

RT-5

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this 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.

Without limitation, applicable Council policies and guidelines for consideration include the [RT-4](#), [RT-4A](#), [RT-5](#) and [RT-6 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-5 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section [3](#) of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
338 m ²	Multiple Dwelling	3.1
	Multiple Dwelling, in combination with another principal building	3.1
306 m ²	Duplex or Duplex with Secondary Suite	3.2
	Single Detached House or a Single Detached House with Secondary Suite	3.2
	Single Detached House, in combination with another Single Detached House or a Single Detached House with Secondary Suite	3.2
--	Other uses in section 2.1 of this schedule	3.2

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning 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.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm - Class A	Conditional	2.2.1
Cultural and Recreational Uses		
Club	Conditional	2.2.1 , 2.2.2
Community Centre or Neighbourhood House	Conditional	2.2.1
Library, in combination with Community Centre	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
Dwelling Uses		
Duplex	Outright	2.2.1
Duplex with Secondary Suite	Conditional	2.2.1 , 2.2.3
Infill, in combination with the retention of a character house existing on the site as of January 16, 2018	Conditional	2.2.1
Infill, existing on the site as of January 16, 2018	Conditional	2.2.1
Laneway House	Conditional	2.2.1 , 2.2.4
Mixed-Use Residential Building	Conditional	2.2.1 , 2.2.5
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.1 , 2.2.6
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a character house existing on the site as of January 16, 2018	Conditional	2.2.1 , 2.2.7

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, not permitted as an outright approval use and existing on the site as of January 16, 2018	Conditional	2.2.1, 2.2.8
Multiple Dwelling	Conditional	2.2.1
Multiple Dwelling, in combination with another principal building	Conditional	2.2.1, 2.2.9, 2.2.10
Principal Dwelling Unit with Lock-off Unit	Conditional	2.2.1, 2.2.11
Seniors Supportive or Independent Living Housing	Conditional	2.2.1
Single Detached House	Outright	2.2.1
Single Detached House with Secondary Suite	Conditional	2.2.1
Single Detached House, in combination with another Single Detached House or a Single Detached House with Secondary Suite	Conditional	2.2.1, 2.2.9, 2.2.10
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care or Assisted Living Facility - Class A	Outright	2.2.1, 2.2.12
Community Care or Assisted Living Facility - Class B	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Hospital	Conditional	2.2.1
Public Authority Use, essential in these districts	Conditional	2.2.1
School - Elementary or Secondary	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Office Uses		
Temporary Sales Office	Conditional	2.2.1
Retail Uses		
Farmers' Market	Conditional	2.2.1, 2.2.13
Neighbourhood Grocery Store	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Shared E-Scooter System	Conditional	2.2.1
Service Uses		
Bed and Breakfast Accommodation	Conditional	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Utility and Communication Uses		

Use	Approval	Use-Specific Regulations
Public Utility	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.14 , 2.2.15
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

