

Bylaw No. 8524, 2025

**Schedule A**  
**to Bylaw No. 8524, 2025**

**“Townhouse Residential District (RT-A)”**



# Townhouse Residential District (RT-A)

## 405 Townhouse Residential District (RT-A)

BYLAW 8524, 2025

405 .1 The intent of this district is to, in combination with the design guidelines for *townhouses* within the Official Community Plan, allow *townhouse* developments on sites that also allow single detached dwellings, secondary suites and laneway or carriage houses.

### Permitted Uses

405 .2 The following principal and accessory uses are permitted in the RT-A zoning district. For uses accompanied by a checkmark, there are either Use Specific Regulations in the Conditions of Use within this zoning district or within the General Regulations or Special Conditions Sections of this bylaw.

Permitted Principal Uses	Use Specific Regulations
Accommodation for youth in foster care and transitioning from foster care;	✓
<i>Single detached dwellings</i> ;	✓
<i>Townhouses</i> ;	✓
<i>Public utilities</i> ;	
<i>Women’s transition house</i> ;	

Permitted Accessory Uses	Use Specific Regulations
Uses accessory to any permitted <i>principal uses</i> ;	
<i>Home based businesses</i> ;	✓
<i>Secondary suites</i> ;	✓
Keeping of not more than four foster children in a dwelling unit or more than eight child care children on a site	

### Conditions of Use

405 .3 A *single detached dwelling* and/or *detached accessory dwelling unit* shall conform to the regulations in the NR-1 zoning district for lots located west of Eighth Street and north of Sixth Avenue, otherwise they shall conform to the regulations in the RS-1 zoning district. (BYLAW 8436, 2024)

405 .4 *Townhouses* shall only be permitted where:  
(a) The site area meets or exceeds 836.1 square metres (9,000 square feet);



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- (b) The site frontage meets or exceeds 20 metres (65.62 feet);
- (c) Vehicle access is provided via a *lane* that is either:
  - a. A minimum of 6.0 metres (19.7 feet) in width, or
  - b. Less than 6.0 metres (19.7 feet) in width but a dedication of land or Statutory Right-of-Way is provided to the City for the purpose of providing a public access *lane* of a width not less than 6.0 metres (19.7 feet).
- (d) Despite the *Locked-in Lot* provisions in Section 170.1 of the Zoning Bylaw, the existing adjacent lot(s), unless used for non-residential purposes, a Comprehensive Development District (CD), or are subject to a Heritage Revitalization Agreement or other heritage protection, when consolidated must:
  - a. Have a minimum site area of 836.1 square metres (9,000 square feet); and,
  - b. Have a minimum site frontage of 20 metres (65.62 feet).
- (e) Despite 405.4 (d), if the existing adjacent lot(s) are comprised of both privately-held and City-owned lots, the City-owned lot will not count towards the minimum site area and minimum site frontage requirements.

405 .5 *Secondary suites* must comply with the requirements of Section 190.29 of this Bylaw.

## Definitions

405 .6 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

405 .7 **Floor area** means the numerical value determined by measuring the horizontal cross-sectional area of the *principal building(s)*, including attached garages, on a site to the outside of the outer walls at each storey and calculating the total of all such areas, excluding:

- (a) The floor space, up to 3.23 square metres (34.8 square feet) of area, per dwelling unit, used exclusively for the storage of mechanical equipment for heating, cooling or hot water, and confined to a single isolated room, where the following minimum requirements are met:
  - a. 2.29 metres (7.5 feet) floor-to-ceiling height;
  - b. 1.83 metres (6 feet) clear doorway opening;
- (b) Underground parking located below the height datum or finished grade adjacent to the building.



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- (c) Any area having a floor to ceiling height of 1.22 metres (4 feet) or less.
- (d) *Common amenity area* up to 5% of *gross floor area*.

- 405 .8 **Floor space ratio** means the numerical value determined by dividing the floor area on a site by the gross site area.
- 405 .9 **Height datum** means the averaged, existing grade at the four corners of the building.
- 405 .10 **Lane** means a public thoroughfare that provides direct access to a property and is not used for general traffic circulation.
- 405 .11 **Planted site space** means that portion of a lot which is restricted to landscaping with live plant materials and, for clarity, is not occupied or obstructed by any building or portion of building, driveway or parking area.
- 405 .12 **Peak height** means the height of a building measured from the *height datum* to the highest point of the building.
- 405 .13 **Street** means a public thoroughfare that is primarily used for general circulation of people.

