RT-5 and RT-6 Development Options

Character Evaluation using Character Merit Checklist

YES

Development Options

NO

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

- New Multiple Dwelling (MD)
  - New Multiple Dwelling: 0.75 FSR
    - Multiple dwelling on large lots
    - Secondary suite or lock-off within each strata unit
  - Strata 1  Strata 2  Strata 3

- 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  Strata 2

- New One-Family House
  - New one-family: 0.60 FSR
  - Laneway house: 0.16 FSR
  - Home owner  Optional rental unit
  - Strata 1  Strata 2  Strata 3

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

- New One-Family House
  - New one-family: 0.50 FSR
  - Laneway house: 0.16 FSR
  - Home owner  Optional rental unit

- Laneway
  - Existing one-family
    - Laneway house: 0.75 FSR
  - Home owner  Optional rental unit

- Laneway House
  - Existing one-family
    - Laneway house: 0.60 FSR
  - Home owner  Optional rental unit