

# RT-9

## District Schedule

### 1 INTENT AND OVERVIEW

#### 1.1 Intent

The intent of this schedule is to enable a variety of small-scale housing options while retaining the single lot character of the area. Housing options include multiple dwellings (“multiplex” up to 6 dwelling units, or up to 8 rental dwelling units), duplexes and single detached houses. The retention and renovation of existing buildings is encouraged by permitting infill and multiple conversion dwelling where a house is retained.

Without limitation, applicable Council policies and guidelines for consideration include the [Guidelines for Additions, Infill and Multiple Conversion Dwelling in the R1-1, RT-7 and RT-9 Zones](#).

#### 1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-9 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
557 m <sup>2</sup>	Multiple dwelling containing 7 or 8 dwelling units	<a href="#">3.1</a>
	Infill on a site containing a combined total of 7 or 8 dwelling units	<a href="#">3.1</a>
	Multiple conversion dwelling containing 7 or 8 dwelling units	<a href="#">3.1</a>
280 m <sup>2</sup>	Multiple dwelling containing 4, 5 or 6 dwelling units	<a href="#">3.1</a>
	Infill on a site containing a combined total of 4, 5 or 6 dwelling units	<a href="#">3.1</a>
	Multiple conversion dwelling containing 4, 5 or 6 dwelling units	<a href="#">3.1</a>
--	Multiple dwelling containing 3 dwelling units	<a href="#">3.1</a>
	Infill on a site containing a combined total of 3 dwelling units	<a href="#">3.1</a>
	Multiple conversion dwelling containing 3 dwelling units	<a href="#">3.1</a>
	Other uses in section <a href="#">2.1</a> of this schedule	<a href="#">3.2</a>

## 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 this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning, with or without conditions, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

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
<b>Agricultural Uses</b>		
Urban Farm - Class A	Conditional	
<b>Cultural and Recreational Uses</b>		
Club	Conditional	<a href="#">2.2.1</a>
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
<b>Dwelling Uses</b>		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	<a href="#">2.2.2</a> , <a href="#">2.2.3</a> , <a href="#">2.2.4</a>
Infill on a site containing a combined total of no more than 8 dwelling units	Conditional	<a href="#">2.2.3</a> , <a href="#">2.2.4</a> , <a href="#">2.2.5</a>
Infill in combination with the retention of a character house, containing a combined total of at least 3 dwelling units and no more than 8 dwelling units	Conditional	<a href="#">2.2.3</a> , <a href="#">2.2.4</a> , <a href="#">2.2.5</a>
Mixed-Use Residential Building	Conditional	<a href="#">2.2.6</a>
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	<a href="#">2.2.7</a>
Multiple Conversion Dwelling, not permitted as an outright approval use and containing no more than 8 dwelling units	Conditional	<a href="#">2.2.3</a> , <a href="#">2.2.4</a> , <a href="#">2.2.5</a> , <a href="#">2.2.8</a>
Multiple Conversion Dwelling, resulting from the conversion of a character house, containing at least 3 dwelling units and no more than 8 dwelling units	Conditional	<a href="#">2.2.3</a> , <a href="#">2.2.4</a> , <a href="#">2.2.5</a> , <a href="#">2.2.8</a>

Use	Approval	Use-Specific Regulations
Multiple Dwelling, containing no more than 8 dwelling units	Conditional	<a href="#">2.2.3</a> , <a href="#">2.2.4</a> , <a href="#">2.2.5</a> , <a href="#">2.2.9</a>
Seniors Supportive or Independent Living Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
<b>Institutional Uses</b>		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care or Assisted Living Facility - Class A	Outright	<a href="#">2.2.10</a>
Community Care or Assisted Living Facility - Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School - Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
<b>Office Uses</b>		
Temporary Sales Office	Conditional	
<b>Retail Uses</b>		
Farmers' Market	Conditional	<a href="#">2.2.11</a>
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Shared E-Scooter System	Conditional	
<b>Service Uses</b>		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
<b>Utility and Communication Uses</b>		
Public Utility	Conditional	
<b>uncategorized</b>		
Accessory Buildings, customarily ancillary to any use listed in this section <a href="#">2.1</a>	Outright	<a href="#">2.2.12</a> , <a href="#">2.2.13</a>
Accessory Buildings, customarily ancillary to any use listed in this section <a href="#">2.1</a> and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section <a href="#">2.1</a>	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section <a href="#">2.1</a>	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

## 2.2 Use-Specific Regulations

2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.

