

# RT-8

## District Schedule

### 1 INTENT AND OVERVIEW

#### 1.1 Intent

The intent of this schedule is to encourage the retention and renovation of existing buildings that maintain an architectural style and building form consistent with the historical character of the area. Redevelopment is encouraged on sites where existing buildings are smaller or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized.

Without limitation, applicable Council policies and guidelines for consideration include the [Kitsilano RT-7 and RT-8 Guidelines](#).

#### 1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-8 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
306 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>		
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	
Infill	Conditional	
Mixed-Use Residential Building	Conditional	<a href="#">2.2.2</a>
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	<a href="#">2.2.3</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 May 17, 1994	Conditional	<a href="#">2.2.4</a>
Multiple Dwelling	Conditional	<a href="#">2.2.5</a>
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Conditional	
Single Detached House with Secondary Suite	Conditional	

Use	Approval	Use-Specific Regulations
<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>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	
<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	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

## 2.2 Use-Specific Regulations

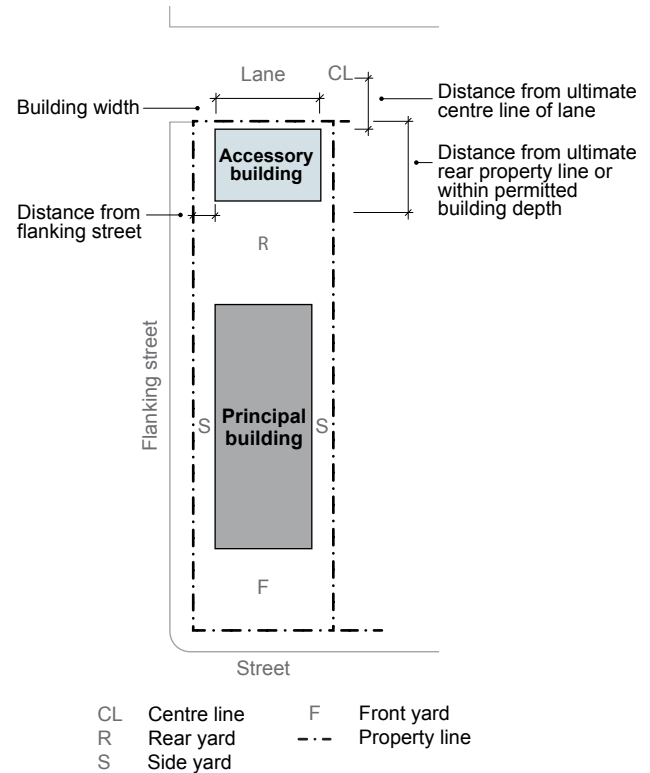
- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.2 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.
- 2.2.3 Multiple conversion dwelling containing 2 dwelling units 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 May 17, 1994, 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;
  - (b) building additions are in keeping with the character of the building; and
  - (c) no housekeeping or sleeping units are created.
- 2.2.5 Multiple dwelling may be permitted if a minimum of 50% of the dwelling units within any building contain 2 or more bedrooms.
- 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:
    - (i) 3.1 m in height, measured to the highest point of a flat roof, or
    - (ii) 3.5 m in height, measured to the deck line of a mansard roof or to 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 4.0 m in building height;

- (b) all accessory buildings are located:
- (i) within 6.7 m of the ultimate rear property line or within the permitted building depth,
  - (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 42 m<sup>2</sup>, except that the Director of Planning may increase the permitted floor area to a maximum of 48 m<sup>2</sup> for accessory buildings ancillary to multiple conversion dwellings containing 3 or more dwelling units, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;

- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line; and
- (e) in the case of a site:
- (i) more than 30.5 m in depth, roof decks and decks are not located on an accessory building, or
  - (ii) less than or equal to 30.5 m in depth, a roof deck or deck may be located on an accessory building and the Director of Planning may permit an increase in building height to allow guards that do not exceed the required minimum height.

**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 and sections 4.7 and 4.8 of the [Parking By-law](#) provided that:

- (a) the Director of Planning is satisfied that adequate off-street parking on any site less than 36.6 m in depth cannot otherwise be accommodated; and
- (b) 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

Duplex, single detached house, single detached house with secondary suite, uses involving character house retention, 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 0.50, except that:

- (a) for single detached house, single detached house with secondary suite, duplex, infill, multiple conversion dwelling, multiple dwelling and seniors supportive or assisted housing, the Director of Planning may increase:
  - (i) the permitted floor space ratio to a maximum of 0.75,
  - (ii) the permitted floor space ratio beyond 0.75 provided that:
    - (A) there are no building additions, and
    - (B) the additional floor area to be permitted is within the lowest floor, walls and roof of a building existing on the site as of July 24, 1990, except for floor area additions up to a maximum of 5 m<sup>2</sup>, which may be the result of meeting the exiting requirements of the Building By-law or providing additional daylight into existing attic space,
  - (iii) the floor area by up to 5 m<sup>2</sup> more than the floor space ratio permitted in sections [3.1.1.1\(a\)\(i\)](#) and [3.1.1.1\(a\)\(ii\)](#) above, where the proposed development includes the retention of an existing building and the Director of Planning is satisfied the increase will assist in the retention, and
  - (iv) the permitted floor space ratio to achieve 185 m<sup>2</sup> of floor area on sites where the floor space ratio permitted in sections [3.1.1.1\(a\)\(i\)](#) and [3.1.1.1\(a\)\(ii\)](#) above results in less than 185 m<sup>2</sup> of floor area; and
- (b) for all other uses, the Director of Planning may increase the permitted floor space ratio to a maximum of 0.60,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines and the submission of any advisory group, property owner, or tenant.

