

RT-10, RT-10N

Two Family Dwelling Districts

The intent is to encourage development of multiple small houses and duplexes on large lots and assembled sites, while continuing to permit lower intensity development on smaller sites. Siting and massing is intended to be compatible with, but not the same as, pre-existing single family development. Retention of older character buildings and high quality architectural design of all new development are encouraged.

RT-10 and RT-10N Districts Schedule

1 Intent

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2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

- 2.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
 - (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, or 3.7 m measured to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
 - (b) all accessory buildings are located:
 - (i) within 7.1 m of the ultimate rear property line, but subject to clause (ii);
 - (ii) in no case less than 3.6 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
 - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 48 m²;
 - (d) not more than 80 percent of the width of the site at the rear property line of any lot is occupied by accessory buildings; and
 - (e) roof decks and sun decks are not located on an accessory building.
 - Accessory Uses customarily ancillary to any of the uses listed in this section.
- 2.2.DW [Dwelling]
- Multiple Conversion Dwelling, provided that:
 - (a) no additions shall be permitted;
 - (b) no housekeeping or sleeping units shall be created;
 - (c) the number of dwelling units is limited to two; and
 - (d) no development permit shall be issued until the requisite permits required by other By-laws that relate to design, construction, and safety of buildings is issuable.
 - One-Family Dwelling.
- 2.2.I [Institutional]
- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A**
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
 - Accessory Uses customarily ancillary to any of the uses listed in this section.

3.2.C [Cultural and Recreational]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill One-Family Dwelling.
- Infill Two-Family Dwelling.
- Multiple Conversion Dwelling (other than as provided for in section 2.2.DW of this Schedule), resulting from the conversion of a building existing as of November 23, 2005.
- One-Family Dwelling with Secondary Suite.
- Two-Family Dwelling.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

- 3.2.R [Retail]
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- 3.2.S [Service]
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.
- 3.2.U [Utilities and Communication]
- Public Utility.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations:

4.1 Site Area

- 4.1.1 The minimum site area for one-family dwelling, one-family dwelling with secondary suite, multiple conversion dwelling, two-family dwelling, or any of these in combination with an infill one-family dwelling and infill two-family dwelling, shall be 306 m².
- 4.1.2 Notwithstanding section 10.1 of this By-law, the Director of Planning may permit sites with a minimum site area of 511 m², and conforming to section 4.2.1, to have more than one principal building, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.2 Frontage

- 4.2.1 Notwithstanding section 10.1 of this By-law, the Director of Planning may permit sites with a minimum frontage of 15.0 m and conforming to section 4.1.2, to have more than one principal building, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.3 Height

- 4.3.1 A building shall not exceed 10.7 m in height in the front 60% of the site depth, and 7.7 m in the rear 40% of the site depth, except that the Director of Planning may vary the maximum height provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.
- 4.3.2 A building shall not have more than 2 storeys, except that the Director of Planning may permit a building to exceed 2 storeys provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.4 Front Yard

- 4.4.1 On sites with a frontage greater than 18.3 m, with more than one principal building, a front yard with a minimum depth of 4.9 m shall be provided.

- 4.4.2 On other sites, a front yard with a minimum depth equal to the average of the minimum front yard depths on the two adjacent sites shall be provided, except that:
- (a) where an adjacent site is vacant, the next adjacent site that is not vacant should be used to determine the average;
 - (b) if one or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites area separated by a street or lane, or the Director of Planning is satisfied that one or more of the adjacent sites is an anomaly, then such adjacent sites shall not be used in computing the average;
 - (c) where the site is adjacent to a flanking street or lane, the depth shall equal the single adjacent site.
- 4.4.3 Provided the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may vary the front yard requirement on a corner site; on a double fronting site; on a site where a building line has been established pursuant to section 14.1 of this By-Law; and on other sites.
- 4.4.4 Covered porches complying with section 4.7.3 (g) shall be permitted to project into the required front yard a maximum of 1.2 m.
- 4.4.5 Notwithstanding the provisions of section 10.7.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

4.5 Side Yards

- 4.5.1 A side yard with a minimum width of 10 percent of the width of the site shall be provided on each side of the buildings, except that the side yard need not exceed 1.2 m in width.
- 4.5.2 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be a minimum of 2.4 m.
- 4.5.3 On all sites, an additional side yard with a minimum width of 4.9 m and minimum length equal to 25 percent of the site depth shall also be provided on each side of the site. Each of these side yards shall be located so that its rear boundary is not less than 6.7 m, nor more than a distance equal to 35 percent of the site depth, from the ultimate rear property line.
- 4.5.4 Provided the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may vary the side yard requirements on a corner site; on a double fronting site; on a site where a building line has been established pursuant to section 14.1 of this By-Law; and on other sites.
- 4.5.5 Notwithstanding the provisions of section 10.7 of this By-law, the following shall be permitted to project into the required side yards:
- (a) covered porches complying with section 4.7.3 (f) to a maximum of 1.2 m, where a side yard of at least 2.4 m in width has been provided; and
 - (b) eaves and gutters or other similar projections as determined by the Director of Planning, up to a maximum of 1.0 m measured horizontally, except that they must not be closer than 0.7 m to a side property line.
- 4.5.6 Notwithstanding the provisions of section 10.7 of this By-law, and provided the Director of Planning first considers all the applicable policies and guidelines adopted by Council, the Director of Planning may permit other projections into the required side yards.

