

# RT-3

## District Schedule

### 1 INTENT AND OVERVIEW

#### 1.1 Intent

The intent of this schedule is to encourage the retention of neighbourhood and streetscape character, particularly through the retention, renovation and restoration of existing character buildings. Redevelopment is encouraged on sites with existing buildings of style and form that are inconsistent with the area's pre-1920 architecture. Emphasis is placed on the external design of additions to existing buildings and new buildings to encourage the preservation of the historic architectural character of the area. Floor area incentives are included to achieve the creation of affordable housing and the rehabilitation of original buildings that are important to the neighbourhood's character.

Without limitation, applicable Council policies and guidelines for consideration include the [Strathcona/Kiwassa RT-3 Guidelines](#).

#### 1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-3 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
1,850 m <sup>2</sup>	Hospital, in the case of a specifically designed facility not being a conversion	<a href="#">3.1</a>
510 m <sup>2</sup>	Multiple Dwelling	<a href="#">3.1</a>
	Rooming House	<a href="#">3.1</a>
418 m <sup>2</sup>	Infill	<a href="#">3.1</a>
260 m <sup>2</sup>	Duplex	<a href="#">3.1</a>
	Single Detached House or Single Detached House with Secondary Suite	<a href="#">3.1</a>
--	Other uses in section <a href="#">2.1</a> of this schedule	<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, 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
<b>Agricultural Uses</b>		
Urban Farm – Class A	Conditional	
<b>Cultural and Recreational Uses</b>		
Artist Studio	Conditional	
Club	Conditional	<a href="#">2.2.1</a>
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
<b>Dwelling Uses</b>		
Duplex	Conditional	
Duplex, in combination with another principal building	Conditional	<a href="#">2.2.2</a>
Infill	Conditional	
Micro Dwelling	Conditional	
Mixed-Use Residential Building	Conditional	<a href="#">2.2.3</a>
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	<a href="#">2.2.4</a>
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of November 3, 1992	Conditional	<a href="#">2.2.5</a>
Multiple Dwelling	Conditional	

<b>Use</b>	<b>Approval</b>	<b>Use-Specific Regulations</b>
Multiple Dwelling, in combination with another principal building	Conditional	<a href="#">2.2.2</a>
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	
Rooming House	Conditional	
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Conditional	
Single Detached House, in combination with another principal building	Conditional	<a href="#">2.2.2</a>
Single Detached House with Secondary Suite	Conditional	
Single Detached House with Secondary Suite, in combination with another principal building	Conditional	<a href="#">2.2.2</a>
<b>Institutional Uses</b>		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Conditional	<a href="#">2.2.6</a>
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in this district	Conditional	
School – Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
<b>Office Uses</b>		
Temporary Sales Office	Conditional	
<b>Parking Uses</b>		
Parking Area, ancillary to a principal use on an adjacent site	Conditional	
<b>Retail Uses</b>		
Farmers' Market	Conditional	<a href="#">2.2.7</a>
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
<b>Service Uses</b>		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
<b>Utility and Communication Uses</b>		
Public Utility	Conditional	

Use	Approval	Use-Specific Regulations
<b>uncategorized</b>		
Accessory Buildings, customarily ancillary to any use listed in this section <a href="#">2.1</a>	Outright	<a href="#">2.2.8</a> , <a href="#">2.2.9</a>
Accessory Buildings, customarily ancillary to any use listed in this section <a href="#">2.1</a> and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section <a href="#">2.1</a>	Outright	
Accessory Uses, customarily ancillary to any conditional approval use listed in this section <a href="#">2.1</a>	Conditional	
Any other use that is not specifically listed in this section <a href="#">2.1</a> but which was existing as of November 3, 1992, and either has a valid development permit or existed prior to June 18, 1956	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 Director of Planning may permit more than 1 principal building on a site if the Director of Planning considers:
- the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views;
  - the amount of open space;
  - the preservation of the character and general amenity desired for the area; and
  - the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.3 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.4 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- there are no additions or exterior alterations to the building, except as required under section [2.2.4\(b\)](#) below; and
  - 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.

