

110. RESIDENTIAL DISTRICT (R10)

This District provides for low-scale development in mature single family areas with a consistent low-scale character.

110.1 Uses Permitted:

- (1) Single family dwellings
- (2) Home occupations
- (3) Accessory buildings and uses
- (4) Group homes (B\L No. 10123-94-12-05)
- (5) Repealed. (B/L No. 13063-12-05-14)
- (6) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
 - (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq.ft.).
(B/L No. 11153-00-11-06)

110.2 Lot Area and Width:

Each lot shall have an area of not less than 557.40 m² (6,000 sq.ft.) and a width of not less than 15 m (49.2 ft.).

110.3 Lot Coverage:

Lot coverage shall not exceed 40 percent, except that lots with a laneway home shall have a maximum lot coverage of 45 percent. (B/L No. 14588-23-09-11)

110.4 Development Density. Gross Floor Area:

- (1) For a principal building that exists on July 22, 1991, and that contains a basement:
 - (a) the basement shall not have a floor area that exceeds the floor area of the floor next above it; and
 - (b) the floor area of the first floor located above the basement shall not exceed the greater of:
 - (i) 67% of the maximum above grade floor area permitted under subsection 110.5(1); or
 - (ii) the gross floor area of the first floor that existed, or that was approved for construction by the issuance of a building permit, on or before February 6, 2023.
(B/L No. 14542-23-02-13)
- (2) The gross floor area of all accessory buildings on a lot shall not exceed 56 m² (602.8 sq.ft.).
- (3) A maximum of 42.0 m² (452.1 sq.ft.) of a garage or carport shall not be included as gross floor area, except where such garage or carport is attached to a principal building on a lot with lane access. In cases where the Director Engineering is satisfied that access from a lane is not feasible due to an extreme grade, or other restrictions, a maximum 42.0 m² (452.1 sq.ft.) of the garage or carport attached to the principal building shall not be included as gross floor area. (B/L No. 14183-20-09-14)
- (4) The gross floor area of all cellars, including any garage or carport located in a cellar, shall not exceed the gross floor area of the floor next above it. (B/L No. 14542-23-02-13)
- (5) A laneway home may have a maximum gross floor area equal to the lesser of 0.20 of the lot area or 140 m² (1,507 sq.ft.). A garage attached to the laneway home shall be included in the calculation of gross floor area of the laneway home. (B/L No. 14588-23-09-11)

110.5 Development Density. Above Grade Floor Area:

- (1) For a principal building that exists on July 22, 1991, the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed the lesser of
(B/L No. 11032-99-12-13)
 - (a) 0.20 of the lot area + 112 m² (1,205.6 sq.ft.), or
 - (b) 242.0 m² (2,605 sq.ft.).
- (2) For a principal building that is constructed after July 22, 1991, the gross floor area for all floors, excluding the floor of a cellar, shall not exceed the lesser of
 - (a) 0.20 of the lot area + 112 m² (1,205.6 sq.ft.), or
 - (b) 242.0 m² (2,605 sq.ft.).
- (3) A maximum 42.0 m² (452.1 sq. ft.) of a garage or carport attached to any part of the principal building other than the cellar shall not be included as above grade floor area under subsections (1) and (2), except where the lot has lane access, unless the Director Engineering is satisfied that access from the lane is not feasible due to an extreme grade, or other restrictions. (B/L No. 14542-23-02-13)
- (4) In a principal building that exists, or that was approved for construction by the issuance of a building permit, on or before February 6, 2023, the gross floor area of the first floor located above any crawl space, ground surface, or cellar shall not exceed the greater of:
 - (a) 67% of the maximum above grade floor area permitted under subsection (1) or (2), as applicable; or
 - (b) the gross floor area of the first floor located above such crawl space, ground surface, or cellar that existed, or that was approved for construction by the issuance of a building permit, on or before February 6, 2023.
(B/L No. 14542-23-02-13)
- (5) In a principal building other than one that exists, or that was approved for construction by the issuance of a building permit, on or before February 6, 2023, the gross floor area of the floor next above a cellar shall not exceed 67% of the maximum above grade floor area permitted under subsection (2). (B/L No. 14542-23-02-13)
- (6) The second floor located above any cellar, crawl space, or ground surface shall have a gross floor area not greater than 50% of the gross floor area of the floor immediately below it. For the purpose of this subsection, the gross floor area of the second floor located above any cellar, crawl space, or ground surface shall include the area(s) of any over-height portion(s) of the building which extend to such second floor and that are subject to Section 6.20.1 of this bylaw. (B/L No. 14542-23-02-13)
- (7) The floor area of a laneway home shall be excluded from calculation of above grade floor area. (B/L No. 14588-23-09-11)

