

## RS-7 District Schedule

### 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.

### 2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 of this Schedule shall be permitted in this District and shall 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 level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are:
  - (i) located within 7.9 m of the ultimate rear property line or located within the permitted building depth as regulated by section 4.16 of this Schedule; and
  - (ii) in no case less than 3.1 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 10.27 of this By-law;
- (c) for all uses except 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 45 percent of the minimum rear yard prescribed in this Schedule, or 48 m<sup>2</sup>, whichever is the greater, except that floor area previously excluded from existing development pursuant to section 4.7.4(c) of this Schedule and the floor area of a laneway house, shall be deducted from the total allowable accessory building floor area;
- (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>
- (e) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings; and
- (f) roof decks and decks are not located on an accessory building located beyond the permitted building depth as regulated by section 4.16 of this Schedule.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces shall comply with the provisions of section 2.2.A(b) of this Schedule.

2.2.DW [Dwelling]

- One-Family Dwelling.
- Two-Family Dwelling, on lots less than 511 m<sup>2</sup> in area.

## 2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations, variations, 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:

- the intent of this Schedule and all applicable Council policies and guidelines; and
- the submission of any advisory group, property owner or tenant.

### 3.2 Uses

- 3.2.1.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
  - Accessory Uses customarily ancillary to any of the uses listed in this section.

## 3.2.1.AG [Agricultural]

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

## 3.2.1.C [Cultural and Recreational]

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

- 3.2.1.D
- Deposition or extraction of material so as to alter the configuration of the land.

## 3.2.1.DW [Dwelling]

- Dwelling Units in conjunction with a Neighbourhood Grocery Store.
- Infill.
- Infill in conjunction with retention of a character house existing on the site as of January 16, 2018.
- Multiple Conversion Dwelling, provided that:
  - before making a decision the Director of Planning shall consider the quality and livability of the resulting units, and the effect of the conversion on adjacent properties and the character of the area;
  - no development permit shall be issued unless the Director of Planning is satisfied that the dwelling will comply with the relevant provisions of other by-laws that relate to the design, construction and safety of buildings and until the requisite permits required by such by-laws are issuable.
- Multiple Dwelling.
- One-Family Dwelling with Secondary Suite.
- 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.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.
- Laneway House, subject to the provisions of section 11.24 of this By-law.
- Multiple Conversion Dwelling in conjunction with retention of a character house existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.

## 3.2.1.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

## 3.2.1.O [Office]

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

## 3.2.1.P [Parking]

- Parking Area ancillary to a principal use on an adjacent site.

## 3.2.1.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Neighbourhood Grocery Store.
- Public Bike Share.

## 3.2.1.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.

## 3.2.1.U [Utility and Communication]

- Public Utility.

## 4 Regulations

All uses approved under sections 2 and 3 of this Schedule shall be subject to the following regulations:

### 4.1 Site Area

4.1.1 The minimum site area shall be:

- (a) 334 m<sup>2</sup> for a one family-dwelling, one-family dwelling with secondary suite, multiple conversion dwelling, two-family dwelling, or two-family dwelling with secondary suite; and
- (b) 929 m<sup>2</sup> for a multiple dwelling, infill, or two or more principal residential buildings.

4.1.2 Where the site is less than 9.8 m in width or less than 334 m<sup>2</sup> in area, the design of any new building shall first require the approval of the Director of Planning.

- 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 m<sup>2</sup>.
- 4.1.4 The Director of Planning may permit a reduction to the minimum site area requirements of section 4.1 with respect to any of the following developments on an existing lot of lesser site area on record in the Land Title Office for Vancouver:
- (a) one-family dwelling;
  - (b) one-family dwelling with secondary suite;
  - (c) one-family dwelling with laneway house;
  - (d) one-family dwelling with secondary suite and laneway house;
  - (e) two-family dwelling;
  - (f) two-family dwelling with secondary suite;
  - (g) multiple conversion dwelling; and
  - (h) infill or multiple conversion dwelling in conjunction with retention of a character house.

#### **4.2 Frontage -- Not Applicable.**

#### **4.3 Height**

- 4.3.1 The height of a building shall not exceed:
- (a) 10.7 m; and
  - (b) 2 ½ storeys; and
  - (c) an envelope located in compliance with the side yard regulations and formed by planes vertically extended 9.2 m in height and then extending inward and upward at an angle of 45 degrees from the horizontal.

