

RT-3 District Schedule

1 Intent

The intent of this Schedule is to encourage the retention of neighbourhood and streetscape character, particularly through the retention, renovation and restoration of existing character buildings. Redevelopment is encouraged on sites with existing buildings of style and form which are inconsistent with the area's pre-1920 architecture. Emphasis is placed on the external design of additions to existing buildings and new buildings to encourage the preservation of the historic architectural character of the area. Floor area incentives are included to achieve the creation of affordable housing and the rehabilitation of original buildings which are important to the neighbourhood's character.

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 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 located in the rear yard and in no case are 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) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
- (d) not more than 80 percent of the width of the rear yard of any lot is occupied by accessory buildings.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:
 - (a) no additions or exterior alterations shall be permitted, except as required under clause (c);
 - (b) the number of dwelling units is limited to two; and
 - (c) no development permit shall be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

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 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.AG [Agricultural]

- Urban Farm - Class A.

3.2.C [Cultural and Recreational]

- Artist Studio.
- Club, provided that no commercial activities are carried on and the use does not adversely impact adjacent residential premises.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D

- Deposition or extraction of material so as to alter 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.
- Infill Multiple Dwelling.
- Infill One-Family Dwelling.
- Infill Two-Family Dwelling.
- Micro dwelling.
- Multiple Conversion Dwelling, resulting from the conversion of a building existing as of November 3, 1992, provided that:

- (a) before making a decision the Director of Planning shall consider the quality and livability 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 and the character of the area.

- Multiple Dwelling.
- One-Family Dwelling.
- One-Family Dwelling with Secondary Suite.
- Residential Unit associated with and forming an integral part of an artist studio.
- Rooming House.
- Two-Family Dwelling.
- Seniors Supportive or Assisted Housing.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Hospital, except that in the case of a specifically designed facility not being a conversion, the minimum site area shall be 1 850 m² and the maximum floor space ratio shall be 0.75.
- Public Authority Use essential in this District.
- School - Elementary or Secondary.
- Social Service Centre.
- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.
- Community Care Facility – Class B.
- Group Residence.

3.2.O [Office]

- Temporary Sales Office.

3.2.P [Parking]

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

3.2.R [Retail]

- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
- Neighbourhood Grocery Store existing as of July 29, 1980.
- Public Bike Share.

3.2.S [Service]

- Bed and Breakfast Accommodation.
- Short Term Rental Accommodation.

3.2.U [Utility and Communication]

- Public Utility.

- 3.2.Z • Any other use which is not specifically listed in this district schedule but which was existing as of November 3, 1992, and either has a valid development permit or existed prior to June 18, 1956.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations, except that section 4.17 shall apply only to uses approved under section 3.

4.1 Site Area

4.1.1 The minimum site area shall be:

- (a) 260 m² for a one-family dwelling, one-family dwelling with secondary suite, or two-family dwelling;
- (b) 510 m² for a multiple dwelling or rooming house; or
- (c) 418 m² for infill.

4.2 Frontage

4.2.1 The maximum frontage for a site for a multiple dwelling or a community care facility or group residence, except Community Care - Class A, shall be 15.3 m, provided that such frontage shall not consist of more than two adjoining lots which were on record in the Land Title Office for Vancouver prior to November 3, 1992.

4.3 Height

4.3.1 A building shall not exceed 10.7 m in height and shall not have more than 2½ storeys.

4.3.2 The Director of Planning may permit an increase in the maximum height of a building with respect to any development:

- (a) where the height of the adjacent building on each side of the site exceeds the height prescribed in section 4.3.1, provided that the maximum height shall not exceed the average of the two adjacent buildings; or
- (b) where the natural grade is substantially below the grade of the street or the lane adjoining the site, provided that the maximum height shall be the least of 11.9 m or 2½ storeys.

4.3.3 Where more than one principal building is permitted on a site, any of those buildings or any portion thereof which will be situated closer to the rear property line than the distance of the rear yard required by section 4.6 of this Schedule shall have a height not exceeding the lesser of 8.5 m, 2½ storeys not including a basement or 1½ storeys including a basement.

4.3.4 Height shall be measured from a hypothetical surface determined by joining the existing grades at the intersections of the hypothetical lines defining the front and rear yards and the side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, the Director of Planning may instead require that height be measured from base surface.

4.4 Front Yard

4.4.1 A front yard shall be provided with a depth of the average depth of the two adjacent sites on each side of the site, subject to the following:

- (a) where an adjacent site is vacant, it shall be deemed to have a front yard depth of 3.7 m;

- (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, then such adjacent sites shall not be used in computing the average;
- (c) where the site is adjacent to a flanking street or lane, the average depth shall be computed using the remainder of the adjacent sites; and
- (d) the front yard shall not exceed 3.7 m in depth.

4.4.2 The Director of Planning may permit an increase in the maximum front yard prescribed in section 4.4.1 where adjoining buildings already exceed the maximum front yard and the increase would provide for a consistent setback.

4.5 Side Yards

4.5.1 A side yard with a minimum 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 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 10.27 of this By-law.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 20.0 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 In the case of a site having an average depth of less than 36.5 m, the required rear yard may be reduced in accordance with section 10.29 of this By-law.

4.6.3 The Director of Planning may permit a reduced rear yard where adjoining existing buildings do not meet the minimum rear yard prescribed in section 4.6.1.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 0.60. The Director of Planning may permit an increase in this maximum floor space ratio for multiple conversion dwellings, multiple dwellings or seniors supportive or assisted housing, rooming houses, development with more than one principal building, or one- and two-family dwellings to 0.75 and for infill to 0.95, provided that the Director of Planning first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
- (b) the height, bulk, location and overall design of the building or buildings and their effect on the site, surrounding buildings, streets and existing views;
- (c) the amount of open space; and
- (d) the preservation of the architectural character and general amenity desired for the area.

