

RT-4, RT-4A, RT-4N and RT-4AN Districts Schedule

1 Intent

The intent of this Schedule is to encourage the retention of existing residential structures and to encourage and maintain a family emphasis. In the RT-4 and RT-4N Districts emphasis is placed on the external design of all new buildings and additions being compatible with the historical character of the area, and on being neighbourly in scale and placement. In the RT-4A and RT-4AN Districts this emphasis is limited to certain uses. The RT-4N and RT-4AN Districts differ from the RT-4 and RT-4A Districts, respectively, in that they require evidence of noise mitigation for residential development.

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 and shall be issued a permit in these Districts.

2.2 Uses

2.2.1 The uses listed in section 2.2.1 shall be permitted in the RT-4, RT-4A, RT-4N, and RT-4AN Districts.

- 2.2.1.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; and
 - (e) roof decks and decks are not located on an accessory building.
- Accessory Uses customarily ancillary to any of the uses listed in this section.
 - The Director of Planning may vary the area and site coverage limitations for accessory buildings and sections 4.7 and 4.8 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, 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.

2.2.1.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:
 - (a) no additions shall be permitted;
 - (b) no housekeeping or sleeping units shall be created;
 - (c) the number of dwelling units is limited to two; and
 - (d) 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.

2.2.1.I [Institutional]

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

2.2.2 The uses listed in section 2.2.2 shall be permitted in the RT-4A and RT-4AN Districts.

2.2.2.DW [Dwelling]

- One-Family Dwelling.
- Two-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

3.2.1 The uses listed in section 3.2.1 may be permitted in the RT-4, RT-4A, RT-4N, and RT-4AN Districts.

- 3.2.1.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.1.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.

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.
- Multiple Conversion Dwelling (other than as provided for in section 2.2.1.DW of this Schedule), resulting from the conversion of a building existing as of December 6, 1977, 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;
 - (b) building additions shall be in keeping with the character of the building; and
 - (c) no housekeeping or sleeping units shall be created.
- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing.

3.2.1.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Hospital.
- Public Authority Use essential in this District.
- School - Elementary or Secondary.
- Social Service Centre.
- Community Care Facility – Class B.
- Group Residence.

3.2.1.O [Office]

- Temporary Sales Office.

3.2.1.R [Retail]

- Farmers' Market. *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.
- Short Term Rental Accommodation.

3.2.1.U [Utility and Communication]

- Public Utility.

3.2.2 The uses listed in section 3.2.2 may be permitted in the RT-4 and RT-4N Districts.

3.2.2.DW [Dwelling]

- One-Family Dwelling.
- Two-Family Dwelling.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations, except section 4.15 which shall apply only in the RT-4N and RT-4AN Districts.

4.1 Site Area

4.1.1 The minimum site area for a one-family dwelling, a one-family dwelling with secondary suite, or a two-family dwelling shall be 306 m².

4.1.2 The Director of Planning may permit a reduction to 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 August 10, 1976, or if the lot is consistent in width and area with parcels in the established blockface and development would be consistent with established lawful development in the blockface:

- (a) one-family dwelling;
- (b) one-family dwelling with secondary suite;
- (c) two-family dwelling.

4.2 **Frontage** -- Not Applicable.

4.3 Height

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

4.4 Front Yard

4.4.1 A front yard with a minimum depth of 7.3 m shall be provided.

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

4.4.3 The Director of Planning may reduce the minimum depth of the required front yard provided the Director of Planning first considers the depths of the adjacent front yards and all applicable Council policies and guidelines.

4.4.4 Entries, porches and verandahs complying with the conditions of subsection 4.7.3(g) are permitted to project a maximum of 1.8 m into the required front yard.

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.

4.5.3 In order to maintain the character of the neighbourhood, including where possible the retention of existing buildings, the Director of Planning may vary the provisions of section 4.5 in the case of infill, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.6 Rear Yard

- 4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided.
- 4.6.2 In the case of a site having an average depth of less than 36.5 m, the depth of the required rear yard may be decreased in accordance with section 10.29 of this By-law.
- 4.6.3 Where the rear of a site abuts a lane, the depth of the required rear yard may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.
- 4.6.4 In order to maintain the character of the neighbourhood, including where possible the retention of existing buildings, the Director of Planning may vary the provisions of section 4.6 in the case of infill, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.7 Floor Space Ratio

- 4.7.1 The floor space ratio shall not exceed 0.60.
- 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) 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 and 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 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) entries, porches and verandahs and covered porches above the first storey, provided that:

- (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
- (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.3(a), does not exceed 13% of the floor area being provided; and
- (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.

4.8 Site Coverage

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.

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 percent.

4.9 to 4.14 (Reserved)

4.15 Acoustics

4.15.1 A development permit application for dwelling uses in the RT-4N and RT-4AN Districts shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels in those portions of the dwelling units listed below shall 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 noise level in decibels.

| Portions of dwelling units | Noise levels (Decibels) |
|-----------------------------------|--------------------------------|
| bedrooms | 35 |
| living, dining, recreation rooms | 40 |
| kitchen, bathrooms, hallways | 45 |