

8.6 Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)

8.6.1 Purpose

The **zone** provides for low **density town housing** and **single detached housing** in certain existing **zones**, plus other compatible **uses**. The **zone** is divided into four sub-zones: RTL1 for **sites** that are zoned for **single detached housing** and **town housing** at a **density** of 0.55 **floor area ratio**; RTL3 for **sites** zoned for **town housing** at a **density** of 0.60 **floor area ratio**; and RTL2 and RTL4 which provide 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 0.55 **floor area ratio** (RTL2) or 0.60 **floor area ratio** (RTL4).

8.6.2 Permitted Uses

- **child care**
- **housing, town**
- **housing, single detached**

8.6.3 Secondary Uses

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

8.6.4 Permitted Density

1. The maximum **floor area ratio** is:
 - a) 0.55 for single detached housing zoned RTL1:
 - b) 0.55 for **town housing** zoned RTL1, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
 - c) 0.60 for **town housing** zoned RTL3, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
 - d) 0.40 for **town housing** zoned RTL2 or RTL4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.6.4.1d), the reference to “0.4” is increased to a higher **density** of:
 - a) “0.55” in the RTL2 **zone**; and
 - b) “0.6” in the RTL4 **zone**;

if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTL2 **zone** or RTL4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

8.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**. [Bylaw 8743, Jun. 20/11]
3. 25% of the **lot area** is restricted to **landscaping** with live plant material. [Bylaw 8743, Jun. 20/11]

8.6.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.

2. The minimum **interior side yard** is 3.0 m.
3. The minimum **exterior side yard** is 6.0 m.
4. The minimum **rear yard** is 3.0 m, except where the **rear lot line abuts** a public **road** or a **lane**, in which case the minimum **rear yard** is 6.0 m.

8.6.7 Permitted Heights

1. The maximum **height** for **buildings** in the RTL1 and RTL2 **zones** is 9.0 m.
2. The maximum **height** for **buildings** in the RTL3 and RTL4 **zones** is 12.0 m (3 **storeys**).
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

8.6.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m, except in the RTL4 **zone** where the minimum **lot width** is:
 - a) 40.0 m on local **arterial roads**; and
 - b) 50.0 m on major **arterial roads**.
2. The minimum **lot depth** is 35.0 m.
3. The minimum **lot area** for **single detached housing** in the RTL1 **zone** is 270.0 m².
4. There is no minimum **lot area** requirement for **town housing**.

8.6.9 Landscaping & Screening

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

8.6.10 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.

8.6.11 Other Regulations

1. **Single detached housing** is only permitted on a **site** zoned RTL1.
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.