- 2.2.5 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 November 3, 1992, may be permitted as a conditional approval use if 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.
- 2.2.6 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.7 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.

2.2.8 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule, are permitted as an outright approval use if:

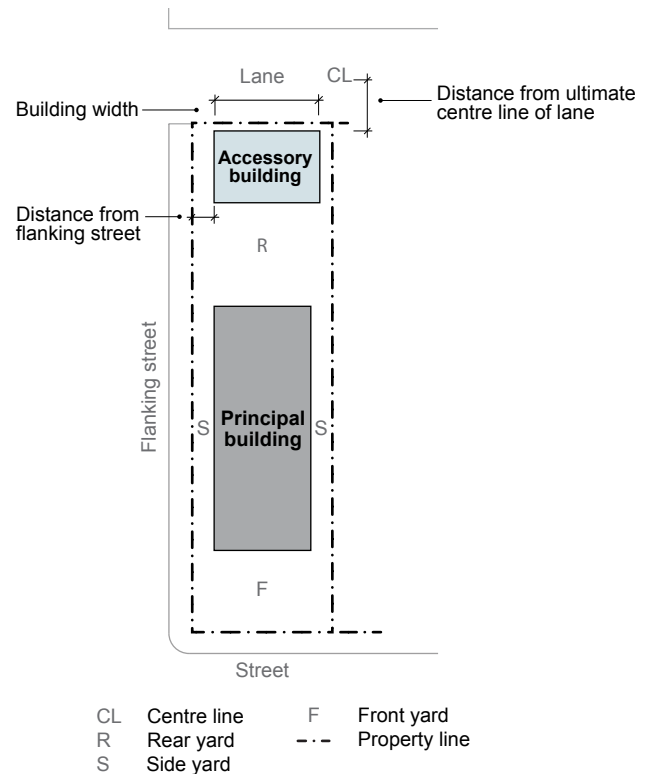
- (a) no accessory building exceeds 3.7 m in height, measured to:
  - (i) the highest point of a flat roof,
  - (ii) the deck line of a mansard roof, or
  - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

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
  - (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 m<sup>2</sup>, 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.

**Diagram: Building placement for accessory building**



- 2.2.9 The Director of Planning may vary the floor area and site coverage regulations for accessory buildings provided that in developments with a carport or garage, the Director of Planning considers the impact on neighbouring sites of building height, shadow, open space and landscaping.

### 3 DENSITY, FORM AND PLACEMENT REGULATIONS

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

#### 3.1 All Uses

Multiple dwelling, rooming house, infill, duplex, single detached house, single detached house with secondary suite, and all other 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 0.60, except that:

(a) for multiple dwelling, duplex, single detached house, single detached house with secondary suite, multiple conversion dwelling, seniors supportive or assisted housing, rooming house, or a development with more than 1 principal building, the Director of Planning may increase the permitted floor space ratio to 0.75; and

(b) for infill, the Director of Planning may increase the permitted floor space ratio to 0.95,

if the Director of Planning considers the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views; the amount of open space; the preservation of the character and general amenity desired for the area; and the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.2 The Director of Planning may increase the permitted floor space ratio in accordance with section [3.1.2.20](#) of this schedule.

3.1.1.3 Despite section [3.1.1.1](#) above and [Section 11](#) of this by-law, the maximum floor space ratio is 0.75 for a hospital that is a specifically designed facility not being a conversion.