#### **4.4 Front Yard**

- 4.4.1 The front yard shall be 20 percent of the depth of the site, except that:
- (a) on a site where the average front yard depth of the two adjacent sites on each side of the site is more than the 20 percent depth by at least 1.5 m or is less than the 20 percent depth, the minimum depth of the front yard to be provided shall be that average, subject to the following:
    - (i) where an adjacent site is vacant, it shall be deemed to have a front yard depth of 20 percent of the depth of the site;
    - (ii) 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, then such adjacent sites shall not be used in computing the average; and
    - (iii) where the site is adjacent to a flanking street or lane, the average depth shall be computed using the remainder of the adjacent sites;
  - (b) the Director of Planning may vary the front yard requirement on a double fronting site or a site where a building line has been established pursuant to section 14.1 of this By-law;
  - (c) if the provisions of section 4.4.1(a) and section 4.6.1 of this Schedule result in a distance between the front yard and the rear yard which is less than 40 percent of the depth of the site, and provided that the principal building is sited so that it abuts the required rear yard, the depth of the required front yard can be reduced so that the distance between the front yard and the rear yard is equal to 40 percent of the depth of the site;
  - (d) entries, porches and verandahs complying with the conditions of section 4.7.4(g) of this Schedule 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% of the width of the building; and
  - (e) notwithstanding the provisions of section 10.32.1(b) of this By-law, eaves, gutters or other similar projections as determined by the Director of Planning may project into the required front yard to a maximum of 1.0 m, measured horizontally.

## 4.5 Side Yards

- 4.5.1 For a one-family dwelling, one-family dwelling with secondary suite, two-family dwelling, two-family dwelling with secondary suite, multiple conversion dwelling, two-family house, Community Care Facility – Class A, and infill, a side yard width of 10 percent of the width of the site shall be provided on each side of the building, except that it need not be more than 1.5 m in width.
- 4.5.2 For a multiple dwelling and all other uses other than those listed in section 4.5.1 of this Schedule, a side yard with a minimum width of 2.1 m shall be provided on each side of a principal building.
- 4.5.3 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be regulated by the provisions of section 11.1 of this By-law.
- 4.5.4 Notwithstanding the provisions of section 10.32.1(b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a required side yard 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.
- 4.5.5 The Director of Planning may vary the yard provisions of section 4.5.2 for a multiple dwelling.
- 4.5.6 The Director of Planning may vary the provisions of section 4.5 in the case of infill or the placement of more than one principal building on a site, provided that:
- (a) any building not within the building depth specified for a one-family, two-family, or multiple conversion dwelling under section 4.16 of this Schedule shall have a height not exceeding 7.3 m 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 level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of the building may exceed 8.5 m in height; and
  - (b) the Director of Planning first considers:
    - (i) all applicable policies and guidelines adopted by Council;
    - (ii) the height, bulk, location, and overall design of buildings and their effect on the site, surrounding buildings, adjacent properties, and the streetscape; and
    - (iii) the amount of open space and the effect of the overall design on the general amenity of the area.

## 4.6 Rear Yard

- 4.6.1 A rear yard with a minimum depth of 30% of the depth of the site, measured from the rear property line, shall be provided but it need not be more than 10.67 m in depth.
- 4.6.2 For the purposes of calculating the rear yard to be provided, where the rear property line does not abut a lane or abuts a lane that is only partially dedicated, the rear yard to be provided shall be calculated and measured from the ultimate rear property line.
- 4.6.3 Notwithstanding the provisions of section 10.32.1(b) of this By-law, eaves, gutters or other similar projections as determined by the Director of Planning may project into a required rear yard to a maximum of 1.0 m measured horizontally.
- 4.6.4 The Director of Planning may vary the provisions of section 4.6 in the case of infill or the placement of more than one principal building on a site, provided that:
- (a) any building not within the building depth specified for a one-family, two-family, or multiple conversion dwelling under section 4.16 of this Schedule shall have a height

not exceeding 7.3 m 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 level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of the building may exceed 8.5 m in height; and

- (b) the Director of Planning first considers:
  - (i) all applicable policies and guidelines adopted by Council;
  - (ii) the height, bulk, location, and overall design of buildings and their effect on the site, surrounding buildings, adjacent properties, and the streetscape; and
  - (iii) the amount of open space and the effect of the overall design on the general amenity of the area.

