

Part 6 Residential Zones

6.10 Residential Low-Density Zone: R-L

Key Information

6.10.1 This Zone allows Development of low-density housing and compatible Non-Residential Uses.

<p>6.10.2 Permitted Uses</p> <ul style="list-style-type: none"> 6.10.2.1 Accessory Building 6.10.2.2 Backyard Suite in Timberlands North neighbourhood 6.10.2.3 Home Occupation Minor 6.10.2.4 House 6.10.2.5 House Suite 6.10.2.6 Show Home
<p>6.10.3 Discretionary Uses</p> <ul style="list-style-type: none"> 6.10.3.1 Backyard Suite outside Timberlands North neighbourhood 6.10.3.2 Day Care Facility 6.10.3.3 Duplex 6.10.3.4 Home Occupation Major 6.10.3.5 Public Assembly 6.10.3.6 Supportive Living Accommodation 6.10.3.7 Temporary Care Facility

Regulations

6.10.4 Minimum Dimensions		
Use	Site Area	Frontage
House	324.0m ²	12.0m
Duplex	232.0m ² per Dwelling Unit	7.6m per Dwelling Unit

Public Assembly	800.0m ²	12.0m
All other uses	324.0m ²	12.0m

6.10.5 Minimum Setbacks			
Use	Front Yard	Rear Yard	Side Yard
House	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	1.5m
Duplex	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	Boundary with a party wall: 0.0m Interior Side Setback without entrance: 1.5m Interior Side Setback with entrance: 2.4m Exterior Side Setback without entrance: 1.5m Exterior Side Setback with entrance: 2.4m
All other Uses	Building with no front attached Garage or Parking Pad: 3.0m Buildings with front attached Garage or Parking Pad: 6.0m	7.5m	1.5m

6.10.6 Despite any other section in this Bylaw, the Live Portion of the Dwelling Unit of a House with a Backyard Suite that fronts a P-1 Zone must be Setback a minimum of 2.0m and a maximum of 3.0m.

6.10.7 Despite any other section in this Bylaw, on a Site with no lane, a House with a Garage in the Rear Yard must have 1 Side Yard that is at least 3.0m.

6.10.8 Building Height, Site Coverage, and Landscaping	
Category	Regulations
Building Height	Maximum: 3 storeys with an overall maximum height of 15.0m measured from Grade
Site Coverage	Maximum: 45%, unless the Site contains a Backyard Suite, then 60%
Landscaped Area	Minimum: 30% of Site Area, and including 20% of the Front Yard for a House or Duplex

6.10.9 Front attached Garages on Sites less than 27.0m deep must meet the following regulations:

- 6.10.9.1 the front attached Garage must not be closer to the Street than the Live Portion of the Dwelling Unit;
- 6.10.9.2 the Garage cannot be wider than 67% of the entire front face of the Live Portion of the Dwelling Unit and Garage combined;
- 6.10.9.3 the width of the front Driveway must not be wider than the front Façade of the Garage.

6.20 Residential Wide Zone: R-W

Key Information

- 6.20.1 This Zone allows for Development of low-density housing and compatible non-Residential uses on Sites with a narrower Side Yard Setback, resulting in a wider Building Footprint.

<p>6.20.2 Permitted Uses</p> <p>6.20.2.1 Accessory Building</p> <p>6.20.2.2 Backyard Suite in the Timberlands North neighbourhood</p> <p>6.20.2.3 Home Occupation Minor</p> <p>6.20.2.4 House</p> <p>6.20.2.5 House Suite</p> <p>6.20.2.6 Show Home</p>
<p>6.20.3 Discretionary Uses</p> <p>6.20.3.1 Backyard Suite outside the Timberlands North neighbourhood</p> <p>6.20.3.2 Day Care Facility</p> <p>6.20.3.3 Duplex</p> <p>6.20.3.4 Home Occupation Major</p> <p>6.20.3.5 Public Assembly</p> <p>6.20.3.6 Supportive Living Accommodation</p> <p>6.20.3.7 Temporary Care Facility</p>

Regulations

6.20.4 Minimum Dimensions		
Use	Site Area	Frontage
House	324.0m ²	12.0m
Duplex	232.0m ² per Dwelling Unit	7.6m per Dwelling Unit

Public Assembly	800.0m ²	12.0m
All other Uses	324.0m ²	12.0m

6.20.5 Minimum Setbacks			
Use	Front Yard	Rear Yard	Side Yard
House	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	1.25m
Duplex	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	Boundary with a party wall: 0.0m Interior Side Setback without entrance: 1.25m Interior Side Setback with entrance: 2.4m Exterior Side Setback without entrance: 1.25m Exterior Side Setback with entrance: 2.4m
All other uses	Buildings with no front attached Garage: 3.0m Buildings with a front attached Garage: 6.0m	7.5m	1.25m

6.20.6 Despite any other section in this Bylaw, the Live Portion of the Dwelling Unit of a House with a Backyard Suite that fronts a P-1 Zone must be Setback a minimum or 2.0m and a maximum of 3.0m.

