

RR-3A and RR-3B

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit mixed-use residential buildings where all dwelling units are secured as residential rental tenure. In the RR-3A district, developments are permitted up to 4 storeys. In the RR-3B district, developments are permitted up to 6 storeys if a minimum of 20% of the residential floor area is secured as below-market rental dwelling units. 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-3A and RR-3B 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	Mixed-Use Residential Building	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		
Mixed-Use Residential Building	Conditional	2.2.1 , 2.2.2 , 2.2.3 , 2.2.4 , 2.2.5 , 2.2.6 , 2.2.7
uncategorized		
Accessory Uses, customarily ancillary to any use listed in this section 2.1	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 All dwelling units must be secured as residential rental tenure.
- 2.2.2 The only non-dwelling uses permitted in a mixed-use residential building are:
 - (a) cultural and recreational uses;
 - (b) institutional uses;
 - (c) office uses;
 - (d) retail uses;
 - (e) service uses; or
 - (f) any other use that the Director of Planning considers comparable in nature to the uses listed in this section [2.2.2](#), having regard to the intent of this schedule.
- 2.2.3 At least 35% of the dwelling units must have 2 or more bedrooms.
- 2.2.4 In a mixed-use residential building, dwelling uses are not permitted within a depth of 10.7 m from the front wall of the first storey of a building, extending across the full width of the building, except for entrances to the portion containing dwelling uses.

- 2.2.5 In the RR-3A district, the second storey and above, measured from the front property line, is limited to dwelling uses only.
- 2.2.6 In the RR-3B district, the third storey and above, measured from the front property line, is limited to dwelling uses only.
- 2.2.7 In the the RR-3B district, a minimum of 20% of the residential 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 20% 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.

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) 2.40 in the RR-3A district; and
- (b) 3.40 in the RR-3B district,

if the floor space ratio for non-dwelling uses is at least 0.35.

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 2.50 in the RR-3A district and 3.50 in the RR-3B district, if the site:

- (a) is a corner site;
- (b) has a minimum site frontage of 40.2 m; and
- (c) has a minimum site area of 1,470 m²,

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

3.1.2 Building Form and Placement

Regulations	RR-3A	RR-3B
3.1.2.1 Minimum site area	920 m ²	
3.1.2.2 Minimum site frontage	30.1 m	
3.1.2.3 Maximum building height	15.3 m and 4 storeys	22.0 m and 6 storeys
3.1.2.4 Minimum front yard depth	2.5 m	
3.1.2.5 Minimum side yard width for a side yard that:		
(a) adjoins the side yard of a site located in an R district, without the intervention of a lane	3.7 m	
(b) does not adjoin the side yard of a site located in an R district	not required	

Regulations	RR-3A	RR-3B
3.1.2.6 Minimum rear yard depth for portions of a building not containing dwelling uses, with a building height less than 6.1 m		1.5 m
3.1.2.7 Minimum rear setback for portions of a building:		
(a) not containing dwelling uses, and with a building height of 6.1 m or more		6.1 m
(b) containing dwelling uses		6.1 m
3.1.2.8 Minimum setback of all exterior walls of the 6th storey from the exterior face of the wall of the storey below		2.4 m

Building Height and Floor-to-Floor Height

- 3.1.2.9 The maximum height of a building is measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line.
- 3.1.2.10 Despite the maximum building height in sections 3.1.2.3 and 3.1.2.9 above, portions of a building located within 6.1 m of the ultimate rear property line must not exceed 6.1 m in building height measured from base surface, except for portions of a building where the rear yard may be decreased under section 3.1.2.16 below.
- 3.1.2.11 The minimum floor-to-floor height is 5.2 m for non-dwelling uses.
- 3.1.2.12 The Director of Planning may increase the maximum building height and decrease the minimum floor-to-floor height if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Side Yard

- 3.1.2.13 Despite the minimum side yard width in section 3.1.2.5 above, in the case of a corner site, the front yard regulations in section 3.1.2.4 above apply to the exterior side yard.