#### 4.7 Floor Space Ratio

4.7.1 The floor space ratio for all uses except for two-family dwelling or two-family dwelling with secondary suite shall not exceed 0.60, except that:

- (a) for a single-family house, a two-family house and a multiple conversion dwelling the Director of Planning may increase the floor space ratio to a maximum of 0.64, provided the Director of Planning first considers the intent of this Schedule and the applicable policies and guidelines adopted by Council;
- (b) if:
  - (i) the area of all floors at or above finished grade does not exceed a floor space ratio of 0.45,
  - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
  - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs,
 an increase in the floor space ratio to 0.70 is permissible;
- (c) for buildings existing prior to July 7, 2009, if:
  - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
  - (ii) the area of all floors at, above or below finished grade, after the addition of a basement or cellar, does not exceed a floor space ratio of 0.75,
  - (iii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
  - (iv) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including entries, porches and verandahs,
 a basement or cellar is permissible;
- (d) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (e) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

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>.

- 4.7.2 Notwithstanding section 4.7.1 of this Schedule, on a site with two or more principal residential buildings, a multiple dwelling or an infill the Director of Planning may increase the maximum floor space ratio to 0.75 provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council and the submission of any advisory group, property owner, or tenant.
- 4.7.3 The following shall be included in the computation of floor space ratio:
- (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; and
  - (d) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.
- 4.7.4 The following shall be excluded in the computation of floor space ratio:
- (a) balconies and decks 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 floor area being provided;
  - (b) patios and roof decks, provided that the Director of Planning first considers the effect on privacy and overlook;
  - (c) where floors are used for off-street parking with parking spaces not exceeding 7.3 m in length, off-street loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings, 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) are located in an accessory building located within 7.9 m of the ultimate rear property line; or
    - (ii) where a site has no developed secondary access, are located in a principal building, or in an accessory building located within the building depth regulated by the provisions of section 4.16 of this Schedule, up to a maximum of 42 m<sup>2</sup>; or
    - (iii) where the site is less than 307 m<sup>2</sup> in area, are located in a principal building, located within the building depth regulated by the provisions of section 4.16 of this Schedule, up to a maximum of 42 m<sup>2</sup>; or
    - (iv) provide parking for a multiple dwelling and are within a structure which is wholly below finished grade except for the vehicular access ramp and pedestrian stairs;
  - (d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
  - (e) 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; or
    - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
  - (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

- (g) entries, porches and verandahs and covered porches above the first storey, 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 entries, porches and verandahs 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) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height,
  - (iv) the total area being excluded, when combined with the balcony and deck exclusions under subsection 4.7.3(a), does not exceed 13% of the floor area being provided,,
  - (v) for two-family dwellings and two-family dwellings with secondary suite, the depth of the total area being excluded for entries, porches and verandahs above the first storey does not exceed 1.83 m,
  - (vi) 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
  - (vii) 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;
- (h) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with subsection 4.7.3(g), to which there is no access from the interior of the building;
- (i) 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; and
- (j) the floor area of a laneway house.

4.7.5 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 4.7.4(i) of this Schedule.

4.7.6 In the case of a corner site, where the rear property line of a site adjoins, without the intervention of a lane, the side yard of a site in an R District, the Director of Planning may vary the provisions of section 4.7 to permit the exclusion of floor space used for off-street parking in the principal building up to a maximum of 42 m<sup>2</sup>.



## 4.8 Site Coverage and Impermeability

- 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.
- 4.8.2 For the purpose of this section, site coverage for buildings shall 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 decks.
- 4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30%.
- 4.8.4 Except for multiple dwellings, the area of impermeable materials, including building coverage, shall not exceed 60 percent of the total site area except that where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:
- (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space times 3.1 m; and
  - (b) for each additional parking space, 67 m<sup>2</sup> to accommodate vehicular access and manoeuvring.
- 4.8.5 For the purposes of section 4.8.4 of this Schedule, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, garages, accessory buildings, entries, porches and verandahs; asphalt; concrete; brick; stone; and wood.
- 4.8.6 Notwithstanding section 4.8.5 of this Schedule, gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below, are excluded from the area of impermeable materials.
- 4.8.7 The Director of Planning may vary the site coverage and impermeability provisions of section 4.8 in the case of a multiple dwelling, infill, or a development with two or more principal buildings.
- 4.8.8 The Director of Planning may, for buildings existing prior to January 9, 2001, vary the area of impermeable materials specified in section 4.8.4 to a maximum of 70 percent of the total site area provided that:
- (a) the percentage of the site covered by existing impermeable materials is not increased by the proposed development;
  - (b) the Director of Planning considers the advice of the City Engineer; and
  - (c) the Director of Planning considers all applicable policies and guidelines adopted by Council.

