

## **112. RESIDENTIAL DISTRICT (R12)**

This District provides for single family and two family dwellings on small lots in defined residential neighbourhoods which have been approved by City Council for a zoning change to this District following a neighbourhood consultation process.

(B/L No. 11154-00-11-06)

### **112.1 Uses Permitted:**

- (1) Single family dwellings
  - (2) Semi-detached dwellings (B/L No. 14588-23-09-11)
  - (3) Group homes
  - (4) Home occupations
  - (5) Accessory buildings and uses
  - (6) Repealed. (B/L No. 13063-12-05-14)
  - (7) 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)

### **112.1A Uses Permitted in an R12S Zoning District:**

Uses permitted in Residential District (R12) except that a two-family dwelling is not permitted on a lot having a width of less than 13.7 m (45 ft.), whether or not the lot has lane access.

(B/L No. 11518-03-05-12)

### **112.2 Lot Area and Width:**

Each lot shall have an area of not less than 306.57 m<sup>2</sup> (3,300 sq.ft.) and a width of not less than 9.15 m (30 ft.), but a two-family dwelling is not permitted on a lot that is less than 13.7 m (45 ft.) wide unless the lot has lane access.

### **112.3 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)

### **112.4 Development Density. Gross Floor Area. Single Family Dwelling:**

- (1) For a principal building of a single family dwelling that exists on October 1, 1994, 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 112.4.1(1) less 0.15 of the lot area; or
    - (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.
- (2) The gross floor area of all accessory buildings on a lot shall not exceed 56.0 m<sup>2</sup> (602.8 sq.ft.).

- (3) 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.
- (4) A maximum of 42.0 m<sup>2</sup> (452.1 sq.ft.) of an attached garage or carport shall not be included as gross floor area under subsection (1).

(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 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)

**112.4.1 Development Density. Above Grade Floor Area. Single Family Dwelling:**

- (1) For a principal building of a single family dwelling that exists on October 1, 1994, the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed the greater of:
  - (a) 0.20 of the lot area plus 130.0 m<sup>2</sup> (1,399.4 sq.ft.) or
  - (b) 0.40 of the lot area.
- (2) For a principal building of a single family dwelling that is constructed after October 1, 1994, the gross floor area for all floors, excluding the cellar, shall not exceed the greater of:
  - (a) 0.20 of the lot area plus 130.0 m<sup>2</sup> (1,399.4 sq.ft.) or
  - (b) 0.40 of the lot area.
- (3) In a principal building of a single family dwelling that exists, or that was approved for construction by the issuance of a building permit, on or before February 6, 2023, the gross floor area of the first floor located above any crawl space, ground surface, or 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 located above such crawl space, ground surface, or cellar that existed, or that was approved for construction by the issuance of a building permit, on or before February 6, 2023.
- (4) In a principal building of a single family dwelling other than one that exists, or that was approved for construction by the issuance of a building permit, on or before February 6, 2023, the gross floor area of the floor next above a cellar shall not exceed the maximum floor area permitted under subsection (2) less 0.15 of the lot area.
- (5) A maximum 42.0 m<sup>2</sup> (452.1 sq.ft.) of a garage or carport attached to any part of the principal building other than the cellar shall not be included as above grade floor area under subsections (1) and (2).

(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)

**112.5 Development Density. Two-Family Dwelling:**

- (1) For a lot that is less than 464.5 m<sup>2</sup> (5,000 sq.ft.), the combined gross floor area of the two primary dwelling units shall not exceed 0.60 of the lot area. (B/L No. 14598-23-11-06)
- (2) For a lot that is 464.5 m<sup>2</sup> (5,000 sq.ft.) or more, the combined gross floor area of the two primary dwelling units shall not exceed the lesser of 0.30 of the lot area plus 139.35 m<sup>2</sup> (1,500 sq.ft.), or 370 m<sup>2</sup> (3,982.8 sq.ft.). (B/L No. 14598-23-11-06)
- (3) The gross floor area of each primary dwelling unit shall not exceed 185.8 m<sup>2</sup> (2,000 sq.ft.). (B/L No. 14598-23-11-06)
- (4) The gross floor area of the second floor of each primary dwelling unit shall not be less than one-third of the constructed gross floor area of the primary dwelling unit. (B/L No. 14588-23-09-11)

