

RT-11 and RT-11N Districts Schedules

1 Intent

The intent of this schedule is to allow a variety of housing options by encouraging development of multiple small houses and duplexes on larger lots and assembled sites, while continuing to permit lower intensity development on smaller sites. Siting and massing are intended to be compatible with, but not the same as, pre-existing single family development. Laneway houses, secondary suites, and lock-off units are permitted, within limits, to provide flexible housing choices. Retention of character buildings and high quality architectural design of new development is encouraged. The RT-11N District differs from the RT-11 District because it requires evidence of noise mitigation for residential development.

Individual one-family dwellings and one-family dwellings with a secondary suite (with or without a laneway house) are permitted uses; however, where developed as the only principal building on a site, these uses are regulated by the RS-1 District Schedule.

2 Outright Approval Uses

2.1 Subject to all other provisions of this by-law and this schedule, the uses listed in section 2.2 are permitted in this district and will be issued a permit.

2.2 Uses

- 2.2.A**
- Accessory Buildings customarily ancillary to any of the uses listed in this schedule, provided that:
 - (a) no accessory building exceeds 3.7 m in height, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
 - (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line, and
 - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane and 1.5 m from a flanking street, and
 - (iii) comply with section 11.1 of this by-law;
 - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 48 m², except that:
 - (i) floor area previously excluded from existing development pursuant to section 4.7.4 (c) of this schedule, and
 - (ii) the floor area of a laneway house, must be deducted from the total allowable accessory building floor area;
 - (d) not more than 80% of the width of the site at the rear property line of any lot is occupied by accessory buildings; and
 - (e) roof decks and sun decks are not located on an accessory building.
 - Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces must comply with the provisions of section 2.2.A (b) of this schedule.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:
 - (a) no additions are permitted;
 - (b) no housekeeping or sleeping units are created;
 - (c) there are no more than two dwelling units;
 - (d) the development complies with section 4.8 of this schedule; and
 - (e) no development permit will be issued until the requisite permits required by other by-laws that relate to design, construction, and safety of buildings are issuable.
- One-Family Dwelling which complies with the current RS-1 District Schedule, provided that the one-family dwelling is the only principal building on the site.
- Two-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this by-law, the Director of Planning may approve any of the uses listed in section 3.2 of this schedule, with or without conditions, provided that the Director of Planning first considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A**
- Accessory Buildings not provided for in section 2.2.A of this schedule and customarily ancillary to any of the uses listed in this schedule.
 - Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.

3.2.C [Cultural and Recreational]

- Club.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

- 3.2.D**
- Deposition or extraction of material which alters the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.
- Infill One-Family Dwelling, provided that:
 - (a) it is in conjunction with the retention of a building existing on the site prior to January 1, 1940; or
 - (b) the site meets one of the following criteria:
 - (i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,

- (ii) the site is a corner site, or
 - (iii) the site is a double fronting site.
- Infill Two-Family Dwelling, provided that it is in conjunction with the retention of a building existing on the site prior to January 1, 1940.
- Laneway House, subject to section 11.24 of this by-law.
- Multiple Conversion Dwelling not provided for in section 2.2.DW of this schedule, resulting from the conversion of a building existing as of May 15, 2013, provided that:
 - (a) the Director of Planning first considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size and the effect of the conversion on adjacent properties;
 - (b) additions are not permitted for buildings constructed on or after January 1, 1940, except additions up to a maximum of 5.0 m² used as exits;
 - (c) no housekeeping or sleeping units are created; and
 - (d) there are no more than three dwelling units.
- One-Family Dwelling on sites with more than one principal building, in accordance with sections 4.1.3 and 4.1.4 of this schedule.
- One-Family Dwelling with Secondary Suite, on sites with one principal building, which complies with the current RS-1 District Schedule.
- One-Family Dwelling with Secondary Suite on sites with more than one principal building, in accordance with sections 4.1.3 and 4.1.4 of this schedule.
- Principal Dwelling Unit with a Lock-off Unit in:
 - (a) Infill one-family dwelling;
 - (b) Infill two-family dwelling;
 - (c) One-family dwelling; or
 - (d) Two-family dwelling,
 on a site with more than two principal buildings.
- Two-Family Dwelling with Secondary Suite provided that there is no more than one secondary suite for each dwelling unit.
- Two-Family Dwelling on sites with more than one principal building, in accordance with sections 4.1.3 and 4.1.4 of this schedule.
- Two-Family Dwelling with Secondary Suite on sites with more than one principal building, in accordance with sections 4.1.3 and 4.1.4 of this schedule.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this by-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to section 11.7 of this by-law.
- Hospital, subject to section 11.9 of this by-law.
- Public Authority Use essential in these districts.