2.2.2 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.

2.2.3 A new multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, multiple conversion dwelling containing 3 or more dwelling units, or duplex with secondary suite may only be permitted if:

- (a) on a site less than 15.1 m in width, a minimum of 1 existing tree located in the front yard is retained or, where an existing tree in the front yard cannot be retained or where there are no existing trees in the front yard, a minimum of 1 tree is planted in the front yard; and
- (b) on a site 15.1 m in width or wider, a minimum of 2 existing trees located in the front yard of the site are retained or, where an existing tree in the front yard cannot be retained or where there are no existing trees in the front yard, a minimum of 1 tree in the case where 1 existing tree could be retained, or 2 trees in the case where no trees could be retained or there were no existing trees, are planted in the front yard,

except that for a site without access to a lane, the Director of Planning may vary any requirement in this section [2.2.3](#).

2.2.4 For the purposes of fulfilling the requirements of section [2.2.3](#) above:

- (a) existing trees that are retained must have a trunk or stem the diameter of which, or 2 or more trunks or stems the combined diameter of the 2 or 3 largest trunks or stems of which, measured 1.4 m above the existing grade of the ground adjoining its base, is 20 cm or more; and
- (b) for each tree that must be planted, any of the following may be planted:
  - (i) 1 tree as described in Part 1 of Schedule D of the [Protection of Trees By-law](#),
  - (ii) 2 trees as described in Part 2 of Schedule D of the [Protection of Trees By-law](#), or
  - (iii) a tree or trees acceptable to the Director of Planning,

except that in the case of a sloping site, 1 tree as described in Part 2 of Schedule D of the [Protection of Trees By-law](#) may be planted.

2.2.5 Multiple dwelling containing 7 or 8 dwelling units, infill on a site containing a combined total of 7 or 8 dwelling units, or multiple conversion dwelling containing 7 or 8 dwelling units are only permitted where all of the dwelling units are non-stratified and secured as residential rental tenure.

2.2.6 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.

- 2.2.7 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.

- 2.2.8 Multiple conversion dwelling may be permitted as a conditional approval use if it contains no housekeeping or sleeping units.

- 2.2.9 For multiple dwelling, the Director of Planning may permit more than 1 principal building on a site, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

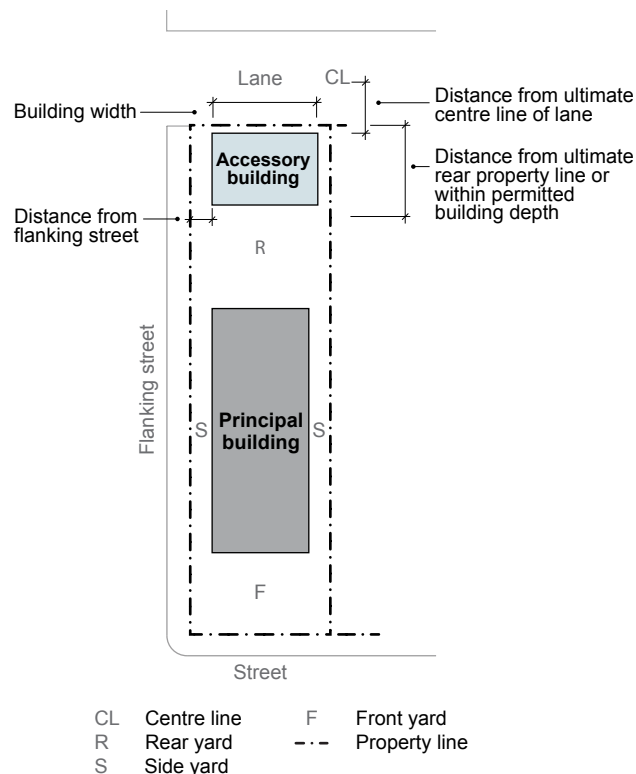
- 2.2.10 Community care or assisted living facility - class A is subject to the regulations, variations and relaxations that apply to single detached house.

