

RS-1A District Schedule

1 Intent

The intent of this Schedule is to maintain the single-family residential character of the District, but also to conditionally permit in some instances one secondary suite or additional dwelling unit in a single-family residence.

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 are located in the rear yard and in no case are 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 is occupied by accessory buildings.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

2.2.DW [Dwelling]

- 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]
- 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 Unit 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.
 - Multiple Conversion Dwelling, provided that:
 - (a) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, and the effect of the conversion on adjacent properties and the character of the area;
 - (b) building additions shall not be permitted;
 - (c) no housekeeping or sleeping units shall be created;
 - (d) the number of dwelling units shall be limited to two.
 - One-Family Dwelling with Secondary Suite.
 - 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.P [Parking]
- Parking Area ancillary to a principal use on an adjacent site.
- 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 [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:

4.1 Site Area

- 4.1.1 The minimum site area for a one-family dwelling or one-family dwelling with secondary suite shall be 334 m².
- 4.1.2 Where the site size is less than 9.8 m in width or less than 334 m² in area, the design of any new building shall first require the approval of the Director of Planning or the Development Permit Board, as the case may be.

4.2 Frontage -- Not Applicable.

4.3 Height

- 4.3.1 A building shall not exceed 10.7 m in height and shall not have more than 2½ storeys.

4.4 Front Yard

- 4.4.1 A front yard with a minimum depth of 7.3 m shall be provided.
- 4.4.2 In the case of a site having an average depth of less than 36.5 m the required front yard may be reduced in accordance with section 11.2 of this By-law.

4.5 Side Yards

- 4.5.1 A side yard width of 10 percent of the width of the site shall be provided on each side of the building, except that it need not be more than 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, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.
- 4.6.2 In the case of a site having an average depth of less than 36.5 m, the required rear yard may be reduced in accordance with section 11.2 of this By-law.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 0.60, except that:

- (a) where an existing lot is less than 7.3 m width the floor space ratio shall not exceed 0.45;
- (b) if:
 - (i) the area of all floors at or above finished grade does not exceed a floor space ratio of 0.45,
 - (ii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iii) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including covered porches,
 an increase in the floor space ratio to 0.70 is permissible;
- (c) for buildings existing prior to July 7, 2009, if:
 - (i) the area of all floors at or above finished grade does not exceed the lesser of a floor space ratio of 0.50 and the existing floor space ratio,
 - (ii) the area of all floors at, above or below finished grade, after the addition of a basement or cellar, does not exceed a floor space ratio of 0.75,
 - (iii) the area of any floor, including the basement or cellar, does not exceed a floor space ratio of 0.25, and
 - (iv) no portion of the basement or cellar projects horizontally beyond the perimeter of the first storey, including covered porches,
 a basement or cellar is permissible.

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.

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) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (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 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.
- (d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (e) 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.
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

- (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, except that where an existing lot is less than 7.3 m in width the maximum site coverage for buildings shall be 35 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 sundecks.
- 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 percent.
- 4.8.4 The area of impermeable materials, including building coverage, shall not exceed 60 percent of the total site area except that where developed secondary vehicular access to a site is not available, the Director of Planning may exclude from the area of impermeable materials an amount not exceeding:
 - (a) for the first parking space, the product of the distance, in metres as measured along the driveway centre line, from the point where the driveway crosses the property boundary to the point where it meets the nearest side of the approvable parking space times 3.1 m; and
 - (b) for each additional parking space, 67 m² to accommodate vehicular access and manoeuvring.
- 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, 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 into the soil below, are excluded from the area of impermeable materials.

4.9 [Deleted -- see Parking By-law.]

5 Relaxation of Regulations

5.1 The Director of Planning may relax the minimum site area requirements of section 4.1 with respect to any of the following developments on an existing lot of lesser site area on record in the Land Title Office for Vancouver:

- (a) one-family dwelling;
- (b) one-family dwelling with secondary suite.

5.2 The Director of Planning may relax section 4.8.4 for buildings existing prior to May 30, 2000 to a maximum of 70 percent impermeable materials site coverage provided that:

- (a) the percentage of the site covered by existing impermeable materials is not increased by the proposed development;
- (b) he considers the advice of the City Engineer; and
- (c) he considers all applicable policies and guidelines adopted by Council.

5.3 The Director of Planning may relax the requirements of section 4.8.4 where, due to the peculiarities of the site or special circumstances related to the use of the site, literal enforcement would result in unnecessary hardship, provided that:

- (a) he considers all applicable guidelines and policies adopted by Council; and
- (b) he considers the advice of the City Engineer.