



Infill Townhouse and Rowhouse Residential Districts (RT)

405 Infill Townhouse and Rowhouse Residential District (RT)

405 .1 The intent of this district is to, in combination with the design guidelines for infill townhouse and rowhouse within the Official Community Plan, allow infill townhouses and rowhouses which integrate well into existing single detached residential neighbourhoods

Permitted Uses

405 .2 The following principal and accessory uses are permitted in the RT 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
Single detached dwellings;	✓
<i>Multiple dwellings;</i>	

Permitted Accessory Uses	Use Specific Regulations
<i>Uses accessory to any permitted principal uses;</i>	
<i>Home based businesses;</i>	✓

Conditions of Use

405 .3 A single detached dwelling shall conform to the regulations in the NR-2 zoning districts for lots located east of Eighth Street and north of Sixth Avenue, otherwise they shall conform to the regulations in the RS-2 zoning district.

Density

405 .4 The floor space ratio shall not exceed the following:

(BYLAW 8067, 2019)



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	Lot depth of less than 36.5 metres (119.75 ft)	Lot depth of 36.5 metres (119.75 ft) or more
Total Floor Space Ratio Inclusive of Basement	0.90 FSR	1.00 FSR
Total Floor Space Ratio Excluding Basement	0.75 FSR	0.85 FSR

405 .5 For the purposes of this district, basement shall mean the lowest storey of a unit which, on the side of the unit with the highest existing grade level, shall not, at any point along that side of the unit, be more than 1 metre (3.28 feet) above the existing grade level.

405 .6 A basement shall not extend beyond the walls of the storey above.

Principal Building Height

405 .7 All *principal buildings* and *structures* shall not exceed a height of 10.67 metres (35 feet) as measured from averaged, existing grade at the four corners of the building to the highest point of the building.

Detached Accessory Building Regulations

- 405 .8 *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;
 - (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*; and



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(j) deleted

BYLAW 8184, 2020

Off-Street Parking and Loading Requirements

405 .9 *Off-street parking* shall be provided in accordance with the Off-Street Parking Regulation section of this Bylaw except:

BYLAW 8184, 2020

- (a) parking shall not be permitted in the *front yard*;
- (b) where a site abuts a *lane* 12 feet (3.66 metres) or more in width, all parking access is required from that *lane*;
- (c) where a site abuts a lane less than 12 feet (3.66 metres), or does not abut a lane, parking access may be provided by one driveway from a *street* if that driveway is less than 9 feet (2.74 metres) not more than 18 feet (5.49 metres) in width;
- (d) one off-street loading space shall be required per *site*; and
- (e) notwithstanding the requirements in (d), the required off-street loading space may be shared with a visitor parking space provided a restrictive covenant is registered on title to the property, to the satisfaction of the *Director of Engineering*, to ensure the shared loading and visitor *parking spaces* are reserved and maintained for the uses for which they are required.

405 .10 Deleted

BYLAW 8184, 2020

405 .11 Deleted

BYLAW 8184, 2020

405 .12 The Locked-in Lot provisions in Section 170.1 of the Zoning Bylaw shall apply, except where existing adjacent lots meet the following:

BYLAW 8188, 2020

- i. Has a minimum site area of 557.40 square metres (6,000 square feet) or greater; and,
- ii. Has access from a lane with a minimum width of 4.87 metres (16.0 feet), or is a *corner lot*.