4.17.4 as follows:

“4.17.4 In two-family dwellings and two-family dwellings with secondary suite on a corner site, one main entrance must face the front street and one main entrance must face the flanking street.”;

- (b) renumbers the remaining sections in section 4.17;

- (c) in renumbered section 4.17.5:

- (i) strikes out “verandah or porch” and substitutes “entry”, and
- (ii) strikes out “minimum width or depth of 1.6 m” and substitutes “minimum width and depth of 1.8 m”;

- (d) strikes out the renumbered 4.17.6 and substitutes the following:

“4.17.6 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 shall have a minimum slope of 7:12 and a maximum slope of 12:12 and shall be either hip or gable or a combination of both, and shall 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 half-storey or attic above the second storey;
- (b) dormer roofs shall be gable, hip or shed in form and shall 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 shall be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (e) notwithstanding section 4.17.6(d), one 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 half-storey above may have its face wall flush or continuous with the second storey exterior wall face below.”;
- (e) in renumbered section 4.17.7, adds “or lock-off unit” after “Exterior windows in a secondary suite”; and
- (f) adds a new section 4.17.8 as follows:
 

“4.17.8 The Director of Planning may vary the requirements of section 4.17 for two-family dwellings and two-family dwellings 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, or 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.”.

32. In the RM-7, RM-7N, and RM-7AN, and the RM-8, RM-8A, RM-8N, and RM-8AN Districts Schedules, Council:

- (a) inserts a new subsection 4.17.5(b) as follows:
  - “(b) on a corner site, one main entrance must face the front street and one main entrance must face the flanking street;”;
- (b) renumbers the remaining subsections in section 4.17.5;
- (c) in renumbered section 4.17.5(c):
  - (i) strikes out “verandah or porch” and substitutes “entry”, and
  - (ii) strikes out “minimum width and depth of 1.6 m” and substitutes “minimum width and depth of 1.8 m”;
- (d) strikes out the renumbered 4.17.5(d), (e), and (f) and substitutes the following:
  - “(d) all roofs except for dormer roofs shall have a minimum slope of 7:12 and a maximum slope of 12:12 and shall be either hip or gable or a combination of both, and shall 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 half-storey or attic above the second storey;
  - (e) dormer roofs shall be gable, hip or shed in form and shall have a minimum slope of 4:12;

- (f) 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;
  - (g) all exterior dormer walls shall be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
  - (h) notwithstanding section 4.17.5(g), one 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 half-storey above may have its face wall flush or continuous with the second storey exterior wall face below.”.
- (e) in section 4.17.6, adds “or lock-off unit” after “Exterior windows in a secondary suite”; and
- (f) adds a new section 4.17.7 as follows:
- “4.17.7 The Director of Planning may vary the requirements of section 4.17 for two-family dwellings and two-family dwellings 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, or 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.”.

**Severability**

33. 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.

**Force and effect**

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

ENACTED by Council this 28<sup>th</sup> day of May, 2019

Signed \_\_\_\_\_ “Kennedy Stewart”  
Mayor

Signed \_\_\_\_\_ “Katrina Leckovic”  
City Clerk