- 2.2.11 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.

- 2.2.12 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:
  - (i) 3.1 m in height, measured to the highest point of a flat roof, or
  - (ii) 3.7 m in height, measured to the deck line of a mansard roof or to 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) within 6.7 m of the ultimate rear property line or within the permitted building depth,
  - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

**Diagram: Building placement for accessory building**



- (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 48 m<sup>2</sup>;
- (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) in the case of a site:
  - (i) more than 30.5 m in depth, roof decks and decks are not located on an accessory building, or
  - (ii) less than or equal to 30.5 m in depth, a roof deck or deck may be located on an accessory building and the Director of Planning may permit an increase in building height where there is a flat roof to allow guards that do not exceed the required minimum height.

2.2.13 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, infill on a site containing a combined total of at least 3 dwelling units, and multiple conversion dwelling containing at least 3 dwelling units

Multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, and multiple conversion dwelling containing at least 3 dwelling units are subject to the following regulations.

##### 3.1.1 Density and Floor Area

3.1.1.1 For multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, and multiple conversion dwelling containing at least 3 dwelling units:

- (a) the maximum floor space ratio is 1.00 for a site with an area less than 317 m<sup>2</sup>; and
- (b) the maximum floor space ratio is 0.70 for a site with an area of 317 m<sup>2</sup> or more, except that the Director of Planning may increase:
  - (i) the permitted floor space ratio to a maximum of 1.00 for developments containing no more than 8 dwelling units where all of the dwelling units are secured as residential rental tenure, except that 1 dwelling unit may be occupied by a registered owner of the site,
  - (ii) the permitted floor space ratio to a maximum of 1.00 for developments containing no more than 6 dwelling units where at least 1 dwelling unit is developed as a below-market homeownership unit, if a partnering agreement between the City and the BC Housing Management Commission that establishes terms and conditions related to a below-market homeownership program has been entered into and is in effect, or
  - (iii) the permitted floor area by 1 m<sup>2</sup> per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 1.00 for developments containing no more than 6 dwelling units,

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

3.1.1.2 For infill in combination with the retention of a character house containing a combined total of at least 3 dwelling units, or for multiple conversion dwelling resulting from the conversion of a character house containing at least 3 dwelling units, the maximum floor space ratio is 0.70, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 1.00, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.3 For the purposes of this schedule, below-market homeownership unit means a dwelling unit with:

- (a) at least 2 bedrooms; and
- (b) a floor area of not less than 90 m<sup>2</sup>,

that is subject to a registered agreement with the BC Housing Management Commission with terms that ensure the dwelling unit will be sold at an initial price of a minimum of 50% below fair market value to purchasers that meet income and other eligibility criteria as specified by the BC Housing Management Commission in consultation with the Director of Planning, and that is in compliance with a partnering agreement between the City and the BC Housing Management Commission.