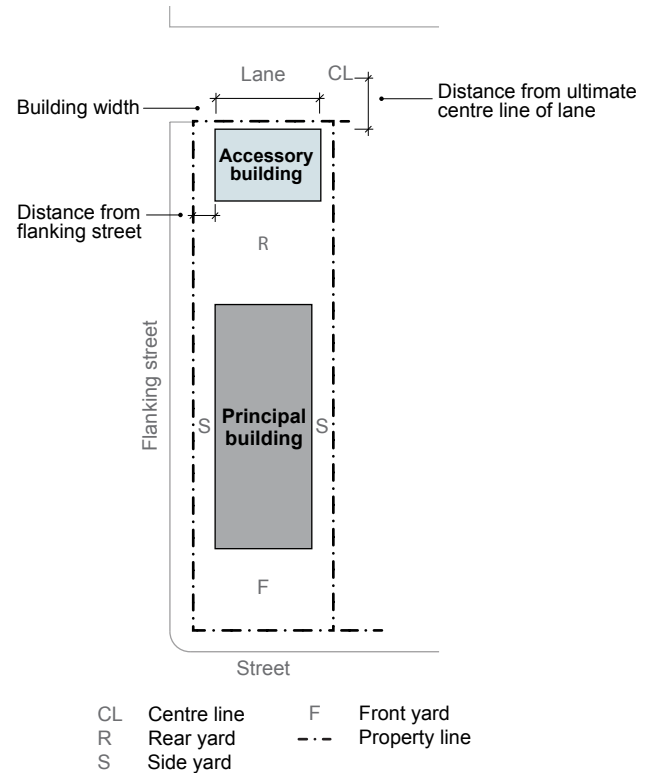
2.2 Use-Specific Regulations

- 2.2.1 Where an existing character house is demolished in order to allow for new development, the use is limited to single detached house or single detached house with secondary suite, and laneway house, unless the character house is demolished in order to allow for new development on an under-utilized lot.
- 2.2.2 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.3 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.
- 2.2.4 Laneway house must be in combination with a single detached house or single detached house with secondary suite, which is the only principal building on the site. Laneway house is regulated by [Section 11](#) of this by-law and sections [3](#) and [4](#) of this schedule do not apply.
- 2.2.5 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.6 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created; and
 - (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- 2.2.7 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a character house existing on the site as of January 16, 2018, may be permitted as a conditional approval use if it contains no housekeeping or sleeping units.

- 2.2.8 Multiple conversion dwelling that is not permitted as an outright approval use, and that was existing on the site as of January 16, 2018, may be permitted as a conditional approval use if:
- (a) additions are in keeping with the character of the building; and
 - (b) no housekeeping or sleeping units are created.
- 2.2.9 The Director of Planning may permit more than 1 principal building on a site with a multiple dwelling or single detached house, if the Director of Planning considers:
- (a) the building height, bulk, location and overall design of the buildings and their impact on the site, surrounding buildings, streets and existing views;
 - (b) the amount of open space and the impact of the overall design on the general amenity of the area;
 - (c) the preservation of the character and general amenity desired for the area; and
 - (d) the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.10 Where there is more than 1 principal building on a site, at least 1 principal building must be located in the rear yard.
- 2.2.11 Principal dwelling unit with lock-off unit may be permitted only in:
- (a) a duplex or single detached house and there may be no more than 1 lock-off unit for each dwelling unit; and
 - (b) a duplex with secondary suite if there is only 1 secondary suite and only 1 lock-off unit, and the lock-off unit is in the dwelling unit without a secondary suite.
- 2.2.12 Community care or assisted living facility - class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.13 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.14 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:

- (i) in the rear yard,
- (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
- (iii) at least 1.5 m from a flanking street;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed:
 - (i) 48 m² for duplex and duplex with secondary suite, and
 - (ii) 35% of the required minimum rear yard, or 48 m², whichever is the greater, for all other uses;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) roof decks and decks are not located on an accessory building.

Diagram: Building placement for accessory building



- 2.2.15 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings and provisions of the [Parking By-law](#) provided that:
- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
 - (b) in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple Dwelling, and Multiple Dwelling in Combination with Another Principal Building

Multiple dwelling, and multiple dwelling in combination with another principal building, are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 On a site:

- (a) without an existing character house; or
- (b) where an existing character house is demolished in order to allow for new development on an under-utilized lot,

the maximum floor space ratio is 0.60, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.75 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 The total number of dwelling units on a site, including lock-off units and secondary suites, must not exceed 74 units per hectare.

3.1.2 Building Form and Placement

Regulations	RT-5
3.1.2.1 Minimum site area	338 m ²
3.1.2.2 Maximum site frontage	a single lot or 2 adjoining lots on record in the Land Title Office prior to January 16, 2018
3.1.2.3 Maximum building height for:	
(a) a building other than a rear building	10.7 m and 3 storeys
(b) a rear building	7.7 m and 2 storeys
3.1.2.4 Minimum front yard depth	7.3 m
3.1.2.5 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width

Regulations	RT-5
(b) exceeds 15.0 m	1.5 m
3.1.2.6 Minimum rear yard depth where the average site depth:	
(a) does not exceed 36.6 m	10.7 m
(b) exceeds 36.6 m	30% of the site depth
3.1.2.7 Maximum site coverage for all buildings	45% of the site area
3.1.2.8 Maximum building depth	45% of the site depth

Site Frontage

- 3.1.2.9 Despite the maximum site frontage in section 3.1.2.2 above, the combined frontage of adjoining lots must not exceed 15.6 m.

