

RR-2A, RR-2B and RR-2C

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit apartments where all dwelling units are secured as residential rental tenure as follows:

- in the RR-2A district, up to 4 storeys;
- in the RR-2B district, up to 5 storeys; and
- in the RR-2C district, up to 6 storeys if a minimum of 20% of the floor area is secured as below-market rental dwelling units.

On sites of sufficient depth, 3-storey townhouses may be permitted in combination with an apartment if townhouses are located at the rear of the site. 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-2A, RR-2B and RR-2C districts, 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 ²	Apartment, up to 6 storeys in the RR-2C district	3.1
	Apartment in combination with Townhouse in the RR-2C district	3.1

Minimum Site Area	Use	Density, Form and Placement Regulations
613 m ²	Apartment, up to 5 storeys in the RR-2B district	3.1
	Apartment, up to 4 storeys in the RR-2A district	3.1
	Apartment in combination with Townhouse in the RR-2A and RR-2B districts	3.1

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 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
Dwelling Uses		
Apartment	Conditional	2.2.1 , 2.2.2 , 2.2.3 , 2.2.4
Townhouse	Conditional	2.2.1 , 2.2.2 , 2.2.3 , 2.2.4 , 2.2.5
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.6

2.2 Use-Specific Regulations

- 2.2.1 All dwelling units must be secured as residential rental tenure.
- 2.2.2 At least 35% of the dwelling units must have 2 or more bedrooms.
- 2.2.3 In the RR-2C district, a minimum of 20% of the floor area must be secured as below-market rental dwelling units, which for the purposes of this schedule means dwelling units where:
- (a) the maximum starting rents and rents at unit turnover are at least 10% less than the average rents for all private rental apartment units, city-wide as published by the Canada Mortgage and Housing Corporation in the Rental Market Report in the previous calendar year; and
 - (b) the starting rent and turnover rent requirements are secured through a housing agreement.
- 2.2.4 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.
- 2.2.5 Townhouse is only permitted in combination with apartment and must be located at the rear of the site.
- 2.2.6 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 these districts are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is:

- (a) 1.75 in the RR-2A district;
- (b) 2.20 in the RR-2B district; and
- (c) 2.40 in the RR-2C district.

3.1.1.2 Despite section [3.1.1.1](#) above, the Director of Planning may increase the permitted floor space ratio to a maximum of 2.00 in the RR-2A district, 2.40 in the RR-2B district, and 2.70 in the RR-2C district, if:

- (a) the site depth does not exceed 33.5 m; or
- (b) the site is a corner site that:
 - (i) adjoins a lane at the rear,
 - (ii) has a minimum site frontage of 40.2 m, and
 - (iii) has a minimum site area of 1,470 m²,

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

3.1.1.3 Despite sections [3.1.1.1](#) and [3.1.1.2](#) above, the Director of Planning may increase the permitted floor space ratio in the RR-2C district for social housing to:

- (a) a maximum of 2.70; or
- (b) a maximum of 3.00 for a corner site that:
 - (i) adjoins a lane at the rear,
 - (ii) has a minimum site frontage of 40.2 m, and
 - (iii) has a minimum site area of 1,470 m²,

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

3.1.2 Building Form and Placement

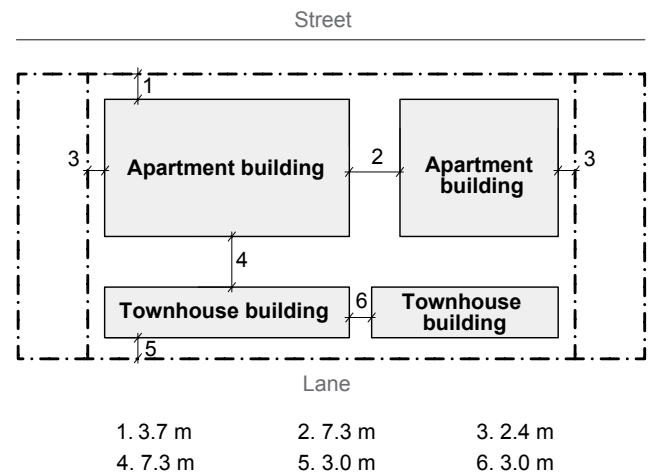
Regulations		RR-2A	RR-2B	RR-2C
3.1.2.1	Minimum site area	613 m ²	613 m ²	920 m ²
3.1.2.2	Minimum site frontage	20.1 m	20.1 m	30.1 m
3.1.2.3	Maximum site frontage for:			
	(a) a corner site	45.7 m	no maximum	no maximum
	(b) all sites other than a corner site	30.5 m	no maximum	no maximum
3.1.2.4	Minimum site depth for:			
	(a) apartment	30.5 m		
	(b) apartment in combination with townhouse	41.1 m		
3.1.2.5	Maximum building height for:			
	(a) apartment	13.7 m and 4 storeys	16.8 m and 5 storeys	19.8 m and 6 storeys
	(b) townhouse	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	1.8 m	2.4 m	2.4 m
3.1.2.8	Minimum rear yard depth for:			
	(a) apartment	7.6 m		
	(b) apartment in combination with townhouse	3.1 m		
3.1.2.9	Minimum setback of all exterior walls of the 6 th storey from the exterior face of the wall of the storey below, only for apartment in the RR-2C district	2.4 m		
3.1.2.10	Maximum building depth for apartment	22.8 m		
3.1.2.11	Maximum building width	45.7 m		