##### 3.1.2 Building Form and Placement

Regulations	RT-3
3.1.2.1 Minimum site area for:	
(a) multiple dwelling	510 m <sup>2</sup>
(b) duplex	260 m <sup>2</sup>
(c) single detached house or single detached house with secondary suite	260 m <sup>2</sup>
(d) infill	418 m <sup>2</sup>
(e) rooming house	510 m <sup>2</sup>

Regulations	RT-3
(f) hospital that is a specifically designed facility not being a conversion, despite <a href="#">Section 11</a> of this by-law	1,850 m <sup>2</sup>
3.1.2.2 Maximum site frontage for:	a single lot or 2 adjoining lots on record in the Land Title Office prior to November 3, 1992
(a) multiple dwelling	
(b) community care facility – class B	
(c) group residence	
3.1.2.3 Maximum building height	10.7 m and 3 storeys
3.1.2.4 Minimum front yard depth	the average depth of the front yards of the 2 adjacent sites on each side of the site
3.1.2.5 Maximum front yard depth	3.7 m
3.1.2.6 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
3.1.2.7 Minimum rear yard depth	20.0 m
3.1.2.8 Maximum site coverage for all buildings	45% of the site area

### Site Area

3.1.2.9 The Director of Planning may reduce the minimum site area in sections [3.1.2.1\(b\)](#) and [3.1.2.1\(c\)](#) above if the lot was on record in the Land Title Office prior to November 3, 1992.

### Site Frontage

3.1.2.10 Despite the maximum site frontage in section [3.1.2.2](#) above, the combined frontage of adjoining lots must not exceed 15.3 m.

### Building Height

3.1.2.11 Despite the maximum building height in section [3.1.2.3](#) above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.



- 3.1.2.12 The Director of Planning may increase the maximum building height where:
- (a) the height of the adjacent building on each side of the site exceeds the maximum building height, provided that the maximum building height does not exceed the average of the 2 adjacent buildings; or
  - (b) the natural grade is substantially below the grade of the street or the lane adjoining the site, provided that the maximum building height is the lesser of 11.9 m or 3 storeys where the third storey is a partial storey not exceeding 50% of the storey immediately below.

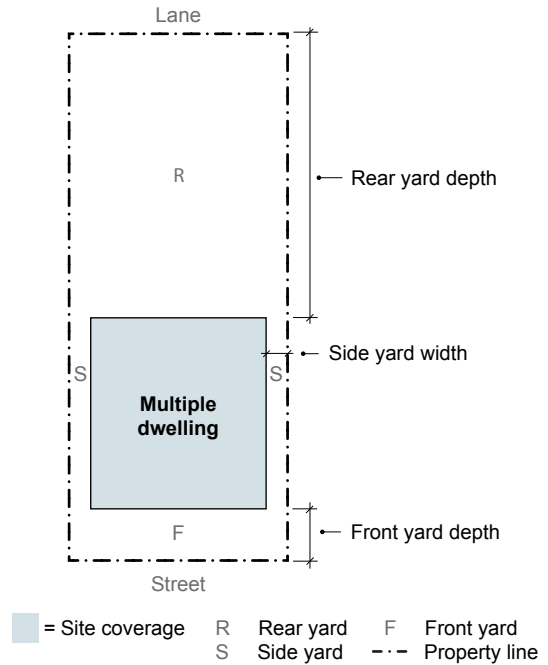
3.1.2.13 Despite the maximum building height in section 3.1.2.3 above, where more than 1 principal building is permitted on a site, any of those buildings or any portion thereof that will be situated closer to the rear property line than the distance of the rear yard required by section 3.1.2.7 above must have a height not exceeding the lesser of:

- (a) 8.5 m and 3 storeys, not including a basement, where the third storey is a partial storey not exceeding 50% of the storey immediately below; or
- (b) 8.5 m and 2 storeys, including a basement, where the second storey is a partial storey not exceeding 50% of the storey immediately below.

