

RT-2

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is primarily to permit duplexes and to conditionally permit low density multiple dwelling development.

Without limitation, applicable Council policies and guidelines for consideration include the [RT-2 Multiple Dwelling Guidelines](#) and [Multiple Conversion Dwelling Guidelines \(RS-1A, RS-2, RS-7, RT-1 and RT-2 Districts\)](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-2 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 |
|--------------------|--|---|
| 668 m ² | Multiple Dwelling | 3.1 |
| 445 m ² | Duplex | 3.2 |
| -- | Seniors Supportive or Assisted Housing | 3.1 |
| | Other uses in section 2.1 of this schedule | 3.2 |

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:

- (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 |
|--|-------------|--------------------------|
| Agricultural Uses | | |
| Urban Farm – Class A | Conditional | |
| Cultural and Recreational Uses | | |
| Club | Conditional | 2.2.1 |
| Community Centre or Neighbourhood House | Conditional | |
| Library, in combination with Community Centre | Conditional | |
| Park or Playground | Conditional | |
| Dwelling Uses | | |
| Duplex | Outright | |
| Mixed-Use Residential Building | Conditional | 2.2.2 |
| Multiple Conversion Dwelling, containing 2 dwelling units | Outright | 2.2.3 |
| Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of June 18, 1956 | Conditional | 2.2.4 |
| Multiple Dwelling | Conditional | |
| Seniors Supportive or Assisted Housing | Conditional | |
| Single Detached House | Outright | |
| Single Detached House with Secondary Suite | Conditional | |
| Institutional Uses | | |
| Ambulance Station | Conditional | |
| Child Day Care Facility | Conditional | |
| Church | Conditional | |
| Community Care Facility – Class A | Outright | 2.2.5 |
| Community Care Facility – Class B | Conditional | |
| Group Residence | Conditional | |

| Use | Approval | Use-Specific Regulations |
|--|-------------|--------------------------|
| Hospital | Conditional | |
| Public Authority Use, essential in this district | Conditional | |
| School – Elementary or Secondary | Conditional | |
| Office Uses | | |
| Temporary Sales Office | Conditional | |
| Parking Uses | | |
| Parking Area, ancillary to a principal use on an adjacent site | Conditional | |
| Retail Uses | | |
| Farmers' Market | Conditional | 2.2.6 |
| Neighbourhood Grocery Store | Conditional | |
| Public Bike Share | Conditional | |
| Service Uses | | |
| Bed and Breakfast Accommodation | Conditional | |
| Short Term Rental Accommodation | Conditional | |
| Utility and Communication Uses | | |
| Public Utility | Conditional | |
| uncategorized | | |
| Accessory Buildings, customarily ancillary to any use listed in this section 2.1 | Outright | 2.2.7 |
| Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use | Conditional | |
| Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1 | Outright | |
| Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1 | 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 adjacent dwelling uses.
- 2.2.2 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.3 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.

2.2.4 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing on the site as of June 18, 1956, may be permitted as a conditional approval use if:

- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties and the character of the area; and
- (b) where the multiple conversion dwelling contains more than 2 units, there are no additions to the building.

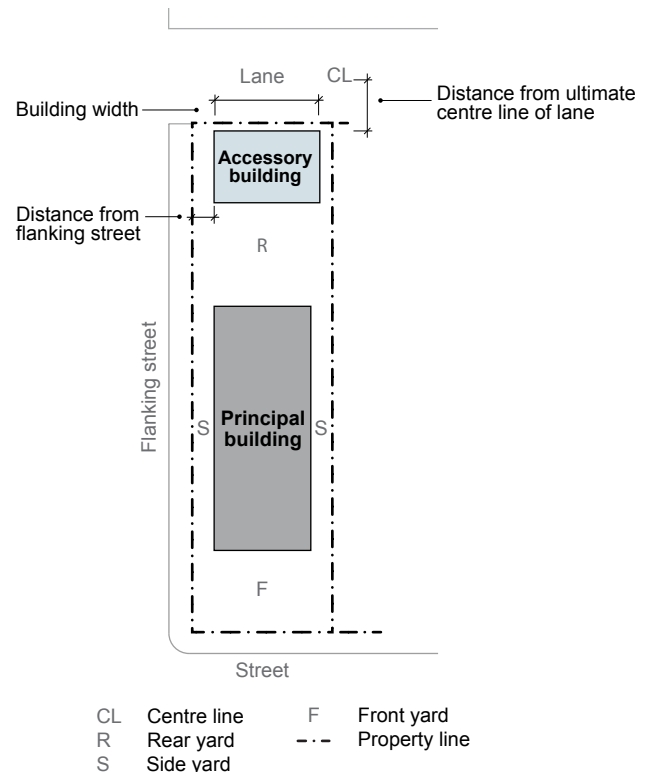
2.2.5 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.6 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.

2.2.7 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 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) 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) in the rear yard,
 - (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 35% of the required minimum rear yard, or 48 m², whichever is the greater; and
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

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

3.1 Multiple Dwelling and Seniors Supportive or Assisted Housing

Multiple dwelling and seniors supportive or assisted housing are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.75.