- School - Elementary or Secondary, subject to section 11.8 of this by-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to section 11.17 of this by-law.
- Group Residence, subject to section 11.17 of this by-law.

3.2.O [Office]

- Temporary Sales Office, subject to the provisions of section 11.26 of this By-law.

3.2.R [Retail]

- Farmers' Market, subject to section 11.21 of this by-law and to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to section 11.16 of this by-law.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this by-law.
- Short Term Rental Accommodation, subject to the provisions of section 11.32 of this By-law.

3.2.U [Utilities and Communication]

- Public Utility.

4 Regulations

All approved uses are subject to the following regulations, except for:

- One-Family Dwelling and One-Family Dwelling with Secondary Suite, as the only principal building on the site, which are regulated by the RS-1 District Schedule; and
- Laneway House, which is only permitted in combination with (a) and is regulated by section 11.24 of this by-law.

4.1 Site Area

4.1.1 The minimum site area for:

- multiple conversion dwelling with no more than two dwelling units; and
- two-family dwelling,

is 303 m².

4.1.2 The minimum site area for:

- multiple conversion dwelling with more than two dwelling units, two-family dwelling, or two-family dwelling with secondary suite in combination with an infill one-family or infill two-family dwelling;
- two-family dwelling with secondary suite; or
- a one-family dwelling or one-family dwelling with secondary suite in combination with an infill one-family or infill two-family dwelling or another principal building,

is 334 m².

4.1.3 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit two principal buildings on a site with a minimum area of 334 m², if:

- the site meets one of the following criteria:
 - the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,

- (ii) the site is a corner site, or
- (iii) the site is double fronting; and
- (b) on sites other than double fronting sites, one of the principal buildings is located within the rear 40% of the ultimate site depth, and contains no more than one dwelling unit; and
- (c) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.1.4 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit more than one principal building on a site with a minimum area of 511 m² provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.2 Frontage

4.2.1 The minimum frontage for all dwelling uses is 9.8 m.

4.3 Height

4.3.1 A building must not exceed 10.7 m in height in the front 60% of the site depth, and 7.7 m in the rear 40% of the site depth, except that the Director of Planning may increase the maximum height in the rear 40% of the site depth, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.3.2 A two-family dwelling or a two-family dwelling with secondary suite on a site with one principal building, must not exceed 2½ storeys and must comply with the external design requirements in section 4.17 of this schedule.

4.3.3 A building, other than two-family dwelling or two-family dwelling with secondary suite on a site with one principal building, must not have more than 2 storeys, except that the Director of Planning may permit a partial 3rd storey if:

- (a) the partial 3rd storey, meaning the uppermost level of a building where the floor area existing, proposed, or as may be extended, over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 60% of the storey immediately below; and
- (b) the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.4 Front Yard

4.4.1 On sites with a frontage greater than 18.3 m and more than one principal building, front yards must have a minimum depth of 4.9 m.

4.4.2 On all sites other than those described in section 4.4.1 of this schedule, front yards must have a minimum depth equal to the average of the minimum front yard depth of the two adjacent sites, except that:

- (a) where an adjacent site is vacant, the next adjacent site that is not vacant must be used to determine the average;
- (b) if one or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the Director of Planning is satisfied that one or more of the adjacent sites is an anomaly, then such adjacent sites must not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

- 4.4.3 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary the minimum front yard depth.
- 4.4.4 Covered porches complying with section 4.7.5 (f) of this schedule may project 1.6 m into the required front yard.
- 4.4.5 Notwithstanding the provisions of section 10.7.1 (b) of this by-law, eaves and gutters or other projections which, in the opinion of the Director of Planning, are similar may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

