

# RT-9

## District Schedule

### 1 INTENT AND OVERVIEW

#### 1.1 Intent

The intent of this schedule is to encourage new development with a diversity of character and neighbourly building scale and placement. The retention and renovation of existing buildings is also permitted on sites where buildings have historical or architectural merit.

Without limitation, applicable Council policies and guidelines for consideration include the [Kitsilano Point RT-9 Guidelines](#).

#### 1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RT-9 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	Outright	
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 December 6, 1977	Conditional	<a href="#">2.2.4</a>
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	
Single Detached House with Secondary Suite	Conditional	
<b>Institutional Uses</b>		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility – Class A	Outright	<a href="#">2.2.5</a>
Community Care Facility – Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	

Use	Approval	Use-Specific Regulations
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="#">2.2.6</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="#">2.2.7</a> , <a href="#">2.2.8</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:
- there are no additions to the building;
  - 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 December 6, 1977, 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 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.

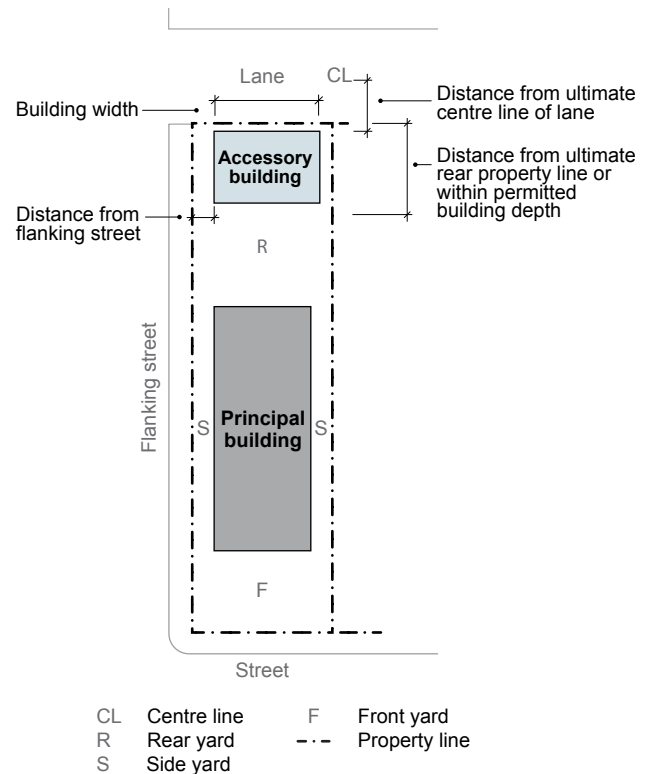
2.2.6 Farmers’ market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

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:
  - (i) 3.1 m in height, measured to the highest point of a flat roof, or
  - (ii) 3.7 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 4.6 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,

**Diagram: Building placement for accessory building**



- (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 48 m<sup>2</sup>;
- (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 where there is a flat roof to allow guards that do not exceed the required minimum height.

2.2.8 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, 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 for single detached house, single detached house with secondary suite, duplex, and multiple conversion dwelling, the Director of Planning may increase:

- (a) the permitted floor space ratio to a maximum of 0.75; or
- (b) the permitted floor space ratio beyond 0.75, provided that:
  - (i) there are no building additions, and
  - (ii) the additional floor area to be permitted is within the walls and roof of a building existing as of November 2, 1993, except for floor area additions that may be the result of meeting the exiting requirements of the Building By-law or providing additional daylight into existing attic space,

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 In the case of multiple conversion dwelling, the total number of dwelling units on a site must not exceed 74 units per hectare.

##### 3.1.2 Building Form and Placement

Regulations	RT-9
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 Maximum building height	10.7 m and 3 storeys
3.1.2.3 Minimum front yard depth	the average of the minimum front yard depths of the 2 adjacent sites
3.1.2.4 Minimum side yard width where site width:	10% of the site width
(a) does not exceed 15.0 m	

Regulations	RT-9
(b) exceeds 15.0 m	1.5 m
3.1.2.5 Maximum site coverage for all buildings	45% of the site area
3.1.2.6 Maximum building depth	40% of the site depth

**Site Area**

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

**Building Height**

3.1.2.8 Despite the maximum building height in section 3.1.2.2 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.

**Front Yard**

3.1.2.9 Despite the minimum front yard depth in section 3.1.2.3 above:

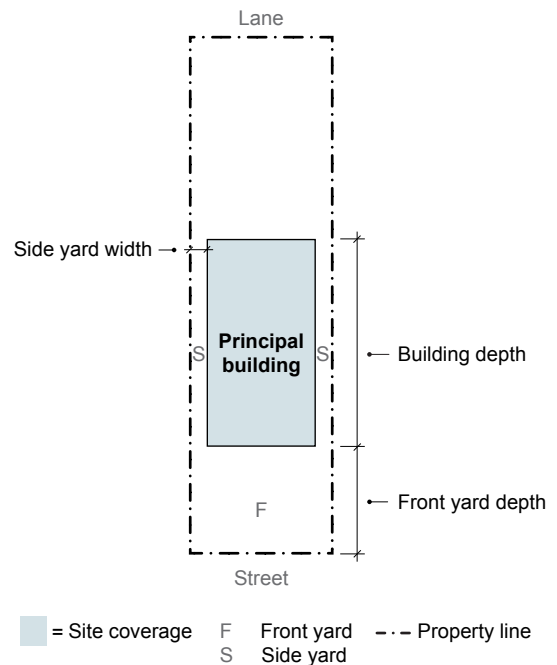
- (a) where an adjacent site is vacant, the next adjacent site that is not vacant will be used to determine the average;
- (b) if 1 or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites are separated by a street or lane, then such adjacent sites will not be used in computing the average; and
- (c) where the site is adjacent to a flanking street or lane, the depth must equal the single adjacent site.

3.1.2.10 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.

**Building Depth**

3.1.2.11 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.

**Diagram: Building placement for principal building**



## 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 uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are:
  - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 6.7 m in length, or
  - (ii) above base surface and where developed as off-street parking are contained in an accessory building situated on a site in accordance with sections 2.2.6 and 2.2.7 of this schedule, provided that the maximum exclusion for a parking space does not exceed 6.7 m in length;
- (d) amenity areas in multiple conversion dwellings containing 3 or more dwelling units, including child day care facilities, recreation facilities and meeting rooms, provided that:
  - (i) the total area being excluded does not exceed 10% of the 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; 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 Dwelling Unit Density: Calculation**

- 4.2.1 Where the calculation of dwelling units per hectare results in a fractional number, the number of units must be rounded down.

## **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 must be measured prior to any required lane dedication.