6.20.7 Despite any other section in this Bylaw, on a Site with no lane, a House with a Garage in the Rear Yard must have 1 Side Yard at least 3.0m wide

6.20.8 Building Height, Site Coverage, and Landscaping	
Category	Regulations
Building Height	Maximum: 3 storeys, with an overall maximum height of 15.0m measured from Grade
Site Coverage	Maximum: 45%, unless the Site contains a Backyard Suite, then 60%
Landscaped Area	Minimum: 30% of Site Area, and including 20% of the Front Yard for a House or Duplex

6.20.9 Front attached Garages on Sites less than 27.0m deep must meet the following regulations:

- 6.20.9.1 the front attached Garage must not be closer to the street than the Live Portion of the Dwelling Unit;
- 6.20.9.2 the Garage cannot be wider than 67% of the entire front façade of the Live Portion of the Dwelling Unit and Garage combined;
- 6.20.9.3 the width of the front Driveway must not be wider than the front Façade of the Garage.

6.30 Residential Narrow Lot Zone: R-N

Key Information

- 6.30.1 This Zone allows for Houses and compatible non-Residential uses on narrower Sites and Zero Lot Line Developments, creating a higher density than the Residential Low-Density (R-L) Zone.

<p>6.30.2 Permitted Uses</p> <p>6.30.2.1 Accessory Building</p> <p>6.30.2.2 Home Occupation Minor</p> <p>6.30.2.3 House</p> <p>6.30.2.4 House Suite</p> <p>6.30.2.5 Show Home</p>
<p>6.30.3 Discretionary Uses</p> <p>6.30.3.1 Backyard Suite</p> <p>6.30.3.2 Day Care Facility</p> <p>6.30.3.3 Home Occupation Major</p> <p>6.30.3.4 Public Assembly</p> <p>6.30.3.5 Supportive Living Accommodation</p> <p>6.30.3.6 Temporary Care Facility</p>

Regulations

6.30.4 Minimum Dimensions			
	House with Zero Lot Line	Public Assembly	All Other Uses
Site Area	225.0m ²	800.0m ²	273.0m ²
Frontage	7.5m	9.1m	9.1m

6.30.5 Minimum Setbacks			
Use	Front Yard	Rear Yard	Side Yard
House with Zero Lot Line	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	0.0m on 1 interior Side Setback plus 1.5m on the other Side Yard Setback
House with no Zero Lot Line	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	1.25m
All other uses	Buildings with no front attached Garage: 3.0m Buildings with a front attached Garage: 6.0m	7.5m	1.25m

6.30.6 Building Height, Site Coverage, and Landscaping			
Use	Maximum Building Height	Maximum Site Coverage	Minimum Landscaped Area
House with Zero Lot Line	3 storeys with an overall maximum height of 15.0m measured from Grade	60%	30% of Site Area, and including 20% of the Front Yard
House with no Zero Lot Line	3 storeys with an overall maximum height of 15.0m measured from Grade	45%, unless the Site contains a Backyard Suite, then 60%	30% of Site Area, and including 20% of the Front Yard
All Other Uses	3 storeys with an overall maximum height of 15.0m measured from Grade	45%	30% of Site Area

6.30.7 Zero Lot Line Development

6.30.7.1 Zero Lot Line Developments are only permitted for Houses.

6.30.7.2 The landowners of the Site proposed for Development and the affected Adjacent Site must register the following on both titles:

6.30.7.2.1 a minimum 1.5m private maintenance easement;

6.30.7.2.2 a 0.3m eave encroachment easement specifying that eaves must not be closer than 0.9m to eaves on the Adjacent Site; and

6.30.7.2.3 a 0.6m footing encroachment.