3.1.1.2 The total number of dwelling units on a site must not exceed:

- (a) for infill and multiple conversion dwelling, 74 units per hectare; and
- (b) for multiple dwelling, 62 units per hectare.

### 3.1.2 Building Form and Placement

Regulations	RT-8
3.1.2.1 Minimum site area for:	306 m <sup>2</sup>
(a) duplex	
(b) single detached house or single detached house with secondary suite	
3.1.2.2 Minimum site frontage for multiple dwelling	existing frontage of a single lot on record in the Land Title Office prior to May 17, 1994
3.1.2.3 Maximum building height for:	
(a) all buildings other than infill	10.7 m and 2 storeys
(b) infill	7.7 m or 2 storeys
3.1.2.4 Minimum front yard depth	the average of the minimum front yard depths of the 2 adjacent sites
3.1.2.5 Minimum side yard width where site width:	
(a) does not exceed 15.0 m	10% of the site width
(b) exceeds 15.0 m	1.5 m
3.1.2.6 Maximum site coverage for all buildings	45% of the site area
3.1.2.7 Maximum building depth	35% of the site depth

#### Site Area

3.1.2.8 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to August 10, 1976.

#### Building Height

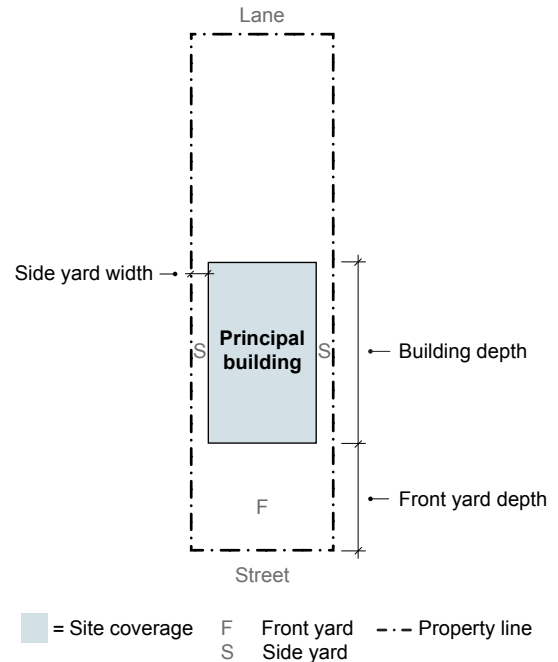
3.1.2.9 The Director of Planning may vary the maximum building height in section [3.1.2.3\(a\)](#) above to exceed 2 storeys if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.2.10 Despite the maximum building height in section [3.1.2.3\(b\)](#) above, the second storey of an infill building must be a partial storey not exceeding 60% of the storey immediately below, except that the Director of Planning may vary this requirement for a partial storey.

## Front Yard

- 3.1.2.11 Despite the minimum front yard depth in section 3.1.2.4 above:
- where an adjacent site is vacant, the next adjacent site that is not vacant will be used to determine the average;
  - if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, or the Director of Planning is satisfied that 1 or more of the adjacent sites is an anomaly, then such adjacent sites will not be used in computing the average; and
  - where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

**Diagram: Building placement for principal building**



- 3.1.2.12 The Director of Planning may vary the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

## Side Yard

- 3.1.2.13 The Director of Planning may decrease the minimum side yard width to no less than 60% of the minimum side yard width, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, in the case of:
- infill;
  - multiple dwellings, provided that no fewer than 50% of the dwelling units within any building contain 2 or more bedrooms;
  - seniors supportive or assisted housing; or
  - where the proposed development includes the retention of an existing building.

## Building Depth

- 3.1.2.14 The Director of Planning may increase the maximum building depth, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.



## 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, multiple dwellings, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 6.7 m in length, which are:
  - (i) located in an accessory building located on the site in accordance with sections [2.2.7](#) and [2.2.8](#) of this schedule or in an infill building, up to a maximum of 42 m<sup>2</sup>, and
  - (ii) where a site has no developed secondary access, located in a principal building, or in an accessory building located within the building depth prescribed in this schedule, up to a maximum floor area that the Director of Planning may determine, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) amenity areas in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, including child day care facilities, recreation facilities and meeting rooms, provided that:
  - (i) the total area being excluded does not exceed 10% of the total permitted floor area, and
  - (ii) in the case of child day care facilities, 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;
- (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.

4.1.3 If the rear property line of a corner site adjoins the side yard of a site in an R district, without the intervention of a lane, the Director of Planning may vary section [4.1.2](#) of this schedule to permit the exclusion of floor area used for off-street parking in the principal building up to a maximum of 42 m<sup>2</sup>.

4.1.4 For multiple conversion dwellings containing 3 or more dwelling units, the Director of Planning may increase the excluded parking floor area of an accessory building permitted under section [4.1.2](#) of this schedule to a maximum of 48 m<sup>2</sup>, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4.1.5 For infill, the Director of Planning may increase the excluded parking floor space permitted under section [4.1.2](#) of this schedule to a maximum of 48 m<sup>2</sup>, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

## **4.2 Dwelling Unit Density: Calculation**

4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded to the nearest whole number and one-half must be rounded up.

## **4.3 Site Coverage**

4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%.

## **4.4 Building Depth: Measurement**

4.4.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a building, measured prior to any required lane dedication.

## 4.5 External Design

4.5.1 A portion of the surface of the ground adjoining a building may be lowered and excluded from the average elevation for the purpose of calculating finished grade, if:

- (a) the purpose is to provide light or access to a basement or cellar;
- (b) the lowered surface does not extend more than 3.1 m into the required front or rear yard; and
- (c) that portion of the building abutting the lowered surface:
  - (i) faces either the front street or the rear property line, and
  - (ii) does not exceed half the width of the building, or 4.6 m, whichever is the lesser.

