

RT-11 Small House / Duplex Zone

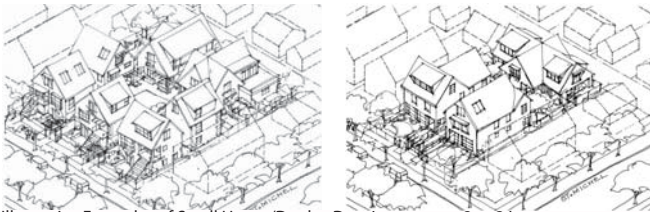
In this zone, multiple small houses and/or duplexes can be developed on larger lots and assembled sites, while a duplex or single-family home can be built on smaller sites. This zone allows flexibility for new housing types, while retaining the single-family character of the neighbourhood.



What can be built in the Small House/Duplex Zone?

On two or three standard lots or large single lots:
(total site area over 5,820 sq ft and min. 60 ft frontage);

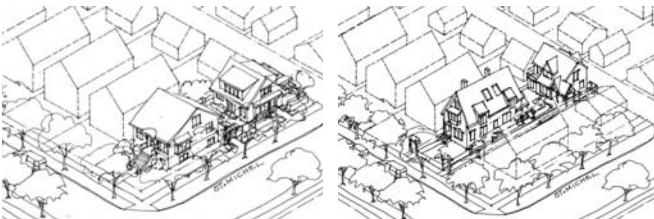
- Combinations of small houses and/or duplexes



Illustrative Examples of Small House/Duplex Development on 2 or 3 lots
[Sites over 5,820 sq ft and min. 60 ft. frontage]

Pre-1940s character building:

- character buildings must be retained for small house/duplex development on sites larger than 5,500 sq ft
- a modest FSR increase (to 0.9) and the opportunity for 1 or 2 family infill is offered to encourage retention of character housing on smaller sites



Illustrative Examples of Character Building with Infill

On a single lot:

Less than 5,500 sq ft in size:

- Duplex (with or without secondary suites)
- Single-family house with or without secondary suite and/or laneway house (only per RS-1 regulations)

Over 5,500 sq ft in size:

- 2 principal buildings (houses) i.e. a duplex (with or without secondary suites) at street, infill at lane

Special sites that abut a park or school, are corner sites or are double-fronting sites:

- 2 principal buildings (houses) i.e. duplex at street, infill at lane



Illustrative Examples of Duplex Development on a Single Lot or Smaller Sites
[Sites less than 5,500 sq ft]

RT-11 Small House / Duplex Zone

This board illustrates the main zoning regulations and design guidelines for this zone. Please note that some regulations and guidelines may vary depending on the housing type that is being developed on a lot.

Zoning Regulations (for single family, RS-1 zoning regulations apply)

HEIGHT

- Height at the front of the site: 35 ft (10.7 m) max.
- Height at the back of the site: for infill units at rear of site; 25 ft (7.7 m) max.

DENSITY (FSR - floor space ratio)

- Development with pre-1940s character house retention: 0.9 FSR
- Duplex (with or without secondary suites): 0.75 FSR
- All other development: 0.85 FSR
- Up to 0.2 FSR can be allocated to infill or 2nd principal building
- Dwelling Unit Density for Small House/Duplex development: 74 units/hectare
- Single-family house (with or without secondary suite and/or laneway house): per RS-1 zoning 0.7 to 0.825 FSR

PARKING REQUIREMENTS

1 per principal dwelling unit, 0.5 for secondary suites in duplexes, none for secondary dwelling unit (lock-off suite)

* For single family RS-1 zoning regulations apply



SETBACK

Front yard:

- Sites over 60 ft (18.3 m) wide with more than 1 principal building: 16 ft (4.9 m) min.
- On all other sites: average of 2 adjacent sites

Side yard:

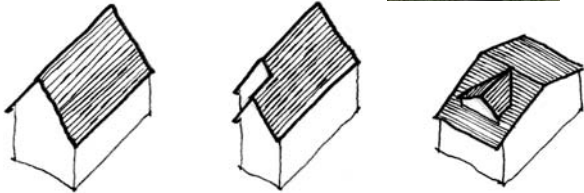
- 4 ft (1.2 m) along entire side
- Enhanced side yard of 16 ft (4.9 m) approximately in the mid-section of the site adjacent to neighbouring yards

Design Guidelines - Highlights

- Both traditional and contemporary architecture permitted.



- Roofs should be a simple pitched form.



- Main floor should be raised above grade.
- Buildings closer to the street than neighbouring buildings should have a building height of maximum 30' (9.1m).
- Private outdoor space should be provided next to and with access from each unit (small units may have access to common open space).



- Buildings at the back of the site should be designed to reduce apparent massing adjacent to the lane.
- The appearance at the lane should be visually interesting for passersby and residents.

