

105. RESIDENTIAL DISTRICT (R5)

This District provides for the use and development of two-family dwellings on larger lots in medium density residential areas.

105.1 Uses Permitted:

- (1) Single family dwellings
- (2) Two family dwellings (B/L No. 10351-96-04-15)
- (3) Group homes (B/L No. 10123-94-12-05)
- (4) Boarding, lodging or rooming houses for not more than 5 persons, when situated in a single family dwelling on a lot with an area of not less than 668.88 m² (7,200 sq.ft.), subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply. (B/L No. 13652-16-11-21)
- (5) Home occupations
- (6) Accessory buildings and uses
- (7) Repealed. (B/L No. 13063-12-05-14)
- (8) 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 m² (290.6 sq.ft.). (B/L No. 11153-00-11-06)

105.2 Lot Area and Width:

- (1) R5 Single Family Dwelling and Two Family Dwelling. Each lot shall have an area of not less than 557.40 m² (6,000 sq.ft.) and a width of not less than 15.0 m (49.2 ft.). (B/L No. 14588-23-09-11)
- (2) R5 Single Family Dwelling - Small. Notwithstanding section 105.2(1), where 30 percent or more of the existing lots with (B/L No. 11154-00-11-06)
 - (a) the zoning designations R4, R5, or R9, or
 - (b) the zoning designation RM3 that are developed with a single family dwelling and are designated on the Official Community Plan for single and two family residential usein the block front have a width of 13.72 m (45.0 ft.) or less, each lot shall have an area of not less than 334.40 m² (3,600.0 sq.ft.) and a width of not less than 9.15 m (30.0 ft.). (B/L No. 11273-01-09-17)
- (3) R5a Single Family Dwelling. Each lot shall have an area of not less than 840 m² (9,041.9 sq.ft.) and a width of not less than 21 m (68.9 ft.). (B/L No. 11726-04-05-10)
- (4) Repealed. (B/L No. 14588-23-09-11)

105.3 Lot Coverage:

- (1) Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building or a laneway home, shall have a maximum lot coverage of 45 percent. (B/L No. 14588-23-09-11)
- (2) Notwithstanding subsection (1), lot coverage shall not exceed 40 percent for lots in an R5a zoning district. (B/L No. 13838-18-03-12)

105.4 Development Density. Gross Floor Area:

- (1) The density of development shall not exceed:
- (a) in an R5 District on a lot developed with a two-family dwelling, the lesser of a floor area ratio of 0.60 or 370 m² (3,982.6 sq. ft.).
 - (b) in an R5a District, a floor area ratio of:
 - (i) 0.60 for lots having a width of 22.5 m (73.8 ft) or more;
 - (ii) 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.);
 - (iii) 0.50 for lots having a width of less than 21.8 m (71.5 ft.) but equal to or more than 21 m (68.9 ft.).(B/L No. 13983-19-03-25)
 - (c) in an R5 District, for a principal building that exists on December 16, 1991, and that contains a basement:
 - i. the basement shall not have a floor area that exceeds the floor area of the floor next above it; and
 - ii. the floor area of the first floor located above the basement shall not exceed the greater of:
 - A. the maximum gross floor area permitted under subsection 105.5(1) less 0.15 of the lot area; and
 - 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)
- (2) The gross floor area of all accessory buildings on a lot shall not exceed 56 m² (602.8 sq.ft.) except on a lot developed with a semi-detached dwelling, where the gross floor area shall not exceed 74.4 m² (800 sq.ft.). (B/L No. 12865-10-11-15)
- (3) A maximum of 42 m² (452.1 sq.ft.) of a garage or carport shall not be included as gross floor area under subsection (1).
- (4) For a single family dwelling other than one located in an R5a District, the gross floor area of all cellars, 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) A laneway home may have a maximum gross floor area equal to the lesser of 0.20 of the lot area or 140 m² (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)
- (6) In a semi-detached dwelling unit, the floor area of a floor containing a secondary suite shall not exceed the floor area of the storey next above or below it. (B/L No. 14588-23-09-11)
- (7) In a semi-detached dwelling unit, the floor area of a secondary suite shall be excluded from the calculation of gross floor area under Subsection (1)(a). (B/L No. 14588-23-09-11)
- (8) A semi-detached dwelling shall not be developed with a cellar. (B/L No. 14588-23-09-11)
- (9) A one-storey semi-detached dwelling that exists, or that was approved for construction by the issuance of a building permit, on September 18, 2023, and that contains a cellar may be developed with a secondary suite in the cellar provided that the gross floor area of the cellar shall not exceed that which existed on September 18, 2023. (B/L No. 14588-23-09-11)

105.5 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 m² (1,399.4 sq.ft.), or
 - (b) 0.40 of the lot area.