Building Height

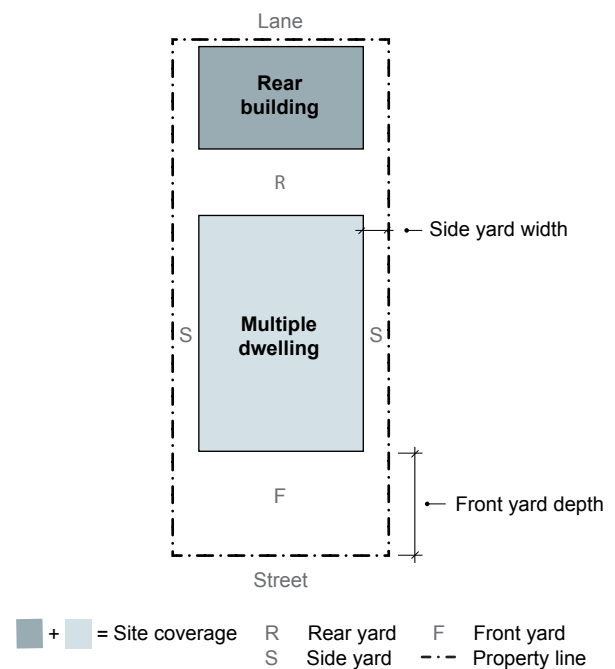
- 3.1.2.10 Despite the maximum building height:
- (a) in section 3.1.2.3(a) above, the third storey of a building other than a rear building must be a partial storey not exceeding 50% of the storey immediately below; and
 - (b) in section 3.1.2.3(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below,

except that the Director of Planning may vary this requirement for a partial storey if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.1.2.11 Despite the minimum rear yard depth in section 3.1.2.6 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

Diagram: Building placement for multiple dwelling in combination with another principal building



3.1.2.12 The Director of Planning may decrease the minimum rear yard depth if:

- (a) at least 50% of the dwelling units within any building contain 2 or more bedrooms; and
- (b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

3.1.2.13 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:

- (a) the minimum site area;
- (b) the minimum front yard depth, provided that consideration is given to the depths of the adjacent front yards;
- (c) the minimum side yard depth, provided that at least 50% of the dwelling units within any building contain 2 or more bedrooms; and
- (d) the maximum building depth.

3.2 Other Uses

Duplex, duplex with secondary suite, single detached house, single detached house with secondary suite, uses involving character retention, and all other uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 On a site with an existing character house that is retained, the Director of Planning may permit a maximum floor space ratio of:

- (a) 0.75 to facilitate an addition to that character house; or
- (b) 0.85 for infill in combination with the retention of that character house,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.2.1.2 On a site where an existing character house is demolished in order to allow for construction of a new single detached house or single detached house with secondary suite, the maximum floor space ratio is 0.50, subject to section 3.2.1.3 below.

3.2.1.3 On a site without an existing character house, or a site where an existing character house is demolished in order to allow for new development on an under-utilized lot, the maximum floor space ratio is:

- (a) 0.75 for duplex and duplex with secondary suite; and
- (b) 0.60 for all other uses, except that if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may increase in the permitted floor space ratio to a maximum of:
 - (i) 0.75 for seniors supportive or independent living housing, or
 - (ii) 0.75 for single detached house in combination with another single detached house or a single detached house with secondary suite, provided that the floor space ratio for the principal building located in the rear yard does not exceed 0.25.