### Density

- 405 .14 The *floor space ratio* shall not exceed a factor of 1.2.
- 405 .15 A principal *dwelling unit* may include a maximum of one *secondary suite*.

### Lot Coverage

- 405 .16 No more than 65% of a lot may be occupied by *buildings, structures*, and/or other impervious (non-porous) surfaces.
- 405 .17 *Pervious site coverage* shall be a minimum of 35% of the lot.
- 405 .18 *Planted site space* shall be a minimum of 15% of the lot. For clarity, *planted site space* will contribute to *pervious site coverage* requirements.
- 405 .19 *Planted site space* must be a minimum of 15 square metres (161.46 square feet) with a minimum dimension of 2.1 metres (6.9 feet).



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## Building Coverage

405 .16 The maximum percentage of a lot that may be covered by *buildings* is 50%. For clarity, *building* coverage shall be calculated using the horizontal area within the vertical projection of the outermost walls of principal and accessory buildings on a lot, divided by the gross site area, and expressed as a percentage.

## Principal Building Envelope

405 .20 All *principal buildings* shall be sized and sited according to the following:

Regulation	Requirement
<b>Minimum Front Yard</b>	3.5 metres (11.5 feet)
<b>Minimum Rear Setback</b>	7.62 metres (25 feet)
<b>Minimum Interior Side Setback</b>	1.22 metres (4 feet)
<b>Minimum Exterior Side Setback</b>	3.5 metres (11.5 feet)
<b>Maximum Peak Height</b>	All <i>principal buildings</i> shall not exceed a <i>peak height</i> of: (i) In the case of a peaked roof, 12.0 metres (39.4 feet), or (ii) In the case of a roof having a pitch of 4:12 or less, 11.0 metres (36.1 feet).
<b>Maximum Building Length</b>	38.1 metres (125 feet)

## Detached Accessory Building Regulations

- 405 .21 Detached accessory *buildings*:
- (a) shall not cover more than fifteen percent (15%) of the *site* area;
  - (b) shall not exceed one *storey*;
  - (c) shall not be located within the required *front yard*;
  - (d) shall not exceed 3.6 metres (12 feet) measured from the finished floor to the highest point of the building;
  - (e) shall not be enclosed on more than two sides, excluding the roof, if use of



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the building is primarily for off-street vehicle parking;

- (f) shall not have dormers;
- (g) shall not be located closer than 1 metre (3.28 feet) from the *principal building*;
- (h) in the case of a carport, where the vehicle entry faces the *lane*, shall not be located closer to a *lane* than 6.71 metres (22 feet), less the width of such *lane*;
- (i) shall not be located closer than 4.57 metres (15 feet) from the corner of a *site* at an intersection of *streets*, at the intersection of lanes or at the intersection of a *street* and a *lane*.

### Off-Street Parking and Loading Requirements

- 405 .22 *Off-street parking* shall be provided in accordance with the Off-Street Parking Regulation section of this Bylaw.
- 405 .23 *Off-Street Loading* shall be provided in accordance with the Off-Street Loading Regulations section of this Bylaw.

Bylaw No. 8524, 2025

**Schedule B**  
**to Bylaw No. 8524, 2025**

**“Townhouse Residential District (RT-B)”**



## 406 Townhouse Residential District (RT-B)

**BYLAW 8524, 2025**

406 .1 The intent of this district is to, in combination with the design guidelines for townhouses within the Official Community Plan, allow townhouse developments on sites that also allow single detached dwellings and secondary suites.

### Single Detached Residential Districts NR-2 and RS-2 Regulations

406 .2 Development of sites zoned RT-B shall comply with the regulations and requirements of the Townhouse Residential District (RT-A), except:

- (a) A single detached dwelling shall conform to the regulations in the NR-2 zoning district for lots located west of Eighth Street and north of Sixth Avenue, otherwise they shall conform to the regulations in the RS-2 zoning district.