Regulations	RR-2A	RR-2B	RR-2C
3.1.2.12 Minimum separation between:			
(a) apartment buildings located on a site frontage		7.3 m	
(b) apartment and townhouse buildings		7.3 m	
(c) townhouse buildings		3.1 m	

Building Height and Floor-to-Floor Height

- 3.1.2.13 Despite the maximum building height in section 3.1.2.5(b) above, the third storey of a townhouse must be a partial storey not exceeding 60% of the storey immediately below.
- 3.1.2.14 The maximum floor-to-floor height is 3.1 m.
- 3.1.2.15 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.

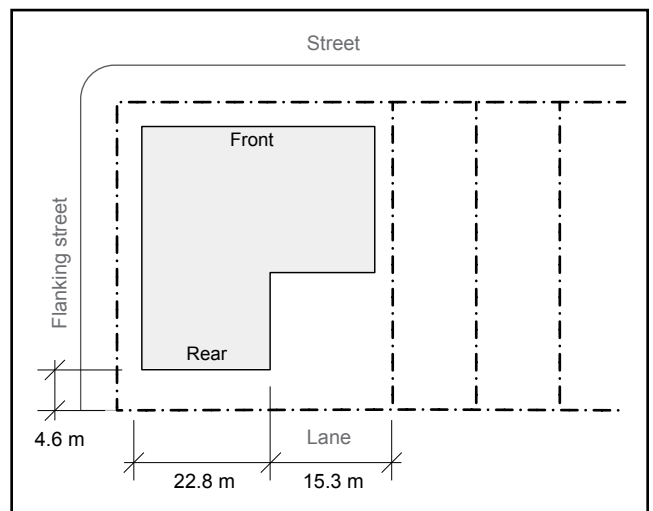
Diagram: Building placement – courtyard configuration



Side Yard

- 3.1.2.16 Despite the minimum side yard width in section 3.1.2.7 above, in the case of a corner site, the front yard regulations in section 3.1.2.6 above apply to the exterior side yard.
- 3.1.2.17 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.

Diagram: Decreased minimum rear yard depth for a corner site



Rear Yard

- 3.1.2.18 Despite the minimum rear yard depth in section 3.1.2.8 above, in the case of a corner site, the minimum depth of the rear yard may be decreased to 4.6 m, if the portion of the building for which the rear yard is decreased:

- (a) is located a minimum distance of 15.3 m from an adjoining site with or without the intervention of a lane, measured from the side property line; and
- (b) does not exceed 22.8 m in width.

3.1.2.19 The Director of Planning may decrease the minimum rear yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Setback

3.1.2.20 The minimum setback of all exterior walls in section [3.1.2.9](#) above is not required if dwelling units are secured as social housing.

3.1.2.21 The Director of Planning may decrease the minimum setback of all exterior walls if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Separation

3.1.2.22 Minimum separation between buildings in section [3.1.2.12\(a\)](#) above must be measured from the closest portion of the exterior side wall of any other apartment on the site.

3.1.2.23 Minimum separation between buildings in sections [3.1.2.12\(b\)](#) and [3.1.2.12\(c\)](#) above must be measured from the closest portion of the exterior walls of the buildings.

3.1.2.24 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

3.1.2.25 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 and maximum site frontage;
- (c) the minimum site depth;
- (d) the minimum front yard depth;
- (e) the maximum building depth; and
- (f) the maximum building width.

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, 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 m² 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 4.3.1 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 **10.8** 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 is 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.