

## **109. RESIDENTIAL DISTRICT (R9)**

This District provides for single family residential development on small lots in areas of 0.81 or more hectares (2 or more acres) that are undergoing comprehensive development or redevelopment.

### **109.1 Uses Permitted:**

- (1) Single family dwellings
- (2) Home occupations
- (3) Accessory buildings and uses.

### **109.2 Lot Area and Width:**

- (1) R9 District. Each lot shall have an area of not less than 372 m<sup>2</sup> (4,000 sq.ft.) and a width of not less than 12.2 m (40 ft.).
- (2) R9a District. Each lot shall have an area of not less than 505 m<sup>2</sup> (5,435.9 sq.ft.) and a width of not less than 14 m (45.9 ft.).

### **109.3 Lot Coverage:**

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)

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

- (1) In an R9a District, the gross floor area of all floors shall not exceed the floor area ratio of 0.60. (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 109.5(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)

**109.5 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 R9a 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 R9a District, the gross floor area of the first floor located above a cellar shall not exceed the maximum gross 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. 14588-23-09-11)

**109.6 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 roofas 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)

**109.6.1 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)

**109.7 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.).

**109.8 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).

**109.9 Side Yards:**

- (1) Side yards shall be provided on each side of the building of not less than 1.2 m (3.9 ft.) in width, except that where the width of the lot is reduced below 12.2 m (40 ft.), the required side yard on each side of the building may be reduced to a minimum of 10 percent of the lot width, provided that the minimum side yard on any one side shall be not less than 0.9 m (3.0 ft.).
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 2.4 m (7.9 ft.) in width, except that where the width of the lot is reduced below 12.2 m (40 ft.), the required side yard adjoining the flanking street may be reduced to a minimum width of 1.8 m (5.9 ft.). (B/L No. 11154-00-11-06)

**109.10 Rear Yard:**

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

**109.11 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)