4.5 Side Yards

- 4.5.1 Side yards must have a minimum width of 1.2 m.
- 4.5.2 If a corner site has a site located at its rear, with or without the intervention of a lane, which fronts on the street flanking the corner site, section 11.1 of this by-law applies, except that a corner site with a frontage greater than 18.3 m must have a minimum side yard of 2.4 m.
- 4.5.3 On all sites, other than sites containing a two-family dwelling or a two-family dwelling with secondary suite on a site with one principal building, additional side yards must be provided with:
- (a) a minimum width of 4.9 m;
 - (b) a minimum length equal to 25% of the site depth, measured from the ultimate rear property line; and
 - (c) a rear boundary not less than 6.7 m, or more than a distance equal to 35% of the site depth, measured from the ultimate rear property line.
- 4.5.4 Notwithstanding section 4.5.3 of this schedule, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may decrease minimum side yard depth and width.
- 4.5.5 Notwithstanding the provisions of section 10.7 of this by-law, the following may project into required side yards:
- (a) covered porches complying with section 4.7.5 (f) of this schedule, to a maximum of 1.2 m, on corner sites with a side yard of at least 2.4 m;
 - (b) eaves and gutters or other projections which in the opinion of the Director of Planning are similar, up to a maximum of 1.0 m measured horizontally, except that they must not be closer than 0.7 m to a side property line; and
 - (c) steps which access the main level or basement or accommodate grade changes, or other projections which in the opinion of the Director of Planning are similar, may project into the additional side yard required by section 4.5.2 of this schedule, except that they must not be closer than 2.4 m to a side property line.
- 4.5.6 Notwithstanding section 10.7 of this by-law, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit other projections into required side yards.

4.6 Rear Yard

- 4.6.1 Where the rear property line abuts a lane, a rear yard must have a minimum depth of 0.6 m, except that where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard must be measured from the ultimate rear property line.

4.6.2 Where the rear property line does not abut a lane, and a lane dedication is not required, a rear yard must have a minimum depth of 1.2 m, except that the Director of Planning may vary the required rear yard, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.6.3 Notwithstanding section 10.7.1 (b) of this by-law, eaves and gutters or other projections which in the opinion of the Director of Planning are similar, may project into a minimum rear yard to a maximum of 1.0 m measured horizontally.

4.7 Floor Space Ratio

4.7.1 Floor space ratio must not exceed:

- (a) 0.60, for all uses other than two-family dwelling or two-family dwelling with secondary suite on a site with one principal building; and
- (b) 0.75 for two-family dwelling or two-family dwelling with secondary suite on a site with one principal building.

4.7.2 Notwithstanding section 4.7.1 of this schedule, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of all advisory groups, property owners or tenants, the Director of Planning may permit an increase in floor space ratio:

- (a) for dwelling uses on sites where buildings existing prior to January 1, 1940 are retained, to a maximum of 0.90; and
- (b) for all other dwelling uses, except two-family dwelling and two-family dwelling with secondary suite, to a maximum of 0.85.

4.7.3 Notwithstanding section 4.7.1 of this schedule, on sites less than 511 m² where a building constructed after January 1, 1940 is not retained, no more than 0.20 floor space ratio may be allocated to a second principal building or infill one-family or infill two-family dwelling at the rear of the site.

4.7.4 Computation of floor area must include:

- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
 - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
 - (ii) the area excluded does not exceed 1% of the permitted floor area; and
- (d) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, which is greater than the product of the total floor area permitted above the basement multiplied by 0.01.

4.7.5 Computation of floor area must exclude:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted residential floor area;

- (b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage in multiple conversion dwellings containing 3 or more units or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, which:
 - (i) for dwelling uses, on sites with only one principal building, are located in an accessory building located on the site in accordance with section 2.2.A of this schedule or in an infill building up to a maximum of 48 m²,
 - (ii) for dwelling uses, on sites with no developed secondary access and with only one principal building, are located in a principal building, an accessory building, or infill building up to a maximum area that the Director of Planning may determine, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines,
 - (iii) for dwelling uses, on sites with more than one principal building, are located in a principal building or an accessory building up to a maximum area of 24 m² per dwelling unit,
 - (iv) for dwelling uses, on sites with no developed secondary access and with more than one principal building, are located in a principal building, or an accessory building up to a maximum area that the Director of Planning may determine, provided that the Director of Planning first considers the intent of this schedule and all applicable policies and guidelines adopted by Council, and
 - (v) for non-dwelling uses, are located at or below base surface;
- (d) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch,
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m, or
 - (iii) below covered verandas or porches as described in section 4.7.5 (f) of this schedule, and to which there is no permanent means of access;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) covered verandas or porches, provided that:
 - (i) the portion facing the street, rear property line, common open space, park or school, must be open or protected by guard rails, the height of which must not exceed the minimum specified in the Building by-law,
 - (ii) the total excluded area, when combined with the balcony and sundeck exclusions under section 4.7.5 (a) of this schedule, does not exceed 13% of the permitted floor space, and
 - (iii) the ceiling height, excluding roof structures of the total area being excluded, does not exceed 3.1 m measured from the porch floor; and
- (g) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of 1% of permitted floor area.

