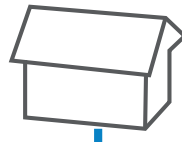


RT-5 and RT-6 Development Options

Approved by City Council on October 3, 2017



Character Evaluation using Character Merit Checklist

Character Merit

YES

Development Options

NO

Development Options

RETAIN

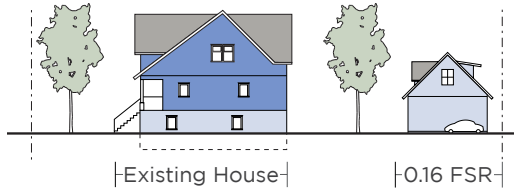
RETAIN

DEMOLISH

DEMOLISH

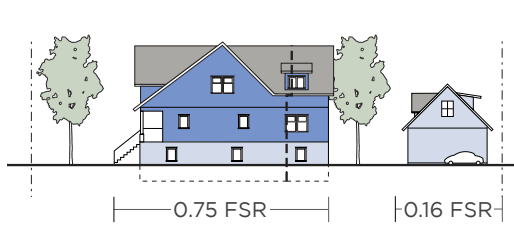
Laneway House
Existing one-family
Laneway house: 0.16 FSR

■ Home owner ■ Optional rental unit



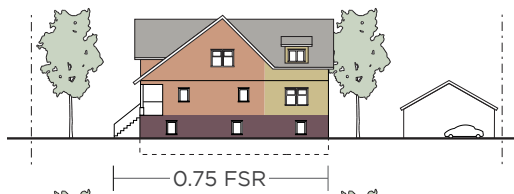
Laneway
Existing one-family
+ Addition: 0.75 FSR
Laneway house: 0.16 FSR
Total site FSR: 0.91 FSR

■ Home owner ■ Optional rental unit



Multiple Conversion Dwelling (MCD)
MCD (2 or 3 units): 0.75 FSR

■ Strata 1 ■ Strata 2 ■ Strata 3

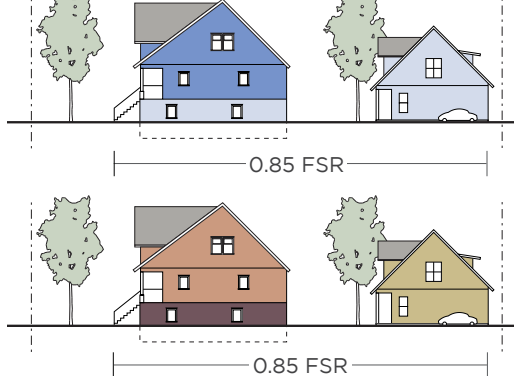


Infill
MCD (2 units) or one-family house: 0.60 FSR
Infill building: 0.25 FSR

- Up to 3 units on standard 33 ft. lot
- More than 3 units on large lots

Total site FSR: 0.85 FSR

■ Home owner ■ Optional rental unit
■ Strata 1 ■ Strata 2 ■ Strata 3



New One-Family House
New one-family: 0.50 FSR
Laneway house: 0.16 FSR

■ Home owner ■ Optional rental unit



Laneway House
Existing one-family: 0.60 FSR
Laneway house: 0.16 FSR

■ Home owner ■ Optional rental unit



New One-Family House
New one-family: 0.60 FSR
Laneway house: 0.16 FSR

■ Home owner ■ Optional rental unit



New Duplex
New duplex: 0.75 FSR

- Up to 2 units on standard 33 ft. lot
- Secondary suite or lock-off within each strata unit

■ Strata 1 ■ Strata 2



Two New One-Family Houses
New one-family (front): 0.50 FSR
New one-family (rear): 0.25 FSR

- Secondary suite in front house only

■ Strata 1 ■ Optional rental Unit
■ Strata 2



New Multiple Dwelling (MD)
New Multiple Dwelling: 0.75 FSR

- Multiple dwelling on large lots (4 units on 50 ft. lots)
- 4 unit MD
- 3 unit MD plus 1 family dwelling

■ Strata 1 ■ Strata 2
■ Strata 3 ■ Strata 4



Sites Built to Less than 0.45 FSR
If an existing one-family house is small, it may be demolished and replaced with: