

RT-6 District Schedule

1 Intent

The intent of this Schedule is to encourage the retention, renovation and restoration of existing residential buildings which maintain an architectural style and building form consistent with the area. Redevelopment will be encouraged on sites with smaller buildings or buildings of architectural style and form which are inconsistent with the area. Emphasis is placed on requiring the external design of buildings and additions to buildings to follow the proportions, rhythm and details of architectural features of the area.

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, 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 shall be located in the rear yard and in no case less than 3.1 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 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m², whichever is the greater;
- (d) not more than 80 percent of the width of the rear yard of any lot shall be occupied by accessory buildings.

- 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; and
 - (c) the number of dwelling units is limited to two.

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]

- 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 which was existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill.
- Multiple Conversion Dwelling,¹ provided that:
 - (a) additions shall be in keeping with the character of the building; and
 - (b) no housekeeping or sleeping units shall be created.
- Multiple Dwelling.
- One-Family Dwelling.
- 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]

- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 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 A, subject to the regulations and relaxations that apply to a one-family dwelling.
- 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.

¹ [other than as provided for in Section 2.2.DW of this Schedule]

- 3.2.R [Retail]
- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
 - 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 [Utility 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, except that section 4.17 shall apply only to uses approved under section 3.

4.1 Site Area

- 4.1.1 The minimum site area for a one-family dwelling, a one-family dwelling with secondary suite, or a two-family dwelling shall be 306 m².

4.2 Frontage

- 4.2.1 The maximum frontage for a site for a multiple dwelling shall be 32.0 m, provided that such frontage shall not consist of more than two adjoining lots which were on record in the Land Title Office for Vancouver prior to December 6, 1977.

4.3 Height

- 4.3.1 A building shall not exceed 10.7 m in height and shall not have more than 2½ storeys, except that where the height of the adjacent building on each side of the site exceeds the height prescribed herein, the maximum height shall be the average between the two.

4.4 Front Yard

- 4.4.1 A front yard with a minimum depth of 20 percent of the depth of the site shall be provided, except that:
- on a site where the average front yard depth of the two adjacent sites on each side of the site either exceeds or is less than the 20 percent depth by at least 1.5 m, the minimum depth of the front yard to be provided shall be that average, subject to the following:
 - where an adjacent site is vacant, it shall be deemed to have a front yard depth of 20 percent of the depth of the site;
 - if one or more of the adjacent sites front on a street other than that of the development site, then such adjacent sites shall not be used in computing the average; and
 - where the site is adjacent to a flanking street or lane, the average depth shall be computed using the remainder of the adjacent sites.

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 building, except that a side yard need not exceed 1.5 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 regulated by the provisions of section 11.1 of this By-law.

4.6 Rear Yard

- 4.6.1 A rear yard with a minimum depth of 10.7 m shall be provided.
- 4.6.2 In the case of a site having an average depth of less than 36.5 m, the depth of the required rear yard may be decreased in accordance with section 11.2 of this By-law.
- 4.6.3 Where the rear of a site abuts a lane, the depth of the required rear yard may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

4.7 Floor Space Ratio

- 4.7.1 The floor space ratio shall not exceed 0.60. The Director of Planning may permit an increase in this maximum floor space ratio for multiple conversion dwellings, multiple dwellings or seniors supportive or assisted housing, infill or one- and two-family dwellings to 0.75, provided that he first considers:
- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council;
 - (b) the height, bulk, location and overall design of the building or buildings and their effect on the site, surrounding buildings, streets and existing views;
 - (c) the amount of open space and the effects of overall design on the general amenity of the area; and
 - (d) the preservation of the architectural character and general amenity desired for the area.
- 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, elevator shafts, and other features which the Director of Planning considers similar, 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 on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.
- 4.7.3 The following shall be excluded in the computation of floor space ratio:
- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
 - (b) covered verandahs, porches or inset balconies, provided that the side facing a street or the rear property line is open and that the height of the guard rails do not exceed the minimum specified in the Vancouver Building By-law;
 - (c) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;

- (d) 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 units or in multiple dwellings or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (e) amenity areas in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, including day care facilities, recreation facilities and meeting rooms, to a maximum total area of 10 percent of the total permitted floor area;
- (f) 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; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (g) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (h) fire escapes which are designed to meet City requirements for secondary egress;
- (i) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law; and
- (j) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of one percent of permitted floor area.

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, sundecks and any garages or carports that provide useable open space, such as a sundeck, on the roof.
- 4.8.3 The maximum site coverage for any portion of the site used for parking shall be 30 percent.

4.9 to 4.16 (Reserved)

4.17 External Design [These regulations apply only to conditional approval uses]

- 4.17.1 For the purpose of sections 4.17.2 and 4.17.3 the principal facade means the building face that is situated closest to the front property line.

- 4.17.2 The principal facade shall have:
- (a) a maximum height computed on a ratio of 1.3 to 1 with the width of the principal facade;
 - (b) a maximum width of 9.2 m;
 - (c) a principal access by means of a straight staircase at right angle to the street, leading to a first-storey porch or open-sided verandah; and
 - (d) a single principal entrance with single or double doors.
- 4.17.3 Except for the principal facade, all facades facing the front property line shall be set back at least 3.0 m from the front yard.
- 4.17.4 All building facades shall be characterized by the following:
- (a) the style and form of architecture and exterior finishes to be consistent with those residential buildings in this District listed in the Vancouver Heritage Register; and
 - (b) the floor of the first storey to be a minimum of .9 m and a maximum of 2.0 m above grade.
- 4.17.5 Windows shall be characterized by the following:
- (a) for renovations or additions to existing buildings and for new construction, windows shall approximately replicate windows on the residential buildings in this District listed in the Vancouver Heritage Register.
- 4.17.6 Roofs shall be characterized by the following:
- (a) gable or hip-on-gable style; and
 - (b) shingle finish.
- 4.17.7 The Director of Planning may permit a development which varies from any of the regulations of sections 4.17.1 to 4.17.6 inclusive, provided that:
- (a) it is consistent with residential buildings in this District listed in the Vancouver Heritage Register;
 - (b) a consistent architectural style and form is achieved for every building on the site; and
 - (c) it reflects the character of the streetscape and is compatible with the design of buildings on adjoining sites.
- 4.17.8 The Director of Planning may require the retention of any one or more of the following architectural or ornamental features:
- (a) window, door and roof decoration;
 - (b) bay windows;
 - (c) tower or turret features;
 - (d) hand rails, balusters;
 - (e) wood tracery or bargeboard.

4.18 Dwelling Unit Density

- 4.18.1 The maximum dwelling unit density shall be:
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| (a) for multiple conversion dwellings and infill: | 74 units per hectare, and |
| (b) for multiple dwellings and development involving more than one principal building: | 62 units per hectare, |

except where the calculation of dwelling units per hectare results in a fractional number, the nearest whole number shall be taken, and one-half shall be rounded up to the next whole number.

4.19 Number of Buildings On Site

- 4.19.1 The Director of Planning may permit more than one principal building on a site, provided he first considers:
- (a) all applicable policies and guidelines adopted by Council;
 - (b) the height, bulk, location and overall design of the buildings and their effect on the site, surrounding buildings, streets and existing views;
 - (c) the amount of open space and the effects of overall design on the general amenity of the area; and
 - (d) the preservation of the architectural character and general amenity desired for the area.
- 4.19.2 Where more than one principal building is permitted on a site any of those buildings or any portion thereof which will be situated closer to the rear property line than the distance of the rear yard required by subsection 4.6 of this Schedule shall have a height not exceeding 7.7 m or 1½ storeys, whichever is the lesser.

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 August 10, 1976:
- (a) one-family dwelling;
 - (b) one-family dwelling with secondary suite;
 - (c) two-family dwelling.
- 5.2 The Director of Planning may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where he 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 he also has regard to the effect on neighbouring sites of building height, shadow, open space and landscaping.
- 5.3 The Director of Planning may relax the yard provisions of sections 4.5 and 4.6 of this Schedule in the case of multiple dwellings or seniors supportive or assisted housing, provided that he first considers all applicable policies and guidelines adopted by Council.

5.4 The Director of Planning may relax the yard provisions of sections 4.5 and 4.6 of this Schedule in the case of infill and the placement of more than one principal building on a site, provided that he first considers:

- (a) all applicable policies and guidelines adopted by Council;
- (b) the height, bulk, location and overall design of the building or buildings and their effect on the site, surrounding buildings, streets and existing views;
- (c) the amount of open space and the effect of overall design on the general amenity of the area; and
- (d) the preservation of the character and general amenity desired for the area.