**4.9 [Parking – see Parking By-law.]**

**4.10 to  
4.15 (Reserved)**

**4.16 Building Depth**

- 4.16.1 For the purpose of this section, building depth shall be the distance measured from the minimum required front yard setback line along a straight line perpendicular to the front yard line to the point on the exterior rear wall of the principle building or the rear of any decks more than 0.6 m above grade, farthest from the front yard setback line except that where an existing building encroaches into the required front yard, the distance shall be measured from the front exterior wall rather than the required front yard setback line.
- 4.16.2 The maximum building depth shall not exceed 40 percent of the depth of the site for all uses.
- 4.16.3 Projections into the required yards permitted under section 4.4.1 (d) and (e) and section 4.6.3 of this Schedule shall not be included in the calculation of building depth.

**4.17 External Design**

- 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.
- 4.17.2 For the purpose of section 4.17 of this Schedule, a front entrance means a door facing the front yard and located at or within 2.0 m of grade or connected to grade by stairs, a ramp or other means and a side entrance means a door located on that part of a building facing a side yard and at or within 2.0 m of grade or connected to grade by stairs, a ramp or other means.
- 4.17.3 There shall be no more than:
- (a) one separate and distinct front entrance to a one-family dwelling; and
  - (b) two separate and distinct front entrances to a one-family dwelling with secondary suite.
- 4.17.4 A side entrance to a dwelling shall only be permitted where the side yard faces a street or lane or where the door is no less than 5.0 m from the side property line and no more than one side entrance shall be permitted facing each side yard, except where the side yard faces a street or lane.
- 4.17.5 Notwithstanding section 4.17.3 or 4.17.4, the Director of Planning may, on the advice of the Chief Building Official, permit one additional entrance facing a front yard or a side yard if it provides access to a building existing prior to March 14, 1989.
- 4.17.6 On sites less than 307 m<sup>2</sup> in area, a vehicular driveway access ramp to parking in a basement or cellar may be provided and the surface of the ground adjoining the principle building may be lowered without affecting the calculation of the first storey floor elevation, provided that:
- (a) the lowered surface is no wider than 6.1 m; and
  - (b) the portion of the building abutting the lowered surface faces a street or lane.

- 4.17.7 For portions of a building more than 7.3 m in height:
- dormer roofs shall be gable, hip or shed in form and shall have a minimum slope of 4:12 and a maximum slope of 14:12 and no part shall exceed a height of 9.1 m except for dormers described under section 4.17.10 (c) of this Schedule; and
  - all roofs other than dormer roofs shall have a minimum slope of 6:12 and a maximum slope of 14:12, 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 7.3 m above the base surface or 0.6 m above the floor level of a half-storey or attic above the second storey.

4.17.8 The items described in section 10.18.5 (a), (c) and (d) of this By-law shall not be considered in the determination of building height for the purpose of section 4.17.7 of this Schedule.

4.17.9 Roof decks are permitted above the second storey, provided that:

- the total area of the roof deck does not exceed 0.03 times the site area;
- the base of the roof deck shall not be more than 0.6 m above the floor level of a half-storey or attic above the second storey; and
- the roof deck shall be entirely contained in the rear half of the permitted building depth and be set back a minimum of 0.6 m from the perimeter walls of the second storey.

4.17.10 Where one or more dormers are provided on a half-storey above the second storey:

- they shall be limited in total width to the percent of the total width of the elevation of the storey below according to the following table:

Orientation of Dormer	Maximum Width of all Dormers
facing a rear yard	40 percent
facing an interior side	25 percent
facing a street or flanking lane	<ul style="list-style-type: none"> <li>• one dormer 25 percent</li> <li>• two or more dormers, each separated by no less than 1.5 m, all totalling in width 30%</li> </ul>

- 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;
  - notwithstanding section 4.17.10(a) and (b) of this Schedule, where a site is less than 13.7 m in width, 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; and
    - need not be less than 4.6 m in width, and no other dormers are permitted facing this interior side yard;
  - they shall face only one side yard on lots less than 13.7 m in width, except that where a lot is a corner lot dormers may face both side yards.
- 4.17.11 Gable end walls shall be designed so that:
- a gable type roof, any portion of which is greater than 7.3 m in height shall not have gable end walls with ridges more than 7.3 m in height on more than two building elevations; and
  - no more than one gable end wall on a building elevation may exceed 9.1 m in height.

