

# RR-1

## District Schedule

### 1 INTENT AND OVERVIEW

#### 1.1 Intent

The intent of this schedule is to permit triplexes and townhouses where all dwelling units are secured as residential rental tenure. Acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [Residential Rental Districts Schedules Design Guidelines](#).

#### 1.2 Overview

The table below provides an overview of outright and conditional approval uses in the RR-1 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
920 m <sup>2</sup>	4-storey Townhouse, containing more than 8 dwelling units	<a href="#">3.1</a>
613 m <sup>2</sup>	3-storey Townhouse, containing more than 8 dwelling units	<a href="#">3.1</a>
465 m <sup>2</sup>	Townhouse, containing not less than 5 and not more than 8 dwelling units	<a href="#">3.1</a>
303 m <sup>2</sup>	Townhouse, containing 4 dwelling units	<a href="#">3.1</a>
	Triplex	<a href="#">3.1</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 or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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
<b>Dwelling Uses</b>		
Townhouse	Conditional	<a href="#">2.2.1</a> , <a href="#">2.2.2</a> , <a href="#">2.2.3</a>
Triplex	Conditional	<a href="#">2.2.1</a> , <a href="#">2.2.2</a>
<b>uncategorized</b>		
Accessory Buildings, customarily ancillary to any use listed in this section <a href="#">2.1</a>	Conditional	<a href="#">2.2.4</a>

## 2.2 Use-Specific Regulations

- 2.2.1 All dwelling units must be secured as residential rental tenure, except that 1 dwelling unit in a townhouse or triplex containing up to 8 units may be occupied by a registered owner of the site.
- 2.2.2 At least 35% of the dwelling units must have 2 or more bedrooms.
- 2.2.3 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.
- 2.2.4 Accessory buildings customarily ancillary to any use listed in section [2.1](#) of this schedule may be permitted if:
- (a) no accessory building exceeds 3.7 m in building height; and
  - (b) all accessory buildings are located at least 0.6 m from the ultimate rear property line.

### 3 DENSITY, FORM AND PLACEMENT REGULATIONS

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

#### 3.1 All Uses

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

##### 3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is:

- (a) 1.45 for 4-storey townhouse containing more than 8 dwelling units;
- (b) 1.20 for 3-storey townhouse containing more than 8 dwelling units;
- (c) 1.00 for townhouse containing not less than 5 and not more than 8 dwelling units; and
- (d) 1.00 for townhouse or triplex containing 4 dwelling units.

##### 3.1.2 Building Form and Placement

Regulations	RR-1
3.1.2.1 Minimum site area for:	
(a) 4-storey townhouse containing more than 8 dwelling units	920 m <sup>2</sup>
(b) 3-storey townhouse containing more than 8 dwelling units	613 m <sup>2</sup>
(c) townhouse containing not less than 5 and not more than 8 dwelling units	465 m <sup>2</sup>
(d) townhouse or triplex containing 4 dwelling units	303 m <sup>2</sup>
3.1.2.2 Maximum site area for:	
(a) 4-storey townhouse containing more than 8 dwelling units	1,500 m <sup>2</sup>
(b) 3-storey townhouse containing more than 8 dwelling units	1,500 m <sup>2</sup>
3.1.2.3 Minimum site frontage for:	
(a) 4-storey townhouse containing more than 8 dwelling units	30.1 m
(b) 3-storey townhouse containing more than 8 dwelling units	20.1 m

Regulations	RR-1
(c) townhouse containing not less than 5 and not more than 8 dwelling units	15.2 m
(d) townhouse or triplex containing 4 dwelling units	10.0 m
3.1.2.4 Maximum site frontage for:	
(a) 4-storey townhouse containing more than 8 dwelling units	40.2 m
(b) 3-storey townhouse containing more than 8 dwelling units	40.2 m
3.1.2.5 Maximum building height for:	
(a) 4-storey townhouse containing more than 8 dwelling units other than a rear building	13.7 m and 4 storeys
(b) all other dwelling uses other than a rear building	11.5 m and 3 storeys
(c) a rear building other than townhouse or triplex containing 4 dwelling units	10.7 m and 3 storeys
3.1.2.6 Minimum front yard depth	3.7 m
3.1.2.7 Minimum side yard width	1.2 m
3.1.2.8 Minimum rear yard depth	3.1 m
3.1.2.9 Maximum building depth for townhouse containing not more than 8 dwelling units	19.8 m
3.1.2.10 Minimum separation between:	
(a) buildings located on a site frontage	3.1 m
(b) rear buildings	3.1 m
(c) buildings located on a site frontage and rear buildings	7.3 m
(d) a building facing a flanking street and any other townhouse building	4.6 m

### Building Height and Floor-to-Floor Height

3.1.2.11 Despite the maximum building height in section [3.1.2.5\(a\)](#) above, the fourth storey must be a partial storey not exceeding 60% of the storey immediately below.

3.1.2.12 Despite the maximum building height in section [3.1.2.5\(b\)](#) above, the third storey must be a partial storey not exceeding 60% of the storey immediately below.