4.7.2 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; and
- (c) 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.

4.7.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sun 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 all exclusions does not exceed eight percent of the permitted residential floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings, artist studios, residential units associated with and forming an integral part of an artist studio, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (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) covered verandas, porches or inset balconies, provided that the side facing the street or the rear property line is not enclosed, with the exception of guard rails the height of which shall not exceed the minimum specified in the Building By-law;
- (h) fire escapes, on a building existing as of November 3, 1992, which are designed to meet City requirements for secondary egress; and
- (i) 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 one percent of permitted floor area.

4.8 Site Coverage

- 4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.
- 4.8.2 The Director of Planning may relax the maximum site coverage for infill and development involving more than one principal building, to a maximum of 50 percent of the site area.
- 4.8.3 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 sundecks.
- 4.8.4 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 percent.

4.9 to 4.16 (Reserved)

4.17 External Design

- 4.17.1 For the purpose of section 4.17.2 and 4.17.3 the principal facade means the building face that is situated closest to the front property line.
- 4.17.2 The principal facade shall have:
- (a) a maximum width of 6.1 m;
 - (b) a principal access by means of a straight staircase at right angle to the street, leading to a first-storey porch or open-sided verandah; and
 - (c) a single principal entrance with single or double doors.
- 4.17.3 Except for the principal facade, all facades facing the front property line shall be set back at least 3.0 m from the required front yard.
- 4.17.4 Exterior design, materials and details shall be subject to the following considerations:
- (a) all building facades shall be characterized by the following:
 - (i) the style and form of architecture, external finishes and details to be consistent with those residential buildings in this District listed in the Vancouver Heritage Register, dated August 1986; and
 - (ii) the floor of the first storey to be a minimum of 0.9 m and a maximum of 2.0 m above grade; and
 - (b) the Director of Planning may relax these requirements where a facade is not visible from a street or a lane; and
 - (c) the Director of Planning may relax these requirements for additions and new construction involving a rear facade, to allow for sundecks, roof decks, solariums and similar building features, provided the overall design, materials and detail are compatible with the principle building and consistent with the overall intent of this by-law.
- 4.17.5 Windows and doors shall be characterized by the following:
- (a) for renovations or additions to existing buildings and for new construction, window openings and proportions and doors shall approximate windows and doors on the majority of residential buildings in this District listed in the Vancouver Heritage Register, dated August 1986.

- 4.17.6 Roofs shall be characterized by the following:
- (a) gable, multiple gable, hip-on-gable or “classic box” low-pitch hipped style; and
 - (b) shingle finish.
- 4.17.7 The Director of Planning may permit a development which varies from any of the regulations of sections 4.17.1 to 4.17.6 inclusive, provided that:
- (a) it is consistent with residential buildings in this District listed in the Vancouver Heritage Register dated August 1986;
 - (b) a consistent form is achieved for every building on the site; and
 - (c) it reflects the character of the streetscape or lane and is compatible with the design of buildings on adjoining sites.
- 4.17.8 The Director of Planning may require the retention of any one or more of the following architectural or ornamental features involving existing buildings:
- (a) window, door and roof decoration;
 - (b) bay windows;
 - (c) tower or turret features;
 - (d) hand rails, balusters;
 - (e) wood tracery or bargeboard.

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
 - (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 minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to November 3, 1992:
- (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) two-family dwelling.
- 5.2** The Director of Planning may relax the area and site coverage limitations for accessory buildings, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.

- 5.3** The Director of Planning may relax the yard provisions of sections 4.5 and 4.6 of this Schedule in the case of multiple conversion dwellings, infill and the placement of more than one principal building on a site, provided that 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 building or buildings and their effect on the site, surrounding buildings, streets and existing views;
 - (c) the amount of open space; and
 - (d) the preservation of the character and general amenity desired for the area.
- 5.4** The Director of Planning may relax any of the regulations of this Schedule for the following developments where it is demonstrated that the relaxation will serve to accomplish the provision of affordable housing, having regard to the intent of this Schedule and all applicable policies and guidelines adopted by Council:
- (a) multiple dwelling or seniors supportive or assisted housing, provided that:
 - (i) a minimum of 25 percent of total units within any building shall be owned or leased by a government or non-profit housing society, for housing handicapped persons or individuals or families of low income or providing housing for mixed-income groups; and
 - (ii) the maximum floor space ratio shall not exceed 1.0.
- 5.5** In order to maintain the pre-1920 building character of the neighbourhood and to recognize that some existing buildings exceed regulations established under this Schedule, the Director of Planning may relax any of the regulations of this Schedule for any existing building to allow for minor alterations to provide for increased efficiency and livability of the building.
- 5.6** The Director of Planning may relax any regulation of this Schedule for multiple conversion dwellings and infill on a corner site, for the purpose of preserving pre-1920 buildings important to the character of the neighbourhood, having regard to the intent of this Schedule and all applicable policies and guidelines adopted by City Council.
- 5.7** The Director of Planning may allow the relaxation of any regulation of this Schedule involving an existing one- or two-family dwelling, provided that:
- (a) the building is consistent with the pre-1920 character of the neighbourhood;
 - (b) the building replicates a previously existing or existing building on the site, including restoration of a building's original form, features, materials, and decoration; and
 - (c) the Director of Planning has regard to the intent of this Schedule and all applicable policies and guidelines adopted by City Council.