- 4.17.12 A bay window projecting into a required yard, as permitted under section 10.32.1(e) of this By-law, shall not exceed 2.4 m at its widest dimension and the total width of all bay windows projecting into a required yard, measured at their widest dimensions, shall not exceed 25 percent of the width of the storey on the elevation where they are located.
- 4.17.13 Where a basement or cellar horizontally projects beyond the first storey, the projecting area shall:
- (a) face the rear property line or an interior side yard; or
  - (b) face the street towards which the front entry faces and be under a deck approved under section 4.7.4(a) of this schedule, a planter or a patio all of which are at or below the first storey floor level; or
  - (c) face, on a corner lot, a street other than as determined by clause(b), and not be closer to the property line fronting this street than the closest portion of the first storey; or
  - (d) be below an entry, porch and verandah as described in section 4.4.4 or 4.6.3 of this Schedule;

except in no case shall a basement or cellar project into a required yard or exceed permitted building depth requirements.

4.17.14 to 4.17.30 (Reserved)

- 4.17.31 Metal chimney flues or vents shall be visually screened from view by a non-combustible enclosure except that this requirement shall not apply to through-wall-direct-vented gas fireplaces.
- 4.17.32 The maximum height of entries, porches and verandahs shall be governed by the following:
- (a) the height above the entry, porch or verandah floor to the ceiling shall not exceed 3.1 m and the height above the entry, porch or verandah floor to the top of a flat roof covering the entry, porch or verandah shall not exceed 4.0 m; or
  - (b) the height above the entry, porch or verandah floor to the ridge or highest point of a gable, hip, or vaulted roof springing from no higher than 3.4 m above the entry, porch or verandah floor, shall not exceed 4.9 m.
- 4.17.33 Where a front entry, porch or verandah area includes columns, piers, pillars or posts or other similar elements, these shall not exceed the lesser of the first storey ceiling height or 3.1 m above the entry, porch or verandah floor and where they are used on a deck, balcony, or roof area directly above this first-storey entry, porch or verandah area, no columns, piers, pillars, posts or other similar elements shall exceed 1.2 m in height above the second storey floor level.
- 4.17.34 Except for front door side lights to a total maximum of 2.3 m<sup>2</sup> and for transom lights over front doors to a maximum of 2.3 m<sup>2</sup>, windows shall be of clear glass or leaded clear glass or leaded stained glass, except bevelled glass, frosted glass, sandblasted glass or glass block may be used for basement windows, windows at stairwells or any windows into lavatories, bathrooms or dressing rooms.
- 4.17.35 Exterior wall cladding materials:
- (a) may include wood, unglazed brick (minimum thickness 50 mm), non-polished stone (minimum thickness 76 mm), split-face stone, split-face concrete block, stone-dash stucco, pebble-dash stucco, acrylic stucco, paint, stain and similar coatings;
  - (b) may include, in addition to these materials listed under section 4.17.35(a) of this Schedule, concrete or concrete block for foundation walls below the first storey, and any material may be used for architectural accents up to a maximum of 1.0 m<sup>2</sup> per building elevation;

- (c) shall not be used so that more than two wall cladding materials appear on any single building elevation, except a third material is permitted above the second storey on gable ends or dormers;
- (d) shall be used so that, where a building elevation includes a vertically continuous wall on the first and second storeys and this wall is also continuous to a gable end wall on a half-storey above the second storey, more than one wall cladding system shall be required above the basement level;
- (e) may be used so that, notwithstanding section 4.17.35(c) and (d) of this Schedule, materials on chimneys, basements, cellar or crawl space walls, entries, porches, verandahs, entry, porch or verandah columns, guards, handrails, windows, doors, window and door trims, belt courses, fascia boards, trim boards, gutters and drain pipes, architectural accents totalling less than 1.0 m<sup>2</sup> per building elevation, and entry, porch or verandah roof gable ends are not included when calculating the number of exterior wall cladding materials; and
- (f) shall be used so that all wall cladding materials used on a front facade shall be continued in equal proportions for no less than 2.0 m along adjacent side walls or 1.2 m where the discontinuation of a material occurs at a change in the building wall plane such as at a bay or chimney projection.

