

111. RESIDENTIAL DISTRICT (R11)

This District provides for low-scale development in mature single family areas.

111.1 Uses Permitted:

- (1) Single family dwellings
- (2) Home occupations
- (3) Accessory buildings and uses
- (4) Group homes
- (5) Repealed.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)

111.2 Lot Area and Width:

Each lot shall have an area of not less than 668.88 m² (7,200 sq.ft.) and a width of not less than 18.28 m (60.0 ft.).

111.3 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)

111.4 Development Density. Gross Floor Area:

- (1) For a principal building that exists on October 1, 1994, or that is constructed after October 1, 1994, with a height of 6.1 m (20.0 ft.) or less, 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 111.4(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.
- (2) 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.
- (3) The gross floor area of all accessory buildings on a lot shall not exceed 56.0 m² (602.8 sq.ft.).
- (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)

111.4.1 Development Density. Above Grade Floor Area:

- (1) For a principal building that exists on October 1, 1994, or that is constructed after October 1, 1994, with a height of 6.1 m (20.0 ft.) or less, the gross floor area for all floors located above a cellar, basement, crawl space, or ground surface shall not exceed the lesser of 0.30 of the lot area of 185.8 m² (2,000.0 sq.ft.).
- (2) For a principal building that that is constructed after October 1, 1994 with a height greater than 6.1 m (20.0 ft.):
 - (a) the gross floor area for all floors, excluding the cellar, shall not exceed the lesser of 209.0 m² (2,250.0 sq.ft.), or 112.0 m² (1,206.0 sq.ft.) plus 0.20 of lot area; and
 - (b) the gross floor area of the second floor above grade shall not exceed 74.32 m² (800.0 sq.ft.).
- (3) 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)(a), 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.
- (4) 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 (1) or (2)(a), as applicable.
- (5) 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) or (2)(a), 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)
- (6) The floor area of a laneway home shall be excluded from calculation of above grade floor area. (B/L No. 14588-23-09-11)

111.5 Height of Principal Building or Laneway Home:

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

- (1) The height of a principal building with a gross floor area greater than 325.15 m² (3,500 sq.ft.) shall not exceed 6.1 m (20 ft.);
- (2) The height of a principal building with a gross floor area of 325.15 m² (3,500 sq.ft.) or less shall not exceed
 - (a) 7.62 m (25 ft.) if the building has a sloping roof, and,
 - (b) 6.7 m (22 ft.) if the building has a flat roof.
- (3) Subject to the applicable exceptions in section 6.4(3), building height shall be measured from the lower of the front or rear average elevations to the highest point of the structure unless an addition is proposed to a building that exists on October 1, 1994, in which case the height shall be measured from the lower of the front or rear average elevations to the highest point of the addition.
- (4) The height of a laneway home shall not exceed the maximum height for a principal building provided in Section 111.5(1) and (2), as applicable. (B/L No. 14588-23-09-11)

111.6 Depth of Principal Building:

The depth of a principal building shall not exceed the lesser of 45 percent of the lot depth or 16.76 m (55 ft.).

111.7 Front Yard:

A front yard shall be provided of not less than 7.5 m (24.6 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).

111.8 Side Yards:

- (1) Side yards not less than 1.83 m (6 ft.) in width shall be provided on each side of the building.
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall not be less than 3.5 m (11.5 ft.).
- (3) The side yard setbacks for the second floor above grade
 - (a