

## 5.21 RC – Comprehensively Planned Residential District

### **5.21.1 RC Purpose**

This District is generally intended to accommodate a range of dwelling forms and flexibility in the design and development of a neighbourhood not exceeding a maximum density of 35 dwelling units per net residential hectare. Development in this District may require a Neighbourhood Design Concept setting out the mix of land uses, lot sizes, housing types, streetscapes, relationships of buildings and architectural form and character.

### **5.21.2 RC Permitted and Discretionary Uses**

#### **RC Permitted Uses:**

- Accessory development
- Duplex dwelling
- Home office
- Identification Sign
- Multi-attached dwelling
- Secondary suite dwelling\*
- Semi-detached dwelling
- Single detached dwelling

#### **RC Discretionary Uses:**

- Bed and breakfast
- Community garden
- Day care facility (limited)
- Group home (limited)
- Home business
- Show home
- Temporary sales centre

\*Subject to regulations in Section 4.35 Secondary Suites.

### **5.21.3 RC Site Subdivision Regulations for Single Detached Dwellings and Duplex Dwellings**

	<b>Interior Site</b>	<b>Corner Site</b>
Site Area	309.4m <sup>2</sup> (3,330.4ft <sup>2</sup> )minimum	342.4m <sup>2</sup> (3,685.6ft <sup>2</sup> )minimum
Site Width	9.1m (29.9ft) minimum	10.6m (34.8ft) minimum
Site Depth	34.0m (111.5ft) minimum	

<sup>1</sup> C19-14

#### 5.21.4 RC Site Subdivision Regulations for Semi-Detached Dwellings

	Interior Site	Corner Site
<b>Site Area</b>	238.0m <sup>2</sup> (2,561.8ft <sup>2</sup> ) minimum	271.0m <sup>2</sup> (2,917.0ft <sup>2</sup> ) minimum
<b>Site Width</b>	7.3m (24.0ft) minimum	9.1m (30.0ft) minimum
<b>Site Depth</b>	34.0m (111.5ft) minimum	

#### 5.21.5 RC Site Development Regulations for Single Detached, Duplex and Semi-Detached Dwellings

	Interior or Corner Site	
<b>Front Yard Setback</b>	Front Yard*	3.0m (9.8ft) minimum with a lane
		<sup>1</sup> 4.5m (14.7ft) maximum with a lane
		*Where a semi-detached dwelling has front vehicular access to one unit and rear vehicular access via a lane to the other unit, the front yard setback for the unit with lane access may be increased to a maximum of 7.0m (23.0ft)
	Flanking Yard	6.0m (19.7ft) minimum without a lane
		7.0m (23.0ft) maximum without a lane
<b>Rear Yard Setback</b>	8.0m (26.2ft) minimum	3.0m (9.8ft) minimum on a corner site
		4.5m (14.8ft) maximum on a corner site
<b>Side Yard Setback</b>	<sup>2</sup> 1.5m (4.9ft) minimum	

<sup>1</sup> C19-14

<sup>2</sup> C19-14

### 5.21.5 RC Site Development Regulations for Single Detached, Duplex and Semi-Detached Dwellings

	Interior or Corner Site
<b>Principal Building Height</b>	<p>For single detached and duplex dwellings: Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum</p> <p>For semi-detached dwellings: Three storeys not to exceed 11.0m (39.4ft) maximum. A maximum differential of one storey shall be allowed between adjacent sites.</p>
<b>Site Coverage</b>	<p>45% maximum for principal building over one storey, excluding decks</p> <p>50% maximum for principal building of one storey, excluding decks</p> <p>52% maximum for all buildings and structures where principal building is over one storey</p> <p>57% maximum for all buildings and structures where principal building is one storey</p>
<b>Density</b>	<p>For single detached dwellings: maximum of one dwelling unit per site, plus one secondary dwelling unit where permitted</p> <p>For semi-detached dwellings: maximum of one dwelling unit per site</p> <p>For duplex dwellings: maximum of two dwelling units per site</p>

#### 5.21.6 RC Site Subdivision Regulations for Multi-Attached Dwellings

	Interior Site	Corner Site
<b>Site Area</b>	187.0m <sup>2</sup> (2,011.9ft <sup>2</sup> ) minimum	271.0m <sup>2</sup> (2,917.0ft <sup>2</sup> ) minimum
<b>Site Width</b>	5.5m (18.0ft) minimum for an Internal unit  7.0m (23.0ft) minimum for an End unit	8.5m (27.9ft) minimum
<b>Site Depth</b>	34.0m (111.5ft) minimum	