3.1.2 Building Form and Placement

| Regulations | RT-2 |
|---|-----------------------|
| 3.1.2.1 Minimum site area for multiple dwelling | 668 m ² |
| 3.1.2.2 Maximum building height | 9.2 m |
| 3.1.2.3 Minimum front yard depth | 7.3 m |
| 3.1.2.4 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 |
| 3.1.2.5 Minimum rear yard depth | 10.7 m |
| 3.1.2.6 Maximum site coverage for all buildings | 40% of the site area |

Building Height

3.1.2.7 Despite the maximum building height in section 3.1.2.2 above, a building must not have more than 2 storeys plus a cellar or 1 storey plus a basement.

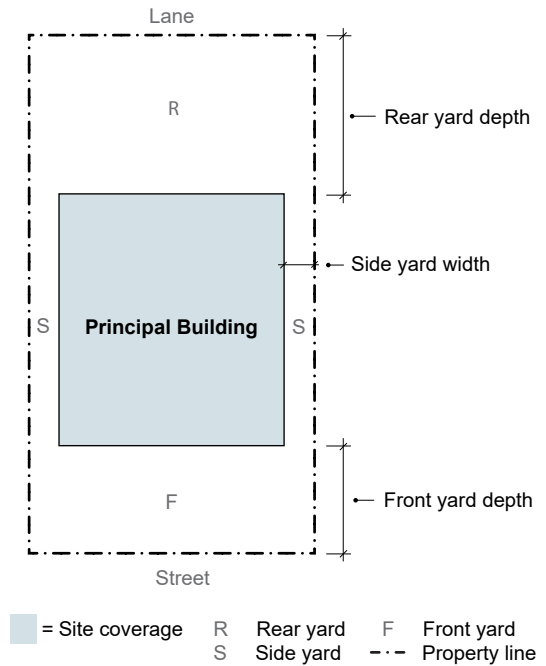
Rear Yard

3.1.2.8 Despite the minimum rear yard depth in section 3.1.2.5 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

Site Coverage

- 3.1.2.9 Despite the maximum site coverage in section 3.1.2.6 above, where no principal building exceeds 6.1 m or 1 storey plus a cellar in building height, the maximum site coverage is 55% of the site area.
- 3.1.2.10 The maximum site coverage in section 3.1.2.6 above includes coverage of the site by all buildings, surface parking, manoeuvring aisles, driveways, loading areas and other vehicular facilities.

Diagram: Building placement for multiple dwelling and senior supportive or assisted housing



3.2 Other Uses

Duplex and all other 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 0.60.

3.2.2 Building Form and Placement

| Regulations | RT-2 |
|---|-----------------------|
| 3.2.2.1 Minimum site area for duplex | 445 m ² |
| 3.2.2.2 Maximum building height | 9.2 m |
| 3.2.2.3 Minimum front yard depth | 7.3 m |
| 3.2.2.4 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 |
| 3.2.2.5 Minimum rear yard depth | 10.7 m |
| 3.2.2.6 Maximum site coverage for all buildings | 45% of the site area |

Site Area

3.2.2.7 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to September 7, 1965, and has an area of not less than 353 m².

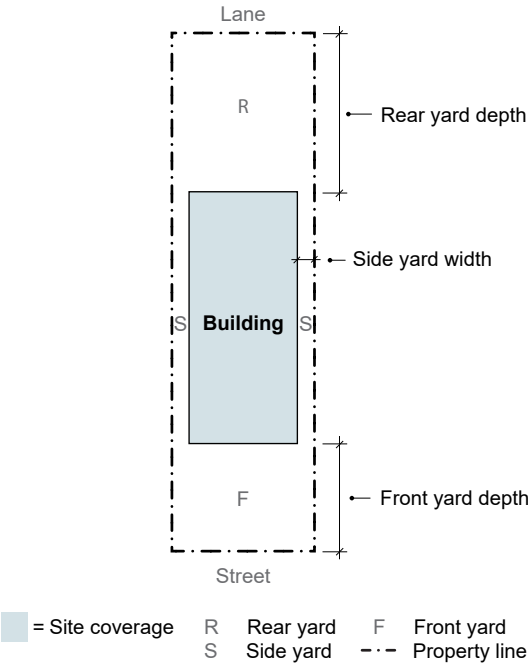
Building Height

3.2.2.8 Despite the maximum building height in section 3.2.2.2 above, a building must not have more than 2 storeys plus a cellar or 1 storey plus a basement.

Rear Yard

3.2.2.9 Despite the minimum rear yard depth in section 3.2.2.5 above, where the rear of a site abuts a lane, the minimum required rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

Diagram: Building placement for other uses



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;
- (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; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area multiplied by 0.01.

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 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (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 dwelling units or in multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood;
- (e) 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) 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 [4.1.2\(a\)](#) above, does not exceed 13% of the permitted floor area; and
- (h) 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 [4.1.2\(g\)](#) above, to which there is no access from the interior of the building.

4.2 Yards: Measurement

- 4.2.1 Where a building line has been established pursuant to section [8.1.2](#) of this by-law, such building line will be deemed to be the southerly boundary of any required rear yard on lands described in “Plan A” of Part III of [Schedule E](#) of this by-law, despite any dimension contained herein.

4.3 Site Coverage

- 4.3.1 The maximum site coverage for any portion of the site used as parking area is 30% except where the principal use of the site is a parking area.

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 all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.