4.6 Rear Yard

- 4.6.1 A rear yard with a minimum depth of 0.6 m shall be provided. Where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard to be provided shall be measured from the ultimate rear property line.
- 4.6.2 Where the rear property line does not abut a lane, and a lane dedication is not required, a rear yard with a minimum depth of 1.2 m shall be provided, but the Director of Planning may increase the required rear yard provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.
- 4.6.3 Notwithstanding the provisions of section 10.7.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a minimum rear yard to a maximum of 1.0 m measured horizontally.

4.7 Floor Space Ratio

- 4.7.1 The floor space ratio shall not exceed 0.40, except that provided the Director of Planning first considers the intent of this District Schedule, all applicable policies and guidelines adopted by Council, and the submissions of all advisory groups, property owners or tenants, the Director of Planning may permit:
- (a) for dwelling uses, an increase in the floor space ratio up to a maximum 0.80 [refer to RT-10 and RT-10N Small House/Duplex Guidelines];
 - (b) for other uses permitted by this District Schedule, an increase in the floor space ratio up to a maximum of 0.60 for all these uses combined.
- 4.7.2 The following shall be included in the computation of floor space ratio:
- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
 - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
 - (c) where the distance from a floor to the floor above, or where there is no floor above to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height.
- 4.7.3 The following shall be excluded in the computation of floor space ratio:
- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed eight percent of the permitted residential floor area;
 - (b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, bicycle storage in multiple conversion dwellings containing 3 or more units or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, which:
 - (i) for dwelling uses, on sites with only one principal building, are located in an accessory building located on the site in accordance with section 2.2.A of this Schedule or in an infill building up to a maximum of 48 m²;

- (ii) for dwelling uses, on sites with no developed secondary access and with only one principal building, are located in a principal building, an accessory building, or infill building up to a maximum area that the Director of Planning may determine provided the Director of Planning first considers all applicable policies and guidelines adopted by Council;
- (iii) for dwelling uses, on sites with more than one principal building, are located in a principal building or an accessory building up to a maximum area of 24 m² per dwelling unit;
- (iv) for dwelling uses, on sites with no developed secondary access and with more than one principal building, are located in a principal building, or an accessory building up to a maximum area that the Director of Planning may determine provided the Director of Planning first considers all applicable policies and guidelines adopted by Council;
- (v) for non-dwelling uses, are located at or below base surface;
- (d) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch;
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m; or
 - (iii) under covered verandas or porches as described in section (g) below, and to which there is no permanent means of access;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) covered verandas or porches, provided that:
 - (i) the portion facing the street, rear property line, or common open space shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law;
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.3 (a), does not exceed 13% of the permitted floor space; and
 - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor;
- (g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and
- (h) with respect to exterior:
 - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
 - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),
 the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009.

A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.

4.8 Site Coverage

- 4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area.
- 4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sun decks.
- 4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30%.

- 4.8.4 The area of impermeable materials, including building coverage, shall not exceed 70 percent of the total site area.
- 4.8.5 For the purposes of section 4.8.4, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries; asphalt; concrete; brick; stone; and wood.

- 4.8.6 Notwithstanding section 4.8.5, gravel, river rock less than 5 cm in size, wood chips, bark mulch, permeable pavers, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below, are excluded from the area of impermeable materials.

**4.9 to
4.14 (Reserved)**

4.15 Acoustics

- 4.15.1 A development permit application for a dwelling use in RT-10N District shall require evidence in the form of a report and recommendation by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels expressed in decibels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

4.16 Building Depth

- 4.16.1 For sites where there is one principal building or one principal building with infill, the maximum distance between the required minimum front yard and the rear of the principal building shall be 40 % of the site depth (measured prior to any required lane dedication).
- 4.16.2 The Director of Planning may permit the maximum building depth to be increased, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.17 External Design

- 4.17.1 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, when the purpose is to provide light or access to a basement or cellar, provided that:
- (a) the lowered surface does not extend more than 3.1 m from the building;
 - (b) that portion of the building abutting the lowered surface, is not greater than half the width of the building, or 4.6 m, whichever is the lesser; and
 - (c) the lowered surface does not extend into the 1.2 m side yard or as prescribed in section 4.5.1.

4.18 Dwelling Unit Density

- 4.18.1 On sites 18.3 m or more in frontage, the total number of dwelling units shall not exceed 74 units per hectare except that where the calculation of dwelling units per hectare results in a fractional number the number shall be rounded down.
- 4.18.2 On sites equal to or greater than 15.0 m but less than 18.3 m, in frontage, the total number of dwelling units shall not exceed three.
- 4.18.3 On sites with less than 15.0 m in frontage, the total number of dwelling units shall not exceed two, except that the Director of Planning may increase this to 3 units provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.
- 4.18.4 The Director of Planning may vary the number of dwelling units resulting from sections 4.18.1, 4.18.2, and 4.18.3 provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

5 Relaxation of Regulations

- 5.1 The Director of Planning may relax the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to November 23, 2005:
- (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) two-family dwelling.
- 5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where the Development Permit Board or the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned the Director of Planning also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.