#### 5.21.7 RC Site Development Regulations for Multi-Attached Dwellings

	Interior or Corner Site	
<b>Front Yard Setback</b>	Front Yard**	3.0m (9.8ft) minimum with a lane  4.5m (14.8ft) maximum with a lane  **Where a multi-attached dwelling has front vehicular access to one or more dwelling units and rear vehicular access via a lane to other units, the front yard setback for units with lane access may be increased to a maximum of 9.0m (29.5ft)
		6.0m (19.7ft) minimum without a lane  7.0m (23.0ft) maximum without a lane
	Flanking Yard	3.0m (9.8ft) minimum on a corner site  4.5m (14.8ft) maximum on a corner site
<b>Rear Yard Setback</b>	8.0m (26.2ft) minimum	
	6.0m ( 19.6ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site	

### 5.21.7 RC Site Development Regulations for Multi-Attached Dwellings

	Interior or Corner Site
<b>Side Yard Setback</b>	<sup>1</sup> 1.5m (4.9ft) minimum
<b>Principal Building Height</b>	Three storeys not to exceed 11.0m (39.4ft) maximum. A maximum differential of one storey shall be allowed between adjacent sites.
<b>Site Coverage</b>	45% maximum for principal building
	52% maximum for all buildings and structures
<b>Density</b>	Maximum of one dwelling unit per site

### 5.21.8 Additional Development Regulations for RC

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 11 – Signs; and
- (b) No vehicular access to the street shall be permitted from the front yard when a rear lane is provided.

### 5.21.9 Site Planning and Design Standards for RC

- (a) Development in this District shall generally follow a Neighbourhood Design Concept for the area which sets out the mix of land uses, housing types, streetscapes, relationships of buildings and architectural form and character; and
- (b) Neighbourhood Design Concepts shall demonstrate compliance with the following principles of urban design, to the satisfaction of the Development Authority:
  - i. Design sites and buildings with people as the primary focus and with setbacks that are generally consistent with existing adjacent development;
  - ii. <sup>2</sup>Create animated, active streetscapes with interesting building facades and human-scale building and setbacks, particularly at the street level. Use upper-storey setbacks to minimize the mass and shading of multi-storey buildings and provide additional design features on the first two storeys;

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<sup>1</sup> C19-14

<sup>2</sup> C19-14

- iii. Avoid blank facades and provide articulation or additional design features to break up long solid walls;
- iv. Create appropriate transitions in building scale and height to adjacent areas of lower intensity;
- v. Locate building entrances to connect directly with the public street network and clearly articulate building entrances through design and landscaping features;
- vi. Design sites and buildings that allow for convenient, universal access and have clear signage;
- vii. Promote pedestrian comfort with appropriate landscaping, furniture, weather protection and buffers from vehicular traffic;
- viii. Design for active and alternative transportation by providing convenient access to buildings from transit stops, and including bicycle parking and mid-block pedestrian connections where appropriate;
- ix. Design sites and buildings to facilitate social interaction by including patios, courtyards, plazas and sidewalk amenity space to the extent reasonably feasible, to enliven the public or semi-public realm;
- x. Design sites and buildings for visual interest and maximum use in different seasons and at different times of the day;
- xi. Locate vehicle parking, access and service areas to minimize their impact on pedestrians, surrounding properties and the public realm by:
  - a. Minimizing the width of driveways and curb cuts across sidewalks;
  - b. Providing underground parking where possible and locating surface parking to the side or rear of buildings;
  - c. Locating loading or other service areas to the side or rear of buildings and buffering or screening these areas; and
  - d. Integrating service connections, vents, mechanical rooms and equipment within the architectural treatment of buildings to the maximum extent feasible.
- xii. Ensure that parking areas, service areas and public spaces are well-lit and visible from other locations and clearly signed if they are not visible from the public street.

**<sup>1</sup>5.21.10**

a) Notwithstanding the above site development regulations, where a dwelling constructed prior to the adoption of this Bylaw (as amended) has a 1.2m (3.9ft) minimum side yard setback, it shall be considered to be in conformity with the Land Use Bylaw; and

(b) Notwithstanding the above site development regulations, where a dwelling is to be constructed on a site located in a subdivision with an application received and deemed complete prior to the adoption of this Bylaw (as amended), it may be constructed with a 1.2m (3.9ft) side yard.

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<sup>1</sup> C19-14