- (2) For a single family dwelling 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 m² (1,399.4 sq.ft.), or
(b) 0.40 of the lot area.
(B/L No. 10351-96-04-15)
- (3) For duplex dwellings and one storey semi-detached dwellings without secondary suites, the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed 116 m² (1,247.3 sq.ft.) per dwelling unit. (B/L No. 14588-23-09-11)
- (3.1) For a one storey semi-detached dwelling with a secondary suite, the gross floor area of the primary dwelling unit shall not exceed 116 m² (1,247.3 sq.ft.). (B/L No. 14588-23-09-11)
- (4) Where a garage or carport is attached to the principal building, the floor area in excess of 42 m² (452.1 sq.ft.) shall be included as above grade floor area under subsections (1), (2) and (3).
- (5) A two storey semi-detached dwelling shall not
(a) have a primary dwelling unit with a gross floor area greater than 185.8 m² (2,000 sq.ft.);,
(b) have a combined gross floor area of the two primary dwelling units that exceeds 0.30 of the lot area plus 139.35 m² (1,500 sq.ft.); or,
(c) have a primary dwelling unit with a second storey floor area less than one-third of its constructed gross floor area.
(B/L No. 14588-23-09-11)
- (6) For a single family dwelling, other than one located in an R5a 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)
- (7) 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 R4a 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)
- (8) The floor area of a laneway home shall be excluded from calculation of above grade floor area. (B/L No. 14588-23-09-11)

105.6 Height of Principal Building. Single Family Dwelling:

- (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)

105.6.1 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)

105.7 Height of Principal Building. Two Family Dwellings:

- (1) Duplex Dwelling:
A duplex dwelling shall not exceed 2 storeys and, subject to the applicable exceptions in section 6.4, the height 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 measured from the lower of the front average elevation or rear average elevation
- (a) to the highest point of the structure, or
 - (b) if the duplex dwelling existed on December 16, 1991, to the highest point of the addition. (B/L No. 11032-99-12-13)
- (2) Semi-detached Dwelling without a secondary suite:
Subject to the applicable exceptions in Section 6.4, the height of a semi-detached dwelling without a secondary suite shall not exceed the following:
- (a) for a one-storey dwelling, 5.5 m (18.0 ft.) measured from the front average elevation to the highest point of structure,
 - (b) for a two-storey dwelling with a sloping roof, 9.0 m (29.5 ft.) measured from the lower of the front average elevation or the rear average elevation to highest point of the structure, and,
 - (c) for a two-storey dwelling with a flat roof, 7.4 m (24.3 ft.) measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure.
- (B/L No. 14588-23-09-11)
- (3) Semi-detached Dwelling with a secondary suite other than a ground level suite:
Subject to the applicable exceptions in Section 6.4, the height of a semi-detached dwelling with a secondary suite other than a ground level suite shall not exceed the following:
- (a) for a one-storey semi-detached dwelling, 5.5 m (18.0 ft.) measured from the front average elevation to the highest point of the structure; and
 - (b) for a two-storey semi-detached dwelling:
 - (i) for a building with a sloping roof, 9 m (29.5 ft.) measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure; and
 - (ii) for a building with a flat roof, 7.4 m (24.3 ft.) measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure. (B/L No. 14588-23-09-11)

- (4) Semi-detached Dwelling with ground level suite:
Subject to the applicable exceptions in Section 6.4, the height of a semi-detached dwelling with a ground level suite shall not exceed the following:
- (a) for a one-storey semi-detached dwelling:
 - (i) for a building with a sloping roof, 7.62 m (25 ft.) measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure; and
 - (ii) for a building with a flat roof, 6.1 m (20 ft.) measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure; and
 - (b) for a two-storey semi-detached dwelling:
 - (i) for a building with a sloping roof, 10.5 m (34.4 ft.) measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure; and
 - (ii) for a building with a flat roof, 8.9 m (29.2 ft.) measured from the lower of the front average elevation or the rear average elevation to the highest point of the structure. (B/L No. 14588-23-09-11)
- (5) In a semi-detached dwelling with a secondary suite, a basement or floor containing a ground level suite shall not be considered a storey. (B/L No. 14588-23-09-11)

105.8 Depth of Principal Building:

- (1) The depth of a principal building, other than a two-family dwelling with an attached garage, shall not exceed the lesser of 50 percent of the lot depth or 18.3 m (60 ft.).
 - (2) The depth of a two-family dwelling with an attached garage shall not exceed the lesser of 50 percent of the lot depth or 19.8 m (65 ft.)
- (B/L No. 10397-96-07-22)

105.9 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).

105.10 Side Yards:

- (1) Side yards shall be provided with a minimum width of 1.5 m (4.9 ft.).
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 3.0 m (9.84 ft.) in width.
- (3) Any lot with a width of less than 12.1 m (40 ft.) shall be provided with a side yard on each side of the building that is not less than 1.22 m (4.0 ft.) in width, and in the case of a corner lot, the side yard adjoining the flanking street shall be not less than 1.83 m (6.0 ft.) in width. (B/L No. 11154-00-11-06)

105.11 Rear Yard:

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

105.12 Off-Street Vehicle Parking:

- (1) Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 14636-24-03-11)
- (2) Parking for a two storey semi-detached dwelling without a secondary suite shall be provided in a detached garage or carport at the rear of the lot except where there is no abutting lane or the Director Engineering is satisfied that access from a lane is not feasible because of an extreme grade, in which case a garage or carport having a maximum area of 42 m² (452.1 sq.ft.) may be attached to the dwelling.