

RT-5 and RT-5N Districts Schedule

1 Intent

The intent of this District Schedule is to strongly encourage the retention and renovation of existing character houses by providing incentives such as increased floor area, additional dwelling units, and additional relaxation provisions. New development has an emphasis on preserving consistency with existing lot patterns, and compatibility with neighbourhood character while also providing variety in housing choices.

RT-5N requires noise mitigation measures but is otherwise the same as RT-5. Conditional approval uses in RT-5 and RT-5N should also comply with the Design Guidelines.

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-5 and RT-5N 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) 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 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
 - (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 m²;
 - (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.
- 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]

- One-Family Dwelling.
- Two-Family 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.

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-5 and RT-5N 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]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- 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 in conjunction with retention of a Character House existing on the site as of January 16, 2018.
- Infill existing on the site as of January 16, 2018.

- Multiple Conversion Dwelling (other than as provided for in section 2.2.1.DW of this Schedule), in conjunction with retention of a Character House existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.
- Multiple Conversion Dwelling (other than as provided for in section 2.2.1.DW of this Schedule) existing on the site as of January 16, 2018, provided that:
 - (a) additions shall be in keeping with the character of the building, and,
 - (b) no housekeeping or sleeping units shall be created.
- Multiple Dwelling.
- One-Family Dwelling with Secondary Suite.
- One-Family Dwelling or One-Family Dwelling with Secondary Suite on sites with more than one principal building, in accordance with section 4.19 of this Schedule, provided that there is no more than one Secondary Suite on the site.
- Laneway House.
- Lock-off Unit in conjunction with a One-Family Dwelling or 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.

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.

4 Regulations

All approved uses are subject to the following regulations, except for Laneway House, which is only permitted in combination with a One-Family Dwelling and One-Family Dwelling with Secondary Suite, and is subject to section 4.15 of this Schedule if located in the RT-5N District.

4.1 Site Area

- 4.1.1 The minimum site area for a One-Family Dwelling, a One-Family Dwelling with Secondary Suite, a Two-Family Dwelling, a Two-Family Dwelling with Secondary Suite, or a One-Family Dwelling or One-Family Dwelling with Secondary Suite on sites with more than one principal building, shall be 306 m².
- 4.1.2 The minimum site area for a Multiple Dwelling shall be 511 m².
- 4.1.3 Notwithstanding section 4.1.2, the Director of Planning may permit a Multiple Dwelling on sites smaller than 511 m², provided that consideration is first given to all applicable policies and guidelines adopted by Council.
- 4.1.4 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) 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 or Lock-off Unit; or
 - (g) One-Family Dwelling on sites with more than one principal building.

4.2 Frontage

- 4.2.1 The maximum frontage for a site for a Multiple Dwelling shall be a single lot, or two adjoining lots, on record in the Land Title Office for Vancouver prior to January 16, 2018, provided the combined frontage of the adjoining lots does not exceed 15.6 m.

4.3 Height

- 4.3.1 A principal building shall not exceed 10.7 m in height and a second principal building located in the rear yard shall not exceed 7.7 m.
- 4.3.2 A principal building shall not have more than 2½ storeys, except that the Director of Planning may permit a building up to 3 storeys provided that consideration is first given to all applicable policies and guidelines adopted by Council.

4.4 Front Yard

- 4.4.1 The required front yard shall be a minimum depth of 7.3 m or 20% of the lot depth, whichever is less.
- 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 Entries, porches and verandahs complying with the conditions of section 4.7.6(f) may be permitted to project a maximum of 1.8 m into the required front yard.

4.4.4 The Director of Planning may reduce the minimum depth of the required front yard provided that consideration is first given to the depths of the adjacent front yards and all applicable policies and guidelines adopted by Council.

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 The Director of Planning may vary the yard provisions of section 4.5 in the case of multiple dwellings or seniors supportive or assisted housing, provided that:

- (a) consideration is first given to all applicable policies and guidelines adopted by Council;
- (b) no fewer than 50 percent of the dwelling units within any building contain two or more bedrooms except in the case of a building designed solely for senior citizen housing or other similar use.

4.6 Rear Yard

4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided, or 30% of lot depth for lots with an average depth exceeding 36.5 m.

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 Any second principal building must be located in the rear yard.

4.6.5 The Director of Planning may vary the yard provisions of section 4.6 in the case of multiple dwellings or seniors supportive or assisted housing, provided that:

- (a) consideration is first given to all applicable policies and guidelines adopted by Council;
- (b) no fewer than 50 percent of the dwelling units within any building contain two or more bedrooms except in the case of a building designed solely for senior citizen housing or other similar use.

