

386 – Infill Residential Zone (RS7)

RS7

Intent: To accommodate Single Detached Dwellings and Garden Suites on compact Lots in the Urban 3-Infill Land Use Designation

386.1 Permitted Uses

Permitted Uses Table for RS7 Zone
Principal Uses <ol style="list-style-type: none">1. Residential Care2. Single Detached Dwelling3. Supportive Recovery
Accessory Uses <ol style="list-style-type: none">4. Boarding5. Garden Suite6. Home Occupation – Level 17. Secondary Suite

386.2 Site Specific Permitted Uses

n/a

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386.3 Development Regulations (Lots with Front Lot Line Length of 12.0 m or greater)

Development Regulations Table for RS7 Zone – Lots with Front Lot Line Length of 12.0 m or Greater	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5, excluding the floor area of a Garden Suite
.2 Minimum Setbacks (Front Line Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 6.0 m b. Garden Suite – 1.5 m c. Accessory Building or Structure – 1.5 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building - 1.5 m b. Garden Suite – 1.5 m c. Accessory Building or Structure – 1.5 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building - 4.5 m b. Garden Suite - 4.5 m c. Accessory Building or Structure - 4.5 m
.6 Minimum Setbacks between Buildings	a. Between Principal Building and Garden Suite - 6.0 m b. Between Principal Building and Accessory Building or Structure - 1.5 m c. Between Garden Suite and Accessory Building or Structure – 1.5 m
.7 Height (maximum)	a. Principal Building - 8.5 m or three Storeys, whichever is less b. Garden Suite - 4.5 m or one storey, whichever is less c. Accessory Building or Structure - 4.5 m
.8 Maximum vertical distance of Basement above ground	a. 1.4 m above average Finished Grade
.9 Lot Coverage (maximum)	a. 40%

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386.4 Development Regulations (Lots with Front Lot Line Length of 10-11.99 m)

Development Regulations Table for RS7 Zone – Lots with Front Lot Line Length of 10-11.99 m	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5
.2 Minimum Setbacks (Front Line Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 1.5 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.2 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.6 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure - 1.5 m
.7 Height (maximum)	a. Principal Building - 8.5 m or three Storeys, whichever is less b. Accessory Building or Structure - 4.5 m
.8 Maximum vertical distance of Basement above ground	a. 1.4 m above average Finished Grade
.9 Lot Coverage (maximum)	a. 45%

386.5 Subdivision Regulations

Subdivision Regulations Table for RS7 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. Interior Lot - 300 m ² b. Corner Lot – 375 m ² c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.2 Lot Width (minimum)	a. Interior Lot - 10.0 m b. Corner Lot – 15.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.3 Front Lot Line length (minimum)	a. Interior Lot - 10.0 m b. Corner Lot – 15.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
.4 Lot Depth (minimum)	a. Interior Lot - 22.5 m b. Corner Lot - 22.5 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

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386.6 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

386.7 Conditions of Use

- .1 A Secondary Suite shall:
 - a. be limited to one such Use per Lot and to a maximum floor area of 90 m² or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less;
 - b. be located on a Lot other than a Panhandle Lot, with a minimum Front Lot Line length of 12.0 m;
 - c. be located on a Lot with a minimum lot size of 400 m²;
 - d. be located on a Collector Road or Local Road;
 - e. not be located on a Lot on a cul-de-sac bulb;
 - f. not be on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards); and
 - g. not be operated where there is a Residential Care Use, Supportive Recovery Use, Boarding Use, or Garden Suite on the Lot.

- .2 A Garden Suite shall:
 - a. be limited to one such Use per Lot;
 - b. be limited to a maximum floor area of 55 m² and not be located within a building that exceeds 55 m² in floor area;
 - c. be located on the same Lot as the Principal Building;
 - d. be located on a Lot other than a Panhandle Lot, with a minimum Front Lot Line length of 12.0 m;
 - e. be located on a Lot with a minimum lot size of 540 m²;
 - f. be located on a Collector Road or Local Road;
 - g. not be located on a Lot on a cul-de-sac bulb;
 - h. not be on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards);
 - i. not be located between the Principal Building and the Front Lot Line;
 - j. not include a Basement; and
 - k. not be operated where there is a Residential Care Use, Supportive Recovery Use, Boarding Use, or Secondary Suite on the Lot.

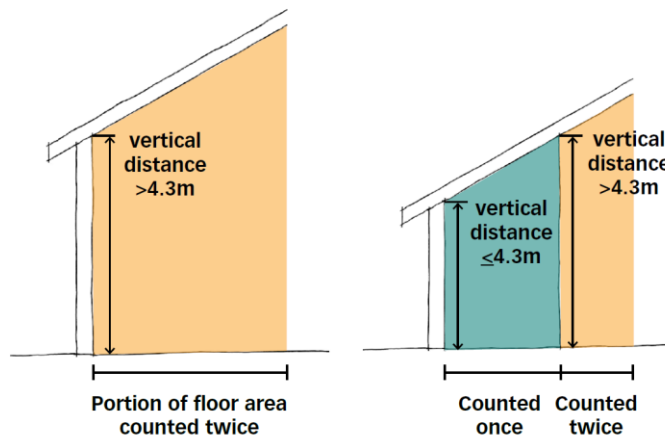
- .3 A CSA A277 or Z240 approved Manufactured Home may be permitted as a Garden Suite.

- .4 A Principal Building with an attached garage shall comply with the following applicable maximum garage width, measured between the interior faces of the side walls of the garage:
 - a. 6.0 m on a Lot with Front Lot Line length of 12.0 m or greater; or
 - b. 4.0 m on a Lot with Front Lot Line length of 10.0 m to 11.99 m.

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- .5 A Principal Building consisting of more than one Storey shall have reduced massing at the uppermost Storey, to be achieved as follows:
- a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
 - b. The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;
 - i. For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios and entranceways shall be considered part of the Building Face(s); and
 - ii. Further to Section 386.7.5(b)(i), when a covered verandah, porch, patio or entranceway is included, the minimum Front Lot Line Setback for that portion of the Principal Building may be reduced to 4.5m;
 - c. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the storey immediately below, except for permitted projections into Setbacks as specified in Section 140.4.2.(a); and
 - d. Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.



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