- (5) A two-family dwelling shall not be developed with a cellar.
- (6) In a semi-detached dwelling unit, the floor area of a secondary suite shall be excluded from the calculation of gross floor area under subsections (1), (2) and (3). (B/L No. 14588-23-09-11)
- (7) In a semi-detached dwelling unit, the floor area of a floor containing secondary suite shall not exceed the floor area of the storey next above or below it. (B/L No. 14588-23-09-11)

**112.6 Height of Principal Building:**

- (1) The height of a principal building shall not exceed,
  - (a) for a single family dwelling, 9 m (29.5 ft.) for a house with a sloping roof and 7.4 m (24.3 ft.) for a house with a flat roof;
  - (b) for a two-family dwelling, (excluding a semi-detached dwelling with a secondary suite) 7.62 m (25 ft.) for a house with a sloping roof and 6.1 m (20 ft.) for a house with a flat roof;
  - (c) for a semi-detached dwelling with a secondary suite other than a ground level suite, 9 m (29.5 ft.) for a building with a sloping roof and 7.4 m (24.3 ft.) for a building with a flat roof; and
  - (d) for a semi-detached dwelling with a ground level suite, 10.5 m (34.4 ft.) for a building with a sloping roof and 8.9 m (29.2 ft.) for a building with a flat roof.
 (B/L No. 14588-23-09-11)
- (2) Subject to the applicable exceptions in section 6.4(3), the building height shall be measured from the lower of the front or rear average elevations to the highest point of the structure unless an addition is proposed to a building that exists on October 1, 1994, in which case the height shall be measured from the lower of the front or rear average elevations to the highest point of the addition.
- (3) 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)

**112.6.1 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)

**112.7 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)

**112.8 Front Yard:**

A front yard shall be provided of not less than 6.1 m (20 ft.) in depth, except that where the average front yard depth of the two adjacent lots on each side exceeds the required front yard by at least 1.5 m (4.9 ft.), then the front yard shall not be less than that average, subject to section 6.12(2.1)

**112.9 Side Yards:**

- (1) Side yards shall be provided on each side of the building having a minimum width of
  - (a) 1.22 m (4 ft.) if the lot is less than 13.7 m (45 ft.) in width,
  - (b) 1.53 m (5 ft.) if the lot is 13.7 m (45 ft.) or greater in width.
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than
  - (a) 1.83 m (6.0 ft.) in width if the lot is less than 13.7 m (45 ft.) in width,
  - (b) 3.0 m (9.8 ft.) in width if the lot is 13.7 m (45 ft.) or greater in width.

**112.10 Rear Yards:**

A rear yard shall be provided of not less than 7.46 m (24.5 ft.).

**112.11 Off-Street Vehicle Parking:**

- (1) Single Family Dwelling. A lot developed with a single family dwelling shall be provided with at least one on-site parking space, and if the lot has lane access any garage or carport, whether attached or detached from the house, must be located at the rear of the house or in the rear yard.
- (2) Two-Family Dwelling. Where a lot is developed with a two-family dwelling,
  - (a) at least two on-site parking spaces shall be provided,
  - (b) any attached garage shall have a maximum area of 42 m<sup>2</sup> (452 sq.ft.), and
  - (c) a garage or carport must be detached and located in the rear yard if
    - (i) the lot is less than 13.7 m (45 ft.) wide, or
    - (ii) the lot is 13.7 m (45 ft.) or more in width and there is a lane access.

(B/L No. 10397-96-07-22)
- (3) Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 14636-24-03-11)

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

(B/L No. 10124-94-12-05)