4.7 Floor Space Ratio

4.7.1 On a site without a Character House, the floor space shall not exceed:

- (a) 0.60 for One-Family Dwelling and One-Family Dwelling with Secondary Suite;
- (b) 0.75 for Two-Family Dwelling and Two-Family Dwelling with Secondary Suite or Lock-off Unit; or
- (c) 0.60 for all other uses, except, if consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may permit an increase in floor area, as follows:
 - (i) 0.75 for One-Family Dwelling or One-Family Dwelling with Secondary Suite on a site with more than one principal building, provided that the floor space ratio for the second principal building located in the rear yard does not exceed 0.25;

- (ii) 0.75 for Multiple Dwelling; or
 - (iii) 0.75 for Seniors Supportive or Assisted Housing.

- 4.7.2 On a site with a Character House, if consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council, the Director of Planning may permit a maximum floor space ratio, as follows:
 - (a) 0.75 to facilitate an addition to a Character House; or
 - (b) 0.85 for Infill in conjunction with retention of a Character House.

- 4.7.3 Notwithstanding section 4.7.2, where a Character House is demolished in order to allow for new development, the floor space ratio shall not exceed 0.50 and the use is limited to a One-Family Dwelling or a One-Family Dwelling with Secondary Suite, and Laneway House.

- 4.7.4 Notwithstanding section 4.7.3, where a Character House is demolished in order to allow for new development on an under-utilized lot, the floor space ratio shall be governed by section 4.7.1.

- 4.7.5 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 times 0.01.

- 4.7.6 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 or a second principal building located in the rear yard, provided that the maximum exclusion shall not exceed 42 m² and 7.3 m in length;
 - (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; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
 - (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
 - (f) 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,
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.6(a), does not exceed 13% of the floor area being provided,

- (iii) 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, and
- (iv) ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (g) 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 4.7.6(f), to which there is no access from the interior of the building; and
- (h) for two-family dwellings and two-family dwellings with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, provided that:
 - (i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10 percent of the permitted total floor area.

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

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%.

4.9 to 4.14 (Reserved)

4.15 Acoustics

4.15.1 A development permit application for dwelling uses in the RT-5N District 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 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 One-Family Dwellings or One-Family Dwellings with Secondary Suite, the maximum distance between the required minimum front yard and the rear of the principal building is 35% of the site depth.

4.16.2 In all other cases, the maximum distance between the required minimum front yard and the rear of the principal building is 45% of the site depth.

4.17 External Design

4.17.1 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.

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

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

4.17.4 There must be an entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.

4.17.5 In one-family dwellings and one-family dwellings with secondary suite, roof design must comply with the following provisions:

- (a) 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;
- (b) dormer roofs must be gable, hip or shed in form and have a minimum slope of 4:12; and
- (c) 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, street or flanking lane	50% of width of elevation of storey below
Interior side yard	25% of width of elevation of storey below

4.17.6 In two-family dwellings and two-family dwellings with secondary suite, roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs shall have a minimum slope of 7:12 and a maximum slope of 12:12 and shall be either hip or gable or a combination of both, and shall intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a half-storey or attic above the second storey;
- (b) dormer roofs shall be gable, hip or shed in form and shall have a minimum slope of 4:12;
- (c) the maximum total width of dormers provided on a half storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls shall be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (e) notwithstanding section 4.17.6(d), one dormer, which faces an interior side yard and which provides headroom over a stair and any intermediate and top landings which provide access from the second storey to the half-storey above may have its face wall flush or continuous with the second storey exterior wall face below.

4.17.7 Exterior windows in a Secondary Suite or Lock-off Unit must have:

- (a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and
- (b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms, except bathrooms and laundry rooms.

- 4.17.8 The Director of Planning may vary the requirements of section 4.17 for two-family dwellings and two-family dwellings with secondary suite if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression, or to facilitate a building designed for certification under the Passive House standard or International Living Future Institute's Zero Energy standard, or an equivalent to the satisfaction of the Director of Planning.
- 4.17.9 The Director of Planning may vary any of the external design regulations under section 4.17 if consideration is first given to:
- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.

4.18 Dwelling Unit Density

- 4.18.1 For a site which meets the minimum site area requirement for a Multiple Dwelling, or a site with a Character House, the total number of dwelling units shall not exceed 74 units per hectare, including lock-off units and secondary suites, except where the calculation of dwelling units per hectare results in a fractional number, in which case, the nearest whole number shall be taken and one-half shall be rounded up to the next nearest whole number.
- 4.18.2 For all other sites, the total number of dwelling units shall not exceed 2, excluding lock-off units and secondary suites.

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 that consideration is first given to:
- (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 due to unnecessary hardship the yard provisions of sections 4.5 and 4.6 of this Schedule in the case of the placement of more than one principal building on a site, provided that consideration is first given to:
- (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 the effect of overall design on the general amenity of the area; and
 - (d) the preservation of the character and general amenity desired for the area.