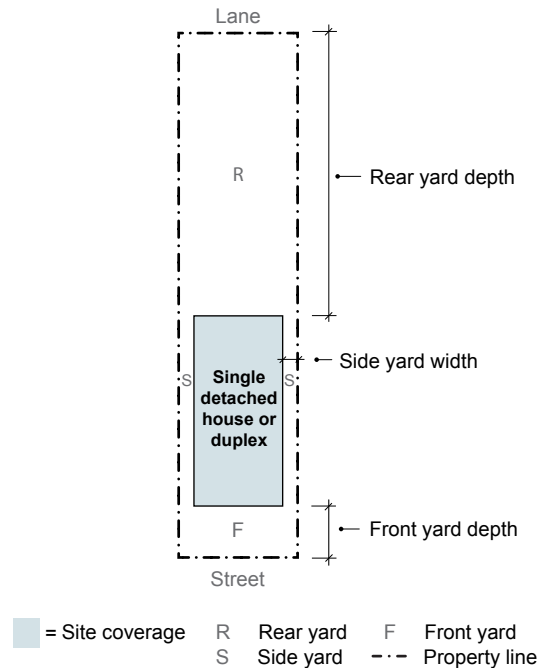
**Front Yard**

- 3.1.2.14 Despite the minimum front yard depth in section 3.1.2.4 above:
- (a) where an adjacent site is vacant, it is deemed to have a front yard depth of 3.7 m;
  - (b) if 1 or more of the adjacent sites front on a street other than that of the

**Diagram: Building placement for multiple dwelling**



**Diagram: Building placement for duplex, single detached house or single detached house with secondary suite**



development site or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and

- (c) where the site is adjacent to a flanking street or lane, the average depth will be computed using the remainder of the adjacent sites.

- 3.1.2.15 The Director of Planning may increase the maximum front yard depth where adjoining buildings already exceed the maximum front yard in section 3.1.2.5 above and the increase would provide for a consistent front yard.

### Side Yard

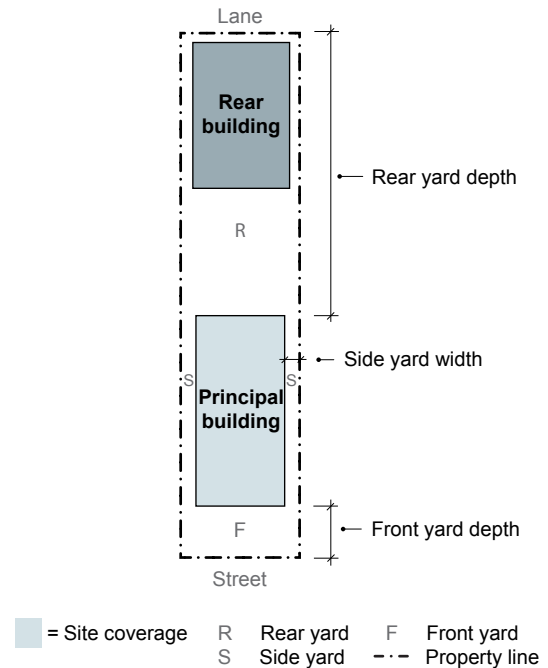
- 3.1.2.16 In the case of multiple conversion dwelling, infill, and a development with more than 1 principal building on a site, the Director of Planning may vary the minimum side yard width in section 3.1.2.6 above, if the Director of Planning considers:

- the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views;
- the amount of open space;
- the preservation of the character and general amenity desired for the area; and
- the intent of this schedule and all applicable Council policies and guidelines.

### Rear Yard

- 3.1.2.17 Despite the minimum rear yard depth in section 3.1.2.7 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.
- 3.1.2.18 The Director of Planning may reduce the required minimum rear yard depth where adjoining existing buildings do not meet the minimum rear yard in section 3.1.2.7 above.
- 3.1.2.19 In the case of multiple conversion dwelling, infill, and a development with more than 1 principal building on a site, the Director of Planning may vary the minimum rear yard depth if the Director of Planning considers:

**Diagram: Building placement for 2 principal buildings on site or infill**



- (a) the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views;
- (b) the amount of open space;
- (c) the preservation of the character and general amenity desired for the area; and
- (d) the intent of this schedule and all applicable Council policies and guidelines.

### Site Coverage

3.1.2.20 In the case of infill and a development with more than 1 principal building on a site, the Director of Planning may increase the maximum site coverage to a maximum of 50% of the site area.