- 3.1.2.13 The maximum floor-to-floor height is 3.1 m.
- 3.1.2.14 The Director of Planning may increase the maximum building height and floor-to-floor height if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

**Side Yard**

- 3.1.2.15 Despite the minimum side yard width in section 3.1.2.7 above, on a corner site, the front yard regulations in section 3.1.2.6 above apply to the exterior side yard.
- 3.1.2.16 The Director of Planning may decrease the minimum side yard width if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

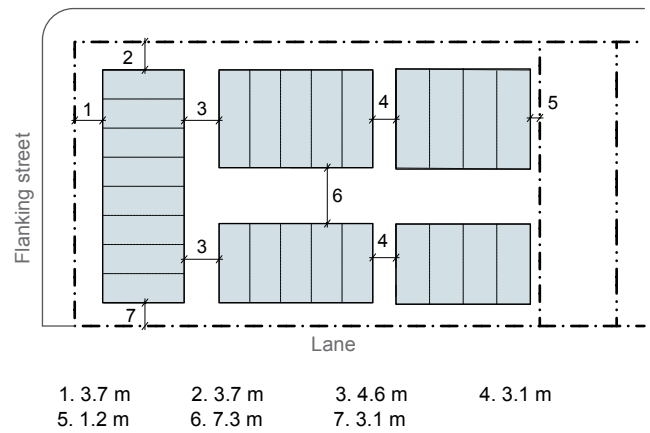
**Building Separation**

- 3.1.2.17 Minimum separation between buildings must be measured from the closest portion of the exterior walls of any other building on the site.
- 3.1.2.18 Despite the minimum building separation in section 3.1.2.10(c) above, where an entrance located at or above 1.5 m of grade, or more than 0.6 m below grade, is connected to grade by stairs that project into a courtyard, the separation between buildings must be at least 9.1 m.
- 3.1.2.19 The Director of Planning may decrease the minimum separation between buildings if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

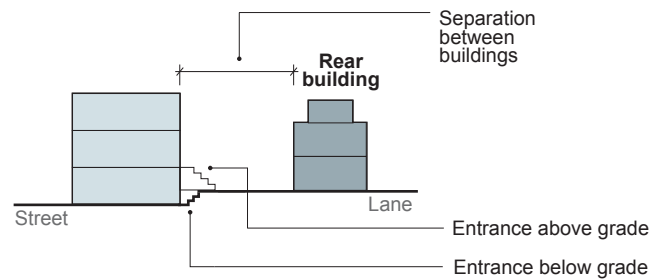
**Discretion to Vary Other Regulations**

- 3.1.2.20 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 and maximum site area;
  - (b) the minimum and maximum site frontage;
  - (c) the minimum front yard depth;

**Diagram: Building placement for a corner site – courtyard configuration**



**Diagram: Minimum separation between buildings projecting into a courtyard**



- (d) the minimum rear yard depth; and
- (e) the maximum building depth.

## 4 GENERAL REGULATIONS

All uses in this district 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, decks, exterior passageways for townhouse access, 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 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) bicycle storage located in a principal building or an accessory building;
- (e) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (f) 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;
- (g) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (h) entries, porches and verandahs, if:
  - (i) the side facing the street, rear property line or courtyard is open or protected by guards that do not exceed the required minimum height,
  - (ii) the total excluded area, when combined with the balcony and deck exclusions under section [4.1.2\(a\)](#) above, does not exceed 16% of the permitted floor area, and
  - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;

- (i) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (j) amenity areas, including recreation facilities and meeting rooms, accessory to a dwelling use, to a maximum area of 10% of the total permitted floor area.

## 4.2 Yards: Projections

- 4.2.1 No portion of underground parking is permitted to project into any required yard except for an access ramp, except that the Director of Planning may vary this requirement if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.2.2 Entries, porches and verandahs complying with section 4.1.2(h) of this schedule may project up to 1.8 m into the required rear yard.

## 4.3 Building Depth: Measurement

- 4.3.1 Building depth means the distance from the front exterior wall measured in a straight line to a point directly opposite on the rear exterior wall, except that balconies and entries, porches and verandahs that comply with section 10.8 of this by-law and section 4.2.2 of this schedule may be excluded from the measurement of building depth.

## 4.4 Horizontal Angle of Daylight

- 4.4.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.4.2 For the purposes of section 4.4.1 above, habitable room means any room except a bathroom or kitchen.
- 4.4.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.4.4 The plane or planes referred to in section 4.4.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.4.5 An obstruction referred to in section 4.4.3 above means:
  - (a) any part of the same building excluding permitted projections; or
  - (b) the largest building permitted on any adjoining site.
- 4.4.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
  - (a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and



- (b) the minimum distance of unobstructed view is at least 2.4 m.

## 4.5 External Design

4.5.1 The following features are permitted in the courtyard:

- (a) the features permitted in section 10.33 of this by-law, except balconies; and
- (b) entries, porches and verandahs complying with section 4.1.2(h) of this schedule.

4.5.2 The minimum width of a dwelling unit in a townhouse must be at least 4.2 m, measured between finished wall surfaces.

4.5.3 The Director of Planning may vary the requirements of this section 4.5 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.