4.8 Site Coverage and Impermeability

- 4.8.1 Maximum site coverage for buildings is 45% of the site area.
- 4.8.2 Maximum site coverage for Parking Area is 30% of the site area.
- 4.8.3 Site coverage for buildings must be based on the projected area of the outside of the outermost walls of all buildings, and includes carports, but excludes steps, eaves, balconies, and sundecks.

4.8.4 The area of impermeable materials, including site coverage for buildings, must not exceed 70% of the total site area.

4.8.5 For the purposes of section 4.8.4 of this schedule:

- (a) the following are considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries, asphalt, concrete, brick, stone, and wood; and
- (b) the following are considered permeable: gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below.

4.9 - (Reserved)
4.10

4.11 Dedication of Land for Lane Purposes

4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, shall be dedicated for lane purposes.

4.11.2 Where land is dedicated pursuant to section 4.11.1, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.12 - (Reserved)
4.14

4.15 Acoustics

4.15.1 A development permit application for a dwelling use in the RT-11N District requires evidence in the form of a report and recommendation prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels expressed in decibels in those portions of the dwelling units listed below do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

4.16 Building Depth

4.16.1 For sites where there is one principal building, one principal building with an infill one-family or infill two-family dwelling, or one principal building with a second principal building located at the rear of the site, the maximum distance between the required minimum front yard and the rear of the principal building closest to the front of the site is 40% of the site depth, measured prior to any required lane dedication.

- 4.16.2 The Director of Planning may increase the maximum building depth, provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.17 External Design

- 4.17.1 Section 4.17 of this schedule applies to a two-family dwelling or a two-family dwelling with secondary suite on a site with one principal building.
- 4.17.2 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.
- 4.17.3 There must be two main entrances, one to each principal dwelling unit.
- 4.17.4 There must be a covered verandah or porch at each main entrance, with a minimum width or depth of 1.6 m.
- 4.17.5 Roof design must comply with the following provisions:
- 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;
 - dormer roofs must be gable, hip or shed in form and have a minimum slope of 4:12; and
 - 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

- 4.17.6 Exterior windows in a secondary suite must have:
- 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
 - a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

4.18 Dwelling Unit Density

- 4.18.1 On a site with a minimum site area of 511 m², the number of dwelling units, excluding lock-off units and secondary suites, must not exceed:
- on a site with 18.3 m or more frontage, 74 units per hectare of site area; and
 - on a site with less than 18.3 m frontage, three dwelling units,
- except that if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit one additional dwelling unit.
- 4.18.2 On a site with a site area less than 511 m² which:
- abuts a park or school site, with or without the intervention of a lane;
 - is a corner site; or

(c) is a double fronting site,

the number of dwelling units must not exceed three, excluding lock-off units and secondary suites.

4.18.3 On a site with 18.3 m or more frontage, the number of secondary suites and lock-off units must not exceed the greater of 3 or 45% of the number of dwelling units permitted by section 4.18.1 (a) of this schedule.

4.18.4 Where the calculation of dwelling units, secondary suites or lock-off units results in a fractional number, the number must be rounded down.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the site coverage provisions to accommodate an accessory building if:

- (a) in the opinion of the Director of Planning, off-street parking on a site less than 36.5 m in depth cannot otherwise be accommodated; and
- (b) the Director of Planning also considers the effect on neighbouring sites of building height, shadow, open space and landscaping, the intent of this schedule and all applicable Council policies and guidelines.

5.2 The Director of Planning may relax the minimum site area requirements of sections 4.1.1 and 4.1.2 of this schedule, and the minimum frontage provisions of section 4.2.1 of this schedule, with respect to any of the following developments, if the lot was on record in the Land Title Office for Vancouver prior to May 15, 2013:

- (a) two-family dwelling;
- (b) two-family dwelling with secondary suite; and
- (c) infill one-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940;

if the Director of Planning first considers the quality and livability of the resulting units, the effect on neighbouring properties, and all applicable Council policies and guidelines.