6.40 Residential Duplex Zone: R-D

Key Information

6.40.1 This Zone allows Development of Duplexes and compatible non-Residential uses.

<p>6.40.2 Permitted Uses</p> <p>6.40.2.1 Accessory Building</p> <p>6.40.2.2 Duplex</p> <p>6.40.2.3 Home Occupation Minor</p> <p>6.40.2.4 House</p> <p>6.40.2.5 House Suite</p> <p>6.40.2.6 Show Home</p>
<p>6.40.3 Discretionary Uses</p> <p>6.40.3.1 Backyard Suite</p> <p>6.40.3.2 Day Care Facility</p> <p>6.40.3.3 Home Occupation Major</p> <p>6.40.3.4 Public Assembly</p> <p>6.40.3.5 Supportive Living Accommodation</p> <p>6.40.3.6 Temporary Care Facility</p>

Regulations

6.40.4 Minimum Dimensions		
Uses	Site Area	Frontage
House	324.0m ²	12.0m
Duplex	232.0m ² per Dwelling Unit	7.6m per Dwelling Unit
Public Assembly	800.0m ²	12.0m
All other uses	324.0m ²	12.0m

6.40.5 Minimum Setbacks			
Uses	Front Yard	Rear Yard	Side Yard
House	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	1.5m
Duplex	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	Boundary with a party wall: 0.0m Interior Side Setback without entrance: 1.25m Interior Side Setback with entrance: 2.4m Exterior Side Setback without entrance: 1.25m Exterior Side Setback with entrance: 2.4m
All other uses	Buildings with no front attached Garage or Parking Pad: 3.0m Buildings with front attached Garage or Parking Pad: 6.0m	7.5m	1.5m

6.40.6 Despite any other section in this Bylaw, the Live Portion of the Dwelling Unit of a House with a Backyard Suite that fronts a P-1 Zone must be Setback a minimum of 2.0m and a maximum of 3.0m.

6.40.7 Despite any other section in this Bylaw, on a Site with no lane, a House with a Garage in the Rear Yard must have 1 Side Yard that is at least 3.0m.

6.40.8 Building Height, Site Coverage, and Landscaping	
Category	Regulations
Building Height	Maximum: 3 storeys with an overall maximum height of 15.0m measured from Grade
Site Coverage	Maximum: 45%, unless the Site contains a Backyard Suite, then 60%
Landscaped Area	Minimum: 30% of Site Area, and including 20% of the Front Yard for a House or Duplex

6.40.9 Front attached Garages on Sites less than 27.0m deep must meet the following regulations:

- 6.40.9.1 the front attached Garage must not be closer to the Street than the Live Portion of the Dwelling Unit;
- 6.40.9.2 the Garage cannot be wider than 67% of the entire front façade of the Live Portion of the Dwelling Unit and Garage combined;
- 6.40.9.3 the width of the front Driveway must not be wider than the front Façade of the Garage.

6.50 Residential Medium-Density Zone: R-M

Key Information

- 6.50.1 This Zone allows for a mix of housing types and suitable non-Residential uses, creating density that is compatible with Adjacent low-density or high-density Zones.

<p>6.50.2 Permitted Uses</p> <p>6.50.2.1 Accessory Building</p> <p>6.50.2.2 Apartment</p> <p>6.50.2.3 Duplex</p> <p>6.50.2.4 Home Occupation Minor</p> <p>6.50.2.5 Show Home</p> <p>6.50.2.6 Townhouse</p>
<p>6.50.3 Discretionary Uses</p> <p>6.50.3.1 Backyard Suite</p> <p>6.50.3.2 Day Care Facility</p> <p>6.50.3.3 Home Occupation Major</p> <p>6.50.3.4 House</p> <p>6.50.3.5 House Suite</p> <p>6.50.3.6 Public Assembly</p> <p>6.50.3.7 Supportive Living Accommodation</p> <p>6.50.3.8 Temporary Care Facility</p>

Regulations

6.50.4 Minimum Dimensions		
Use	Site Area	Frontage
House	324.0m ²	12.0m

Duplex	232.0m ² per Dwelling Unit	7.6m per Dwelling Unit
Townhouse	125.0m ² per Dwelling Unit	15.0m; or 6.1m per Dwelling Unit if all Dwelling Units are developed at Grade
Apartment	-	18.0m
Public Assembly	800.0m ²	12.0m
All other uses	324.0m ²	12.0m

6.50.5 Minimum Setbacks			
Use	Front Yard	Rear Yard	Side Yard
House	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	1.5m
Duplex	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	Boundary with a party wall: 0.0m Interior Side Setback without entrance: 1.5m Interior Side Setback with entrance: 2.4m Exterior Side Setback without entrance: 1.5m Exterior Side Setback with entrance: 2.4m

Townhouse	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	Boundary with a party wall: 0.0m Interior Side Setback without entrance: 1.5m Interior Side Setback with entrance: 2.4m Exterior Side Setback without entrance: 1.5m Exterior Side Setback with entrance: 2.4m
Apartment	4.5m	7.5m	3.0m
All other Uses	Building with no front attached Garage or Parking Pad: 3.0m Buildings with front attached Garage or Parking Pad: 6.0m	7.5m	1.5m

6.50.6 Despite any other section in this Bylaw, on a Site with no lane, a House with a Garage in the Rear Yard must have 1 Side Yard that is at least 3.0m to allow access.