- 3.1.1.4 Despite section [3.1.1.1\(b\)\(iii\)](#) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

### 3.1.2 Building Form and Placement

Regulations	RT-9
3.1.2.1 Maximum site area for a site containing a combined total of 3 dwelling units	463 m <sup>2</sup>
3.1.2.2 Minimum site area for a site containing a combined total of:	
(a) 7 or 8 dwelling units	557 m <sup>2</sup>
(b) 4, 5 or 6 dwelling units	280 m <sup>2</sup>
(c) 3 dwelling units	not required
3.1.2.3 Minimum site depth for:	
(a) buildings in a courtyard configuration	33.5 m
(b) all other buildings	not required
3.1.2.4 Maximum building height for:	
(a) rear buildings	8.5 m and 2 storeys
(b) all other buildings	11.5 m and 3 storeys
3.1.2.5 Minimum front yard depth	4.9 m
3.1.2.6 Minimum side yard width	1.2 m
3.1.2.7 Minimum rear yard depth for:	
(a) buildings in a courtyard configuration	0.9 m
(b) all other buildings	10.7 m



Regulations	RT-9
3.1.2.8 Maximum building depth	19.8 m
3.1.2.9 Maximum building width	17.4 m
3.1.2.10 Minimum separation between:	
(a) buildings located on a site frontage	2.4 m
(b) rear buildings	2.4 m
(c) buildings located on a site frontage and rear buildings	6.1 m

### Building Height

- 3.1.2.11 Despite section 3.1.2.4(a) above, for a site with an area less than 306 m<sup>2</sup> or where a site has no developed secondary access, the maximum building height for the rear building is 11.5 m and 3 storeys.

### Building Depth

- 3.1.2.12 For corner sites, the Director of Planning may increase the maximum building depth if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

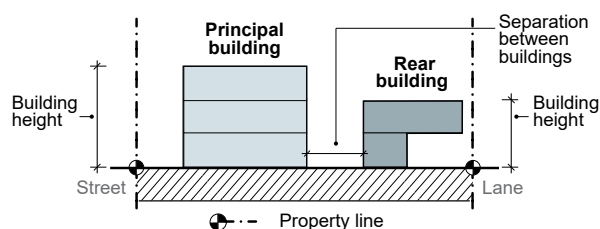
### Building Separation

- 3.1.2.13 Minimum separation between buildings must be measured from the closest portion of the exterior walls of any other building on the site.

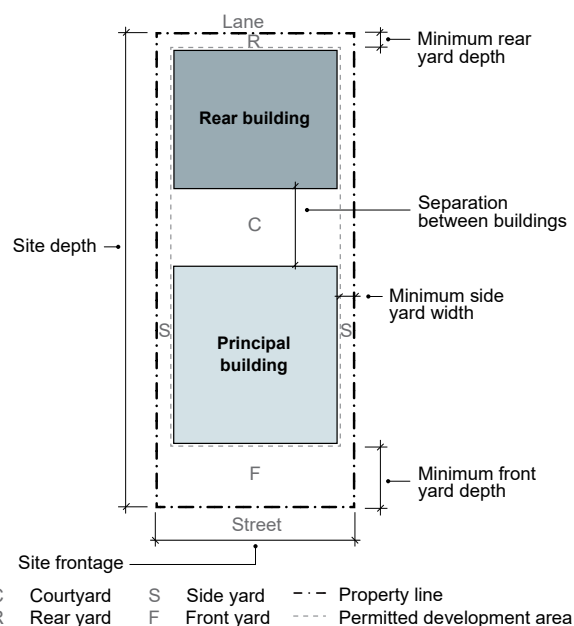
### Discretion to Vary Other Regulations

- 3.1.2.14 For multiple conversion dwelling containing 3 or more dwelling units or a site with an area less than 306 m<sup>2</sup>, the Director of Planning may vary:
- (a) the minimum front yard depth;
  - (b) the minimum side yard width;
  - (c) the minimum rear yard depth; and