4.17.36 Roofing materials shall consist of:

- (a) wood shingles or wood shakes in natural finish, or asphalt shingles coloured black, blue, grey, green, brown, burgundy, tan, or beige; or
- (b) slate or slate composites coloured black, green, or grey; or
- (c) copper or baked enamel matte or flat finished metal roof systems coloured black, grey, brown, beige, or tan; or
- (d) flat profile concrete or clay roof tiles in matte or flat finished colours black, grey, brown, beige, or tan.

4.17.37 Nothing in section 4.17.36 of this Schedule precludes the use of skylights or flashing.

4.17.38 Roofs with a slope of less than 4:12 shall be exempt from the requirements of sections 4.17.36(a) to (d) of this Schedule and the roof materials thereon are not regulated by this Schedule.

4.17.39 Except where a window or door is recessed no less than 100 mm behind the adjacent exterior wall faces, all doors and windows shall have a minimum 75 mm wide trim all around, except door sill trim may be omitted.

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 an entry, porch or verandah 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.

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
- (a) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

4.17.46 Where renovations and additions are proposed to a building existing prior to January 9, 2001, the Director of Planning may vary the requirements of sections 4.17.7 (roof form), 4.17.9 (roof decks), 4.17.10 (dormers), 4.17.11 (gables), 4.17.12 (bay windows), 4.17.13 (basements), 4.17.31 (chimneys), 4.17.32 and 4.17.33 (entries, porches or verandahs), 4.17.34 (windows), 4.17.35 (exterior wall cladding), 4.17.36 (roofing materials), and 4.17.39 (window trim) where the Director of Planning considers these requirements to be unduly restrictive, and provided that:

- (a) the Director of Planning considers the effects on neighbouring properties with particular regard to shadowing and loss of privacy;
- (b) the Director of Planning considers the presence of original materials and detailing and their architectural merit;
- (c) the Director of Planning considers the extent and exterior design of the proposed new work as related to the existing buildings character and design; and
- (d) the Director of Planning may consider the submission or any advisory group, property owner or tenant.

4.17.47 For a multiple dwelling, an infill, a dwelling on a site with two or more principal buildings and, except for Community Care Facility – Class A, a building for non-residential use, the Director of Planning may vary any of the requirements of section 4.17 provided that:

- (a) the Director of Planning first considers all applicable Council adopted policies and guidelines;
- (b) the Director of Planning considers the effects on neighbouring properties with particular regard to shadowing and loss of privacy;
- (c) the Director of Planning considers the neighbourhood character and the general compatibility therewith;
- (d) for infill, the Director of Planning considers the design of the infill in relationship to the existing principal building including its retention of original materials and detailing, and its architectural merit; and
- (e) the Director of Planning may consider the submission or any advisory group, property owner or tenant.

**4.18 Dwelling Unit Density**

- 4.18.1 For a multiple conversion dwelling, multiple dwelling, infill, and one-family or two-family dwellings on a site with two or more principal residential buildings, the total number of units on a site shall not exceed 62 units per hectare except it need not be less than two units and fractional units shall be rounded down.

**4.19 Number of Buildings on Site**

- 4.19.1 The Director of Planning may permit more than one principal building on a site, provided the Director of Planning first considers:
- (a) all applicable policies and guidelines adopted by Council;
  - (b) the height, bulk, location and overall design of the buildings and their effect on the site, surrounding buildings, streets and existing views;
  - (c) the amount of open space and the effects of overall design on the general amenity of the area; and
  - (d) the preservation of the architectural character and general amenity desired for the area.

**5 Relaxation of Regulations**

- 5.1 The Director of Planning may relax the height and yard provisions of sections 4.3, 4.4, 4.5, 4.6 and 4.16 of this Schedule, and the floor space ratio exclusions for parking in accessory buildings of section 4.7.4(c)(i) of this Schedule where, due to conditions peculiar either to the site or to the proposed development, literal enforcement would result in unnecessary hardship, provided that:

- (a) the Director of Planning first considers the submission of any advisory group, property owner or tenant; and
- (b) in no case shall the height be increased to more than 10.7 m or the yard requirements be reduced to less than 60 percent of the amount specified in this Schedule.

- 5.2 The Director of Planning may relax any of the requirements of section 4.8.4 of this Schedule where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, provided that:

- (a) the Director of Planning considers the advice of the City Engineer; and
- (b) the Director of Planning considers all applicable guidelines and policies adopted by Council.