110.6 Height of Principal Building or Laneway Home:

(B/L No. 14588-23-09-11)_

- (1) In this section,
 - (a) “building height base line” means the imaginary line joining the mid-points of the projected front and rear lines of the building;
 - (b) “mid-point of the projected front line of the building” means the mid-point of the line formed by extending the front line of the building to its points of intersection with the two extended side lines of the building, vertically located at the front average elevation;
 - (c) “mid-point of the projected rear lot line of the building” means the mid-point of the line formed by extending the rear line of the building to its points of intersection with the two extended side lines of the building, vertically located at the rear average elevation.

- (2) Subject to the applicable exceptions in section 6.4, no part of a principal building or laneway home shall have an elevation greater than (B/L No. 14588-23-09-11)
- (a) 7.6 m (24.9 ft.) for a building with a sloping roof, or
 - (b) 5.8 m (19.0 ft.) for a building with a flat roof
- above the elevation of the nearest point on the building height base line.

(B/L No. 10478-96-11-04)

110.7 Depth of Principal Building:

The depth of a principal building shall not exceed the lesser of

- (a) 45 percent of the lot depth, or
- (b) 17 m (55.8 ft.)

110.8 Front Yard:

A front yard shall be provided of not less than 7.6 m (24.9 ft.) in depth, and not less than the average front depth of the two adjacent lots on each side of the lot, subject to section 6.12 (2.1).

110.9 Side Yards:

- (1) Side yards shall be provided on each side of the building of not less than 1.5 m (4.9 ft.) in width.
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 3.0 m (9.8 ft.) in width.
- (3) The side yard setbacks for the second floor located above any cellar, crawl space or ground surface shall:
 - (a) be not less than 1.5 m (4.9 ft.) on each side; and
 - (b) be not less than the sum of 7.0 m (23.0 ft.) for both side yards, but this requirement shall not be applied so as to require an overall width of less than 9.8 m (32.2 ft.) for that second floor except where the lot has a width less than 12.9 m (42.3 ft.).

(B/L No. 14542-23-02-13)

110.10 Rear Yard:

A rear yard shall be provided of not less than 7.5 m (24.6 ft.) in depth.

110.11 Off-Street Vehicle Parking:

- (1) Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 14636-24-03-11)
- (2) Access for vehicles to all off-street vehicle parking spaces shall be provided from a lane abutting the lot except where there is no abutting lane or the Director Engineering is satisfied that access from a lane is not feasible because of an extreme grade, in which case the Chief Building Inspector may approve access from a street. (B/L No. 14636-24-03-11)
- (3) Notwithstanding section 800.6, parking is prohibited in the area between the front lot line and the face of the building, extending from one side lot line to the other.

110.12 Fences:

- (1) Notwithstanding section 6.14.2(1)(b), a fence not higher than 1.8 m (5.9 ft.) may be located to the rear of the face of the principal building facing the front yard.
(B/L No. 14170-20-07-06)
- (2) Notwithstanding section 6.14.2(1)(a) and 6.14.2(1)(e), no fence or other similar structure, is permitted in front of the face of the principal building facing the front yard, except two or less pillars, each of which does not exceed 0.6 m (1.97 ft.) in width or 1.5 m (4.92 ft. in height. (B/L No. 14170-20-07-06)
(B/L No. 11941-05-08-29)
- (3) Notwithstanding subsection (2), on a lot abutting Willingdon Avenue or Parker Street a fence not higher than 1.0 m (3.3 ft.) is allowed. (B/L No. 11941-05-08-29)
(B/L No. 9663-91-12-16)