Diagram: Maximum building height

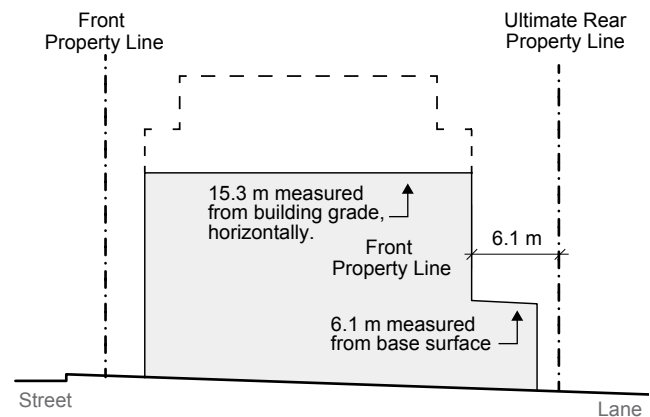
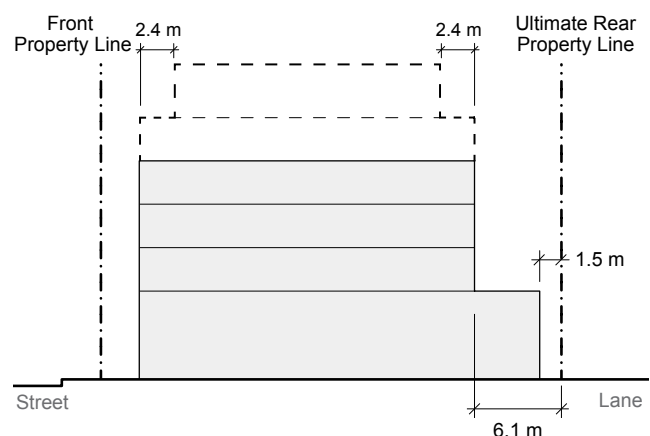


Diagram: Minimum rear yard and rear setback requirements



3.1.2.14 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.

Rear Yard and Rear Setback

3.1.2.15 Despite the minimum rear yard depth in section 3.1.2.6 above, in the case of a corner site where the rear of the site adjoins with the side yard of a site located in an R district, without the intervention of a lane, the minimum depth of the rear yard must be 3.1 m.

3.1.2.16 Despite the minimum rear setback in section 3.1.2.7 above, in the case of a corner site, for portions of a building above 6.1 m in height, the rear setback may be decreased to a minimum depth of 4.6 m if the portion of the building for which the rear setback is decreased:

- (a) is located a minimum distance of 15.3 m from an adjoining site; and
- (b) does not exceed 22.8 m in width.

3.1.2.17 Despite the minimum rear setback in section 3.1.2.7(b) above, roof decks may project into the setback.

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

Discretion to Vary Other Regulations

3.1.2.19 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 site frontage;

Diagram: Decreased minimum rear yard requirements on a corner site

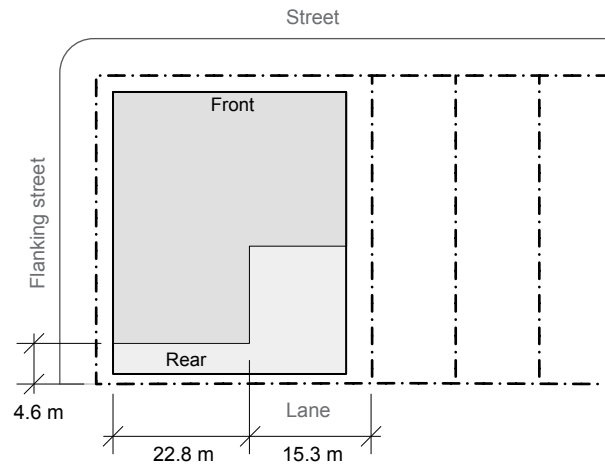
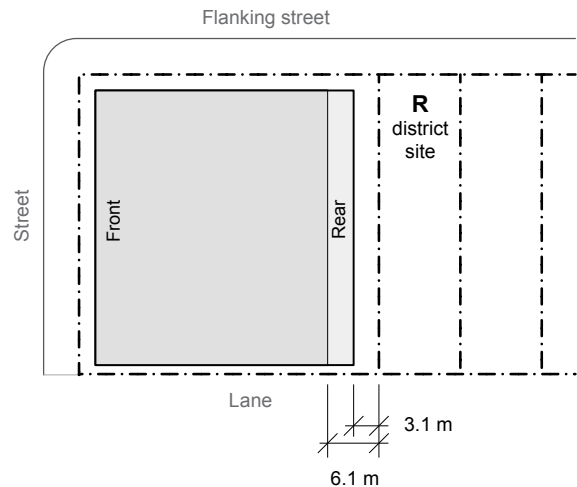


Diagram: Minimum rear yard requirements for a corner site adjacent to an R district site without the intervention of a lane



- (c) the minimum front yard depth; and
- (d) the minimum setback of exterior walls.

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 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) 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
- (g) 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 Horizontal Angle of Daylight

4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.2.2 For the purposes of section 4.2.1 above, habitable room means any room except a bathroom or kitchen.

4.2.3 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.

- 4.2.4 The plane or planes referred to in section 4.2.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.2.5 An obstruction referred to in section 4.2.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.2.6 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.