

## 8.9 Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)

### 8.9.1 Purpose

The **zone** provides for high **density town housing** with a parking **structure** and other compatible **uses** in the **City Centre**. The **zone** is divided into 4 sub-zones, each provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives either at a **density** of 0.9 **floor area ratio** (RTP1), 1.0 **floor area ratio** (RTP2), 1.1 **floor area ratio** (RTP3) or 1.2 **floor area ratio** (RTP4).

### 8.9.2 Permitted Uses

- **child care**
- **housing, town**
- **live/work dwelling**

### 8.9.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **home-based business**
- **secondary suite** [Bylaw 9715, May 15/17]

### 8.9.4 Permitted Density

1. The maximum **floor area ratio** is 0.60, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.9.4.1, the reference to “0.6” is increased to a higher **density** of:
  - a) “0.9” in the RTP1 **zone**;
  - b) “1.0” in the RTP2 **zone**;
  - c) “1.1” in the RTP3 **zone**; and
  - d) “1.2” in the RTP4 **zone**

if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTP1, RTP2, RTP3 or RTP4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

3. Notwithstanding Section 4.2.2 and Section 4.4.1 of this bylaw, the following items are not included in the calculation of maximum **floor area ratio** for **town housing**: [Bylaw 9915, Oct 15/18]
  - a) **enclosed parking** within a **building** or **structure** located on **site**; [Bylaw 9915, Oct 15/18]
  - b) bicycle, loading, garbage and recycling facilities located within an **enclosed parking area**; [Bylaw 9915, Oct 15/18]
  - c) common mechanical, heating, ventilation, electrical, telephone and air conditioning service rooms that are not intended as **habitable space** and located within an **enclosed parking area**; [Bylaw 9915, Oct 15/18]
  - d) common stairwells and common elevator shafts; however, the ground level of common stairwells and common elevator shafts are included in the calculation of maximum **floor area ratio** for **town housing**; [Bylaw 9915, Oct 15/18]
  - e) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are open on two or more sides and are never enclosed; [Bylaw 9915, Oct 15/18]

- f) an area of up to 10 m<sup>2</sup> per **principal dwelling unit** used exclusively for staircase purposes; and [Bylaw 9915, Oct 15/18]
  - g) an area of up to 10 m<sup>2</sup> per **principal dwelling unit** on the highest **storey** of a **principal dwelling unit** that is open to the staircase area below. [Bylaw 9915, Oct 15/18]
4. Notwithstanding Section 4.4.2 of this bylaw, any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**. [Bylaw 9915, Oct 15/18]

### 8.9.5 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 50% for **buildings**. [Bylaw 9915, Oct 15/18]
- 2. No more than 75% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**, except that the reference to “75%” may be increased to 80%, as specified in a Development Permit approved by the **City**. [Bylaw 9915, Oct 15/18]
- 3. 20% of the **lot area** is restricted to **landscaping** with live plant material. [Bylaw 9915, Oct 15/18]

### 8.9.6 Yards & Setbacks

- 1. The minimum **front yard, exterior side yard** or **road setback** is 3.0 m.
- 2. The minimum **interior side yard, rear yard** and **walkway setback** shall be 3.0 m; except that an **interior side yard, rear yard** and **walkway setback** may be reduced to 1.5 m, as specified in a Development Permit approved by the **City**. [Bylaw 9915, Oct 15/18]
- 3. The minimum **setback** from a **lane** is 1.5 m. [Bylaw 9915, Oct 15/18]
- 4. Notwithstanding Section 4.9 of this bylaw, the following projections shall be permitted in this **zone** and are subject to the *Building Code*: [Bylaw 9915, Oct 15/18]
  - a) portions of the **principal building** which are less than 5.0 m in **height** and are open on those sides which face a **road** or **walkway** may project into the **road setback** and **walkway setback** a distance of not more than 0.6 m, but shall be no closer than 2.4 m to a **road** and **walkway**; [Bylaw 9915, Oct 15/18]
  - b) **balconies, bay windows, porches** may project into the **road setback** and **walkway setback** a distance of not more than 0.6 m, but shall be no closer than 2.4 m to a **road** and **walkway**; [Bylaw 9915, Oct 15/18]
  - c) entry stairs may project into the **road setback** and **walkway setback** a distance of not more than 2.0 m, but shall be no closer than 0.6 m to a **road** and **walkway**; and [Bylaw 9915, Oct 15/18]
  - d) gateways, pergolas and similar landscape **structures** that do not form part of the **principal building** may be located within the **setbacks**, but shall be no closer than 2.0 m to a **lot line** or a **walkway**. [Bylaw 9915, Oct 15/18]

### 8.9.7 Permitted Heights

- 1. The maximum **height** for **buildings** is 15.0 m (4 **storeys**).
- 2. The maximum **height** for **accessory buildings** is 5.0 m.

3. The maximum **height** for **accessory structures** is 9.0 m.

### 8.9.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is:
  - a) 50.0 m on major **arterial roads**; and
  - b) 40.0 m on local **arterial roads** and all other areas.
2. The minimum **lot depth** is 30.0 m.
3. The minimum **lot area** is 2,400.0 m<sup>2</sup>.

### 8.9.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

### 8.9.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.
2. Notwithstanding Section 7.5.6 and Section 7.5.6A, <sup>[Bylaw 9915, Oct 15/18]</sup>
  - a) where residents of a **principal dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement** with one standard **parking space** located behind another one standard **parking space**, and both standard **parking spaces** may be set perpendicular to the **adjacent** manoeuvring aisle; and <sup>[Bylaw 9915, Oct 15/18]</sup>
  - b) a maximum of 50% of the required resident **parking spaces** may be provided in a **tandem arrangement**. <sup>[Bylaw 9915, Oct 15/18]</sup>

### 8.9.11 Other Regulations

1. The following **uses** are only allowed in the **City Centre**:
  - a) **live/work dwelling**; and
  - b) **home-based business**.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