### Additional Discretion to Vary Regulations

3.1.2.21 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary any regulation in this section 3.1 and any regulation in section 4.4 of this schedule:

- (a) for multiple dwelling or seniors supportive or assisted housing, provided that:
  - (i) it is demonstrated that the variation will serve to accomplish the provision of affordable housing,
  - (ii) a minimum of 25% of total units within any building must be owned or leased by a government or non-profit housing society, for housing persons with disabilities or individuals or families of low income or providing housing for mixed-income groups, and
  - (iii) the maximum floor space ratio must not exceed 1.00;
- (b) for multiple conversion dwelling or infill on a corner site, for the purpose of preserving pre-1920 buildings important to the character of the neighbourhood;
- (c) for an existing single detached house, single detached house with secondary suite, or duplex, provided that the building:
  - (i) is consistent with the pre-1920 character of the neighbourhood, and
  - (ii) replicates a previously existing or existing building on the site, including restoration of a building's original form, features, materials and decoration; and
- (d) for any existing building to allow for minor alterations to provide increased efficiency and liveability of the building in order to maintain the pre-1920 building character of the neighbourhood and to recognize that some existing buildings exceed regulations established under this schedule.

## 4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations except section 4.4, which only applies to conditional approval uses in this district.

### 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, artist studios, residential units associated with and forming an integral part of an artist studio, 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 the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height;
- (h) fire escapes, on a building existing on the site as of November 3, 1992, which are designed to meet City requirements for secondary egress; and
- (i) 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 Building Height: Measurement

- 4.2.1 Building height in this district must be measured from a hypothetical surface determined by joining the existing grades at the intersections of the hypothetical lines defining the front and rear yards and the side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, the Director of Planning may instead require that height be measured from base surface.

## 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 External Design

- 4.4.1 This section 4.4 only applies to conditional approval uses in this district.
- 4.4.2 For the purpose of sections 4.4.3 and 4.4.4 below, the principal facade means the building face that is situated closest to the front property line.
- 4.4.3 The principal facade must have:
  - (a) a maximum width of 6.1 m;
  - (b) a principal access by means of a straight staircase at right angle to the street, leading to a first-storey entry, porch or verandah; and
  - (c) a single principal entrance with single or double doors.
- 4.4.4 Except for the principal facade, all facades facing the front property line must be set back at least 3.0 m from the required front yard.
- 4.4.5 Exterior design, materials and details are subject to the following considerations:

- (a) all building facades must be characterized by the following:
  - (i) the style and form of architecture, external finishes and details to be consistent with those residential buildings in this district listed in the Vancouver Heritage Register, and
  - (ii) the floor of the first storey to be a minimum of 0.9 m and a maximum of 2.0 m above grade;
- (b) the Director of Planning may vary the requirements in this section 4.4.5 where a facade is not visible from a street or a lane; and
- (c) the Director of Planning may vary the requirements in this section 4.4.5 for additions and new construction involving a rear facade, to allow for decks, roof decks, solariums and similar building features, provided the overall design, materials and detail are compatible with the principal building and consistent with the intent of this schedule.

4.4.6 For renovations or additions to existing buildings and for new construction, window openings and proportions and doors must approximate windows and doors on the majority of residential buildings in this district listed in the Vancouver Heritage Register.

4.4.7 Roofs must be characterized by the following:

- (a) gable, multiple gable, hip-on-gable or “classic box” low-pitch hipped style; and
- (b) shingle finish.

4.4.8 The Director of Planning may vary the requirements of sections 4.4.3 to 4.4.7 above provided that:

- (a) the development is consistent with residential buildings in this district listed in the Vancouver Heritage Register;
- (b) a consistent form is achieved for every building on the site; and
- (c) the development reflects the character of the streetscape or lane and is compatible with the design of buildings on adjoining sites.

4.4.9 The Director of Planning may require the retention of any 1 or more of the following architectural or ornamental features involving existing buildings:

- (a) window, door and roof decoration;
- (b) bay windows;
- (c) tower and turret features;
- (d) hand rails and balusters; and
- (e) wood tracery and bargeboard.

4.4.10 The Director of Planning may vary any regulation in this section 4.4 in accordance with section 3.1.2.20 of this schedule.