

### **103. RESIDENTIAL DISTRICT (R3)**

This District preserves the basic minimum density of development in the mature single family areas of the Municipality.

#### **103.1 Uses Permitted:**

- (1) Single family dwellings
- (2) Home occupations
- (3) Accessory buildings and uses
- (4) Repealed. (B/L No. 13063-12-05-14)
- (5) Group homes (B/L No. 10123-94-12-05)
- (6) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
  - (b) each living unit shall have a minimum floor area of 27 m<sup>2</sup> (290.6 sq.ft.).  
(B/L No. 11153-00-11-06)

#### **103.2 Lot Area and Width:**

- (1) R3 District. Each lot shall have an area of not less than 557.40 m<sup>2</sup> (6,000 sq.ft.) and a width of not less than 15.0 m (49.2 ft.).
- (2) R3a District. Each lot shall have an area of not less than 840 m<sup>2</sup> (9,041.9 sq.ft.) and a width of not less than 21 m (68.9 ft.). (B/L No. 11726-04-05-10)

#### **103.3 Lot Coverage:**

Lot coverage shall not exceed 40 percent, except that lots with a laneway home shall have a maximum lot coverage of 45 percent. (B/L No. 14588-23-09-11)

#### **103.4 Development Density. Gross Floor Area:**

- (1) In an R3a District the gross floor area of all floors shall not exceed the floor area ratio of:
  - (a) 0.60 for lots having a width of 22.5 m (73.8 ft.) or more;
  - (b) 0.55 for lots having a width of less than 22.5 m (73.8 ft.) but equal to or more than 21.8 m (71.5 ft.);
  - (c) 0.50 for lots having a width of less than 21.8 m (71.5 ft.) but equal to or more than 21 m (68.9ft.).  
(B/L No. 13983-19-03-25)
- (2) The gross floor area of all accessory buildings on a lot shall not exceed 56 m<sup>2</sup> (602.8 sq.ft.).
- (3) A maximum of 42 m<sup>2</sup> (452.1 sq.ft.) of a garage or carport shall not be included as gross floor area under subsection (1).
- (4) The gross floor area of all cellars other than those constructed in the “a” sub-district, including any garage or carport located in a cellar, shall not exceed the gross floor area of the floor next above it. (B/L No. 14542-23-02-13)
- (5) For a principal building that exists on December 16, 1991, and that contains a basement:
  - (a) the basement shall not have a floor area that exceeds the floor area of the floor next above it; and
  - (b) the floor area of the first floor located above the basement shall not exceed the greater of:
    - (i) the maximum gross floor area permitted under subsection 103.5(1) less 0.15 of the lot area; and
    - (ii) the gross floor area of the first floor that existed, or that was approved for construction by the issuance of a building permit, on or before February 6, 2023. (B/L No. 14542-23-02-13)

- (6) A laneway home may have a maximum gross floor area equal to the lesser of 0.20 of the lot area or 140 m<sup>2</sup> (1,507 sq. ft.). A garage attached to the laneway home shall be included in the calculation of gross floor area of the laneway home. (B/L No. 14588-23-09-11)

**103.5 Development Density. Above Grade Floor Area:**

- (1) For a principal building that exists on December 16, 1991, the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed the greater of (B/L No. 11032-99-12-13)
- (a) 0.20 of the lot area + 130 m<sup>2</sup> (1,399.4 sq.ft.), or
  - (b) 0.40 of the lot area.
- (2) For a principal building other than one that exists on December 16, 1991, the gross floor area for all floors, excluding the floor of a cellar, shall not exceed the greater of (B/L No. 11032-99-12-13)
- (a) 0.20 of the lot area + 130 m<sup>2</sup> (1,399.4 sq.ft.), or
  - (b) 0.40 of the lot area.
- (3) Where a garage or carport is attached to the principal building, the floor area in excess of 42 m<sup>2</sup> (452.1 sq.ft.) shall be included as above grade floor area under subsections (1) and (2).
- (4) For a single family dwelling, other than one located in an R3a District, that exists, or that was approved for construction by the issuance of a building permit, on or before March 25, 2019, the gross floor area of the first floor located above a cellar shall not exceed the greater of:
- (a) the maximum gross floor area permitted under subsection (1) or (2), as applicable, less 0.15 of the lot area; or
  - (b) the gross floor area of the first floor that existed, or that was approved for construction by the issuance of a building permit, on or before February 6, 2023.
- (B/L No. 14542-23-02-13)
- (5) For a single family dwelling other than one that exists, or that was approved for construction by the issuance of a building permit, on March 25, 2019, and other than one located in an R3a District, the gross floor area of the first floor located above a cellar shall not exceed the maximum floor area permitted under subsection (2) less 0.15 of the lot area. (B/L No. 14542-23-02-13)
- (6) The floor area of a laneway home shall be excluded from calculation of above grade floor area. (B/L No. 14588-09-11-23)

**103.6 Height of Principal Building:**

- (1) The height of a principal building shall not exceed
- (a) 2 1/2 storeys and 9.0 m (29.5 ft.) for a building with a sloping roof, or
  - (b) 2 1/2 storeys and 7.4 m (24.3 ft.) for a building with a flat roof
- as measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure, subject to the applicable exceptions in section 6.4.
- (2) Notwithstanding subsection (1), for a principal building that exists on December 16, 1991, the height of any addition, measured from the lower of the front average elevation or the rear average elevation to the highest point of the addition, shall not exceed 9.0 m (29.5 ft.) if the building has a sloping roof or 7.4 m (24.3 ft.) if the building has a flat roof, subject to the applicable exceptions in section 6.4. (B/L No. 11032-99-12-13)

**103.6.1 Height of a Laneway Home:**

- (1) Subject to the applicable exceptions in Section 6.4, no portion of a laneway home shall exceed a height of:
- (a) 2 storeys and 7.6 m (24.9 ft.) for a building with a sloping roof, or
  - (b) 2 storeys and 6.7 m (22.0 ft.) for a building with a flat roof;
- measured vertically from the lowest point along the perimeter of the laneway home from the lower of the natural or finished grade.
- (2) Notwithstanding subsection (1) of this section, where a laneway home meets or exceeds the highest performance standards for:
- (a) Step 5 of the BC Energy Step Code, and/or
  - (b) the BC Zero Carbon Step Code,
- the height may be increased by 0.5 m (1.64 ft).

(B/L No. 14588-23-09-11)

**103.7 Depth of Principal Building:**

The depth of a principal building shall not exceed the lesser of

- (a) 50 percent of the lot depth, or
- (b) 18.3 m (60.0 ft.)

**103.8 Front Yard:**

A front yard shall be provided of not less than 6.0 m (19.7 ft.) in depth, except that on a lot where the average front yard depth of the two adjacent lots on each side is more than the required front yard by at least 1.5 m (4.9 ft.), then the front yard shall be not less than that average, subject to section 6.12 (2.1).

**103.9 Side Yards:**

- (1) Side yards shall be provided on each side of the building of not less than 1.5 m (4.9 ft.) in width.
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 3.0 m (9.8 ft.) in width.

**103.10 Rear Yard:**

A rear yard shall be provided of not less than 7.5 m (24.6 ft.) in depth.

**103.11 Off-Street Vehicle Parking:**

Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 14636-24-03-11)