6.50.7 Building Height, Site Coverage, and Landscaping			
Use	Maximum Building Height	Maximum Site Coverage	Minimum Landscaped Area
House	3 storeys with an overall maximum height of 15.0m measured from Grade	45%, unless the Site contains a Backyard Suite, then 60%	30% of Site Area, and including 20% of the Front Yard
Duplex	3 storeys with an overall maximum height of 15.0m measured from Grade	45%	30% of Site Area, and including 20% of the Front Yard

Townhouse	3 storeys with an overall maximum height of 15.0m measured from Grade	45%	30% of Site Area, and including 20% of the Front Yard
Apartment	3 storeys	45%	30%
All other Uses	3 storeys	45%	30%

6.60 Residential High-Density Zone: R-H

Key Information

- 6.60.1 This Zone allows for a mixture of housing types and compatible non-Residential uses at higher densities and Building Heights than other Residential Zones.

<p>6.60.2 Permitted Uses</p> <p>6.60.2.1 Accessory Building</p> <p>6.60.2.2 Apartment</p> <p>6.60.2.3 Day Care Facility</p> <p>6.60.2.4 Home Occupation Minor</p> <p>6.60.2.5 Show Home</p> <p>6.60.2.6 Townhouse</p>
<p>6.60.3 Discretionary Uses</p> <p>6.60.3.1 Backyard Suite</p> <p>6.60.3.2 Home Occupation Major</p> <p>6.60.3.3 House Suite</p> <p>6.60.3.4 Public Assembly</p> <p>6.60.3.5 Supportive Living Accommodation</p> <p>6.60.3.6 Temporary Care Facility</p>

Regulations

6.60.4 Minimum Dimensions		
Use	Site Area	Frontage
Townhouse	125.0m ² per Dwelling Unit	15.0m, or if all Dwelling Units are Developed at Grade: 6.1m per dwelling unit

Apartment	-	18.0m
Public Assembly	800.0m ²	12.0m
All other uses	324.0m ²	12.0m

6.60.5 Minimum Setbacks			
Use	Front Yard	Rear Yard	Side Yard
Townhouse	Live Portion of Dwelling Unit: 3.0m Attached Garage part of Dwelling Unit: 6.0m	7.5m; or With a rear attached Garage: 6.0m	Boundary with a party wall: 0.0m Interior Side Setback without entrance: 1.5m Interior Side Setback with entrance: 2.4m Exterior Side Setback without entrance: 1.5m Exterior Side Setback with entrance: 2.4m
All Other Uses	4.5m	7.5m	3.0m

6.60.6 Building Height, Site Coverage, and Landscaping			
Use	Maximum Building Height	Maximum Site Coverage	Minimum Landscaped Area
Townhouse	3 storeys with an overall maximum height of 15.0m measured from Grade	60%	30% of Site Area, and including 20% of the Front Yard
All other Uses	6 storeys or a maximum height of 30.0m except for Sites within the Downtown core area (Figure 7.10-1), where there is no maximum height	60%	30%

Existing Building of more than 6 storeys outside Greater Downtown Action Plan	May be structurally altered, or replaced with a Building of equal or fewer storeys	60%	30%
-------------------------------------------------------------------------------	------------------------------------------------------------------------------------	-----	-----

6.70 Residential Small-Scale Mixed-Use Zone: R-SMU

Key information

6.70.1 This Zone allows Mixed-Use Buildings with limited Building Heights.

6.70.2 Each Principal Building has ground-level Commercial space, and typically a Townhouse-style Development.

<p>6.70.3 Permitted Uses</p> <ul style="list-style-type: none"> 6.70.3.1 Accessory Building 6.70.3.2 Home Occupation Minor 6.70.3.3 Mixed-Use Building 6.70.3.4 Show Home
<p>6.70.4 Permitted Uses on ground floor in a Mixed-Use Building</p> <ul style="list-style-type: none"> 6.70.4.1 Commercial Service Facility 6.70.4.2 Cultural Facility 6.70.4.3 Health and Medical Services 6.70.4.4 Information Service Provider 6.70.4.5 Merchandise Sales and Rentals, excluding all uses where the primary focus is adult oriented merchandise 6.70.4.6 Professional Office
<p>6.70.5 Discretionary Uses</p> <ul style="list-style-type: none"> 6.70.5.1 Day Care Facility 6.70.5.2 Home Occupation Major 6.70.5.3 Supportive Living Accommodation 6.70.5.4 Temporary Care Facility
<p>6.70.6 Discretionary Uses on ground floor in a Mixed-Use Building</p> <ul style="list-style-type: none"> 6.70.6.1 Commercial Entertainment Facility 6.70.6.2 Indoor Recreation Facility 6.70.6.3 Restaurant