3.2.1.4 The total number of dwelling units on a site must not exceed:

- (a) 74 units per hectare, including lock-off units and secondary suites, on a site with a site area of 338 m² or more, or a site with a character house; or
- (b) 2 units, excluding lock-off units and secondary suites, for all other sites.

3.2.2 Building Form and Placement

Regulations	RT-5
3.2.2.1 Minimum site area for:	306 m ²
(a) duplex and duplex with secondary suite	
(b) single detached house and single detached house with secondary suite	
(c) single detached house in combination with another single detached house or a single detached house with secondary suite	
3.2.2.2 Maximum building height for:	
(a) a building other than a rear building	10.7 m and 3 storeys
(b) a rear building	7.7 m and 2 storeys
3.2.2.3 Minimum front yard depth	7.3 m
3.2.2.4 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.2.2.5 Minimum rear yard depth where the average site depth:	
(a) does not exceed 36.6 m	10.7 m
(b) exceeds 36.6 m	30% of the site depth
3.2.2.6 Maximum site coverage for all buildings	45% of the site area
3.2.2.7 Maximum building depth for:	
(a) single detached house in combination with either another single detached house or a single detached house with secondary suite	no maximum
(b) single detached house or single detached house with secondary suite	35% of the site depth
(c) all other uses	45% of the site depth

Site Area

3.2.2.8 The Director of Planning may decrease the minimum site area if:

- (a) the lot was on record in the Land Title Office prior to August 10, 1976; or
- (b) 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.

Building Height

3.2.2.9 Despite the maximum building height:

- (a) in section 3.2.2.2(a) above, the third storey of a building other than a rear building must be a partial storey not exceeding 50% of the storey immediately below; and
- (b) in section 3.2.2.2(b) above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below,

except that the Director of Planning may vary this requirement for a partial storey if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard

- 3.2.2.10 Despite the minimum rear yard depth in section 3.2.2.5 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.2.2.11 For seniors supportive or independent living housing, the Director of Planning may decrease the minimum rear yard depth if the Director of Planning considers the intent of this schedule and all Council policies and guidelines.

Diagram: Building placement for single detached house in combination with another single detached house or single detached house with secondary suite

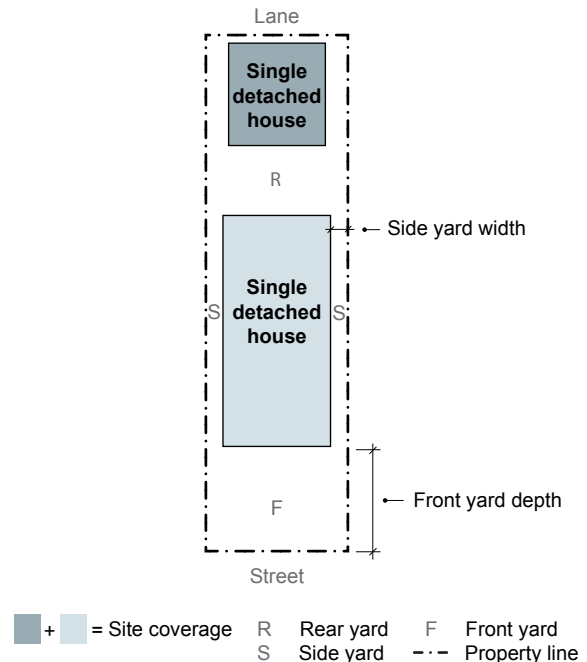
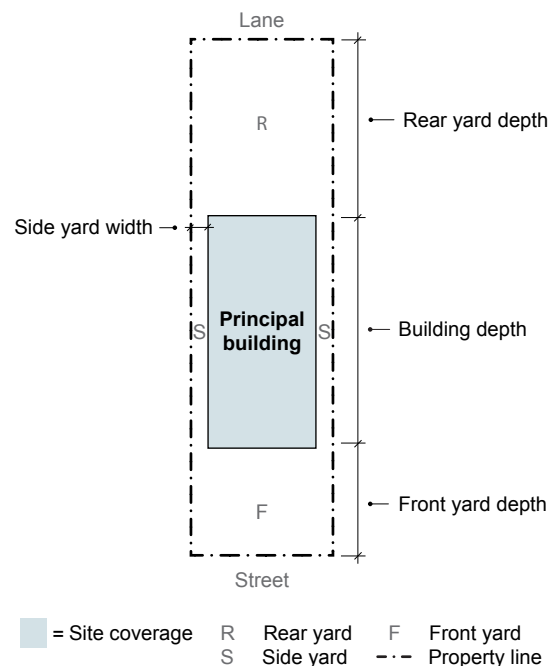