**Diagram: Principal building and rear building in a courtyard configuration**



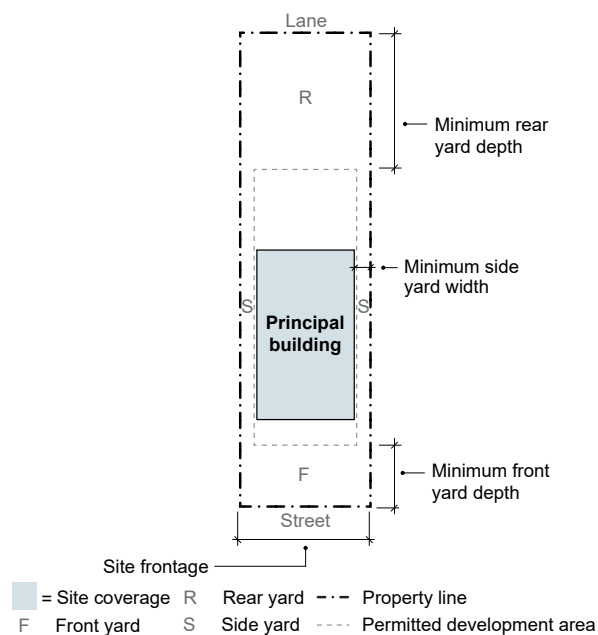
**Diagram: Building placement for principal building and rear building in a courtyard configuration**



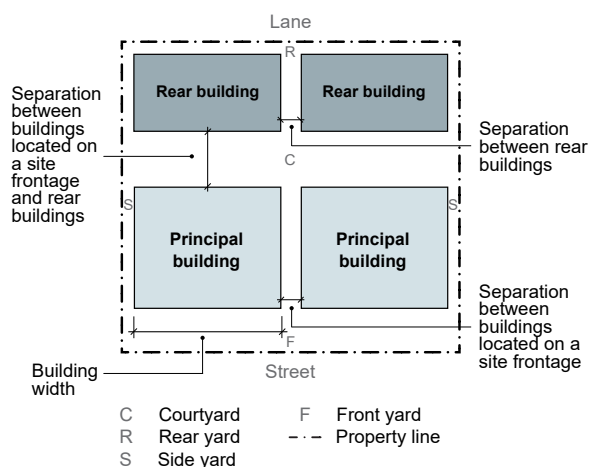
(d) the maximum building depth,

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

**Diagram: Building placement for principal building**



**Diagram: Separation between buildings and building width for principal buildings and rear buildings on a wider site frontage**



## 3.2 Other Uses

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 The maximum floor space ratio is 0.75.

### 3.2.2 Building Form and Placement

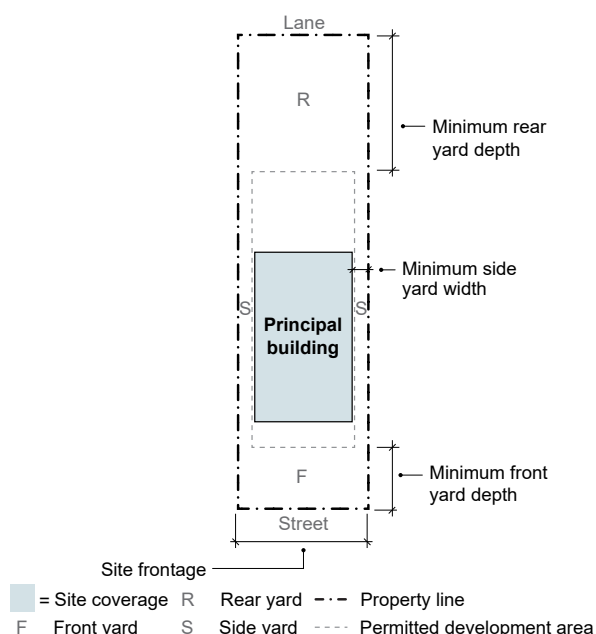
Regulations	RT-9
3.2.2.1 Maximum building height	10.7 m and 3 storeys
3.2.2.2 Minimum front yard depth	the average of the minimum front yard depths of the 2 adjacent sites
3.2.2.3 Minimum side yard width where the site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.2.2.4 Maximum site coverage for all buildings	45% of the site area
3.2.2.5 Maximum building depth	50% of the site depth

#### Front Yard

3.2.2.6 Despite the minimum front yard depth in section 3.2.2.2 above: where an adjacent site is vacant, the next adjacent site that is not vacant will be used to determine the average;

- (a) where an adjacent site is vacant, the next adjacent site that is not vacant will be used to determine the average;
- (b) if 1 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 will not be used in computing the average; and

**Diagram: Building placement for principal building**



(c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

3.2.2.7 Despite section [10.5.1\(a\)](#) of this by-law, the Director of Planning may decrease the minimum front yard depth where the site is less than 36.6 m in depth.

## 4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

### 4.1 Amenity Shares and Affordable Housing Shares

- 4.1.1 For the purposes of this schedule, amenity has the meaning set out in [Schedule F: Affordable Housing Share and Amenity Share Cost Schedule](#) of this by-law.
- 4.1.2 For the purposes of this schedule, the cost of an amenity share or affordable housing share is the amount specified per m<sup>2</sup> in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law for the RT-9 zoning district.

### 4.2 Computation of Floor Area

- 4.2.1 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.
- 4.2.2 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:
    - (i) 12% of the permitted floor area for multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, and
    - (ii) 8% of the permitted floor area for all other uses;
  - (b) patios and roof decks;
  - (c) for multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, where floors are used for off-street parking or bicycle storage, those floors or portions thereof that are contained within an accessory building, a rear building, or a principal building where a site has no developed secondary access, provided that:
    - (i) each parking space is open on at least 2 sides and does not exceed 7.3 m in length, and
    - (ii) bicycle storage to a maximum of 24 m<sup>2</sup>;
  - (d) for all other uses, where floors are used for off-street parking and loading, the taking on or discharging of passengers, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are:

- (i) at or below base surface, or
  - (ii) above base surface and where developed as off-street parking are contained in an accessory building situated on a site in accordance with sections 2.2.12 and 2.2.13 of this schedule,
- provided that the maximum exclusion for a parking space does not exceed 6.7 m in length;
- (e) for multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, floors or portions thereof that are used for heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, up to a maximum of 3.7 m<sup>2</sup> per dwelling unit;
  - (f) amenity areas in multiple conversion dwellings containing 3 or more dwelling units, including child day care facilities, recreation facilities and meeting rooms, provided that:
    - (i) the total area being excluded does not exceed 10% of the permitted floor area, and
    - (ii) in the case of child day care facilities, the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
  - (g) 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;
  - (h) floors located at or below finished grade with a ceiling height of less than 1.2 m;
  - (i) 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, and
    - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.2.2(a) above, does not exceed:
      - (A) 16% of the permitted floor area for multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, or
      - (B) 13% of the permitted floor area for all other uses;
  - (j) 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 4.2.2(i) above, to which there is no access from the interior of the building;
  - (k) 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 [4.2.2\(k\)](#); and
- (l) despite section [4.2.1\(b\)](#) above, for multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, where a dwelling unit is located above another dwelling unit, an area of 7.5 m<sup>2</sup> per dwelling unit for an internal stairway that provides access to the upper dwelling unit and the area located immediately below the internal stairway.

### **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 For the purposes of section [3.1](#) of this schedule, building depth means the maximum distance from the front exterior wall to the rear exterior wall, except that balconies and entries, porches and verandahs that comply with [Section 10](#) of this by-law and sections [4.2.2\(a\)](#) and [4.2.2\(i\)](#) of this schedule may be excluded from the measurement of building depth.

### **4.5 External Design**

- 4.5.1 For multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, no exterior stairway can exceed the length of 2.4 m.
- 4.5.2 For multiple dwelling, infill on a site containing a combined total of at least 3 dwelling units, or multiple conversion dwelling containing 3 or more dwelling units, a minimum area of 7.4 m<sup>2</sup> per dwelling unit must be provided in the form of balconies, decks, roof decks, patios, or other outdoor spaces to the satisfaction of the Director of Planning.