6.70.6.4 Specialty Food Service

Regulations

6.70.7 Minimum Dimensions		
Use	Site Area	Frontage
All Uses	185.0m ²	6.1m

6.70.8 Minimum Setbacks		
Front Yard	Rear Yard	Side Yard
3.0m	Building with no rear attached Garage: 1.5m Building with a rear attached Garage: 6.0m	Interior Side Setback: 0.0m Interior Side Setback for Sites Abutting a non-Mixed-Use Building: 1.8m Exterior Side Setback: 1.8m

6.70.9 Building Height	
Minimum Building Height	Maximum Building Height
2 storeys	3 storeys with an overall maximum of 15.0m measured from Grade

6.70.10 All Mixed-Use Buildings must meet the following regulations, which cannot be varied:

- 6.70.10.1 each Building must have Main Floor Commercial uses;
- 6.70.10.2 each Building must have a minimum of 3 Residential units;
- 6.70.10.3 each Commercial and Residential unit must have Road level access that is not shared; and
- 6.70.10.4 the Building must not have a front attached Garage.

6.80 Residential Acreage Zone: R-A

Key Information

- 6.80.1 This Zone regulates existing acreage Developments annexed by the City.
- 6.80.2 This Zone does not allow creation of new acreages.
- 6.80.3 This Zone does not allow for subdividing additional acreages.

The City does not allow new acreages within City limits. These rules only apply to acreages that already existed before the City annexed the land.

6.80.4 Permitted Uses

- 6.80.4.1 Accessory Building, 100.0m² or less
- 6.80.4.2 Home Occupation Minor
- 6.80.4.3 House
- 6.80.4.4 House Suite
- 6.80.4.5 Show Home

6.80.5 Discretionary Uses

- 6.80.5.1 Accessory Building greater than 100.0m²
- 6.80.5.2 Backyard Suite
- 6.80.5.3 Day Care Facility
- 6.80.5.4 Home Occupation Major
- 6.80.5.5 Public Assembly
- 6.80.5.6 Supportive Living Accommodation
- 6.80.5.7 Temporary Care Facility

Regulations

6.80.6 Minimum Dimensions			
Use	Site Area	Frontage	Lot Depth
Public Assembly	800.0m ²	Existing Frontage on date Site was annexed or rezoned, whichever is more recent	Existing lot depth on date Site was annexed or rezoned, whichever is more recent
All other Uses	Existing Site Area on date Site was annexed or rezoned, whichever is more recent	Existing Frontage on date Site was annexed or rezoned, whichever is more recent	Existing lot depth on date Site was annexed or rezoned, whichever is more recent

6.80.7 R-A Zone Regulations	
Category	Regulations
Front Yard Setback	Minimum: 10.0m
Rear Yard Setback	Minimum: 7.5m
Side Yard Setback	Minimum: 3.0m
Building Height	Maximum: 3 storeys with an overall maximum height of 15.0m measured from Grade
Site Coverage	Maximum: 45%
Landscaped Area	Minimum: 30% of the Site Area, and including 20% of the Front Yard for a House

6.90 Residential Manufactured Home Zone: R-MH

Key Information

6.90.1 This Zone allows for Manufactured Homes, Manufactured Home Parks, and compatible non-Residential uses.

<p>6.90.2 Permitted Uses</p> <p>6.90.2.1 Accessory Building</p> <p>6.90.2.2 Home Occupation Minor</p> <p>6.90.2.3 Manufactured Home</p> <p>6.90.2.4 Manufactured Home Park</p> <p>6.90.2.5 Show Home</p>
<p>6.90.3 Discretionary Uses</p> <p>6.90.3.1 Backyard Suite</p> <p>6.90.3.2 Day Care Facility</p> <p>6.90.3.3 Home Occupation Major</p> <p>6.90.3.4 House</p> <p>6.90.3.5 House Suite</p> <p>6.90.3.6 Public Assembly</p> <p>6.90.3.7 Supportive Living Accommodation</p> <p>6.90.3.8 Temporary Care Facility</p>

Regulations

6.90.4 Minimum Dimensions		
Uses	Site Area	Frontage
Manufactured Home Park	1.0ha	-
Manufactured Home on a Manufactured Home Lot	324.0m ²	10.5m
Manufactured Home on a subdivided Site or condominium Site	324.0m ²	10.5m