Diagram: Building placement for principal building



Discretion to Vary Other Regulations

3.2.2.12 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:

- (a) the minimum front yard depth provided that consideration is given to the depths of the adjacent front yards;
- (b) the minimum side yard width for seniors supportive or independent living housing; and
- (c) the maximum building depth.

4 GENERAL REGULATIONS

All uses in these districts are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings; and
- (b) stairways, fire escapes, elevator shafts and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 dwelling units or in multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building or second principal building located in the rear of the site, provided that the maximum exclusion does not exceed 42 m² and 7.3 m in length;
- (d) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial 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 if:
 - (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 4.1.2(a) above, does not exceed 13% of the permitted floor area,

- (iii) the 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, and
- (iv) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.8 m;
- (g) for duplex and duplex 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 if:
 - (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% of the permitted total floor area,
 and despite the definition of “partial storey” in [Section 2](#) of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section [4.1.2\(g\)](#); 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 section [4.1.2\(f\)](#) above, to which there is no access from the interior of the building.

4.2 Dwelling Unit Density: Calculation

- 4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded to the nearest whole number and one-half must be rounded up.

4.3 Site Coverage

- 4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%.

4.4 Building Depth: Measurement

- 4.4.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a principal building.

4.5 External Design

- 4.5.1 For the purpose of this section [4.5](#), “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.
- 4.5.2 In a duplex or duplex with secondary suite:
 - (a) there must be 2 main entrances, 1 to each principal dwelling unit;

- (b) on a corner site, 1 main entrance must face the front street and 1 main entrance must face the flanking street; and
- (c) there must be an entry, porch or verandah at each main entrance, with a minimum width and depth of 1.8 m.

4.5.3 In a single detached house or single detached house with secondary suite, the 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 partial storey above the second storey must not exceed:
 - (i) 50% of the width of the elevation of the storey below, for dormers oriented to the rear yard, street or flanking lane, and
 - (ii) 25% of the width of the elevation of the storey below, for dormers oriented to the interior side yard.

4.5.4 In a duplex or duplex with secondary suite, roof design must comply with the following provisions:

- (a) all roofs except for dormer roofs must:
 - (i) have a slope not less than 7:12 and not more than 12:12,
 - (ii) be either hip or gable or a combination of both, and
 - (iii) 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 partial storey or attic above the second storey;
- (b) dormer roofs must be gable, hip or shed in form and must have a minimum slope of 4:12;
- (c) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;
- (d) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and
- (e) despite section 4.5.4(d) above, 1 dormer, which faces an interior side yard and which provides headroom over a stair and any intermediate and top landings that provide access from the second storey to the partial storey above may have its face wall flush or continuous with the second storey exterior wall face below.

4.5.5 Exterior windows in a secondary suite or lock-off unit must have a minimum total glazing area of:

- (a) 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and

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

4.5.6 The Director of Planning may vary the requirements of sections 4.5.2, 4.5.4 and 4.5.5 above for a duplex or duplex 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.

4.5.7 The Director of Planning may vary any of the external design regulations in this section 4.5 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

5 RELAXATIONS

5.1 In the case of the placement of more than 1 principal building on a site, the Director of Planning may relax the minimum side yard requirements, the minimum rear yard requirements, and the requirements relating to the location of additional principal buildings prescribed in this schedule, where the literal enforcement of those regulations would result in unnecessary hardship, if the Director of Planning considers:

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