

RT-9 District Schedule

1 Intent

The intent this Schedule is to encourage new development with a diversity of character and neighbourly building scale and placement. The retention and renovation of existing buildings is also permitted on sites where buildings have historical or architectural merit.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this district and shall be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.1 m in height measured to the highest point of the roof if a flat roof, or 3.7 m measured 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:
 - (i) within 6.7 m of the ultimate rear property line, or located within the permitted building depth as regulated by section 4.9 of this Schedule; but subject to clause (ii);
 - (ii) in no case 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 48 m²;
- (d) not more than 80 percent of the width of the site at the rear property line of any lot is occupied by accessory buildings;
- (e) roof decks and sun decks are not located on an accessory building, unless the site depth is 30.5 m or less, in which case the Director of Planning may also permit an increase in height of a flat roof to allow open deck railings the height of which shall not exceed the minimum specified in the Building By-law.

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

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, provided that:
 - (a) no additions 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 is issuable.
- One-Family Dwelling.
- Two-Family Dwelling.

2.2.I [Institutional]

- Community Care Facility – Class A, subject to the regulations 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:

- the intent of this Schedule and all applicable Council policies and guidelines; and
- the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
 - Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.AG [Agricultural]

- Urban Farm - Class A.

3.2.C [Cultural and Recreational]

- 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.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980.
- Multiple Conversion Dwelling (other than as provided for in section 2.2.DW of this Schedule), resulting from the conversion of a building existing as of December 6, 1977, provided that:
 - 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;
 - building additions shall be in keeping with the character of the building; and
 - no housekeeping or sleeping units shall be created.
- One-Family Dwelling with Secondary Suite.
- Seniors Supportive or Assisted Housing.

3.2.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.O [Office]

- Temporary Sales Office.

3.2.R [Retail]

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

3.2.S [Service]

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

3.2.U [Utilities and Communication]

- Public Utility.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.

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.

4.2 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 equal to the average of the minimum front yard depths on the two adjacent sites shall be provided, except that:

- (a) where an adjacent site is vacant, the next adjacent site that is not vacant should be used to determine the average;

- (b) if one or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, then such adjacent sites shall not be used in computing the average;
- (c) where the site is adjacent to a flanking street or lane, the depth shall equal the single adjacent site.

4.4.2 The Director of Planning may permit a different minimum front yard than prescribed in section 4.4.1 provided the Director of Planning first considers 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 a side yard need not exceed 1.5 m in width.

4.5.2 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be regulated by the provisions of section 10.27 of this By-law.

4.6 Rear Yard - Not Applicable.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 0.60, except that for one- and two-family dwellings and multiple conversion dwellings:

- (a) the Director of Planning may permit an increase in the maximum floor space ratio to a maximum of 0.75, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council and the submission of any advisory group, property owner or tenant.
- (b) the Director of Planning may permit floor space beyond that permitted under clause (a) provided that:
 - (i) there are no building additions, and the floor space to be permitted is within the walls and roof of a building existing as of November 2, 1993 except for floor space additions which may be the result of meeting the exiting requirements of the Building By-law or providing additional daylight into existing attic space; and
 - (ii) the Director of Planning first considers all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

4.7.2 The following shall be included in the computation of floor space ratio:

- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

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

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed eight percent of the permitted residential floor area;

- (b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions there so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 6.7 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated on the site in accordance with section 2.2.A of this Schedule, provided that the maximum exclusion for a parking space shall not exceed 6.7 m in length;
- (d) amenity areas in multiple conversion dwellings containing 3 or more units, or in multiple dwellings, including child day care facilities, recreation facilities and meeting rooms, to a maximum total area of 10 percent of the total permitted floor area; and in the case of child day care facilities, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) covered verandas or porches, provided that:
 - (i) the portion facing the street or rear property line shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law; and
 - (ii) the total area being excluded does not exceed 5 percent of the permitted floor space; and
- (h) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

- 4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.
- 4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sundecks.
- 4.8.3 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 4.15 (Reserved)

4.16 Building Depth

- 4.16.1 The maximum building depth shall be 40 percent of the site depth (measured prior to any required lane dedication).
- 4.16.2 The Director of Planning may permit the maximum building depth to be increased, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.17 External Design - Not Applicable.

4.18 Dwelling Unit Density

4.18.1 The total number of dwelling units for multiple conversion dwellings shall not exceed 74 units per hectare, except where the calculation of dwelling units per hectare results in a fractional number, the number of units shall be rounded down.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to August 10, 1976:

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

5.2 The Director of Planning may relax the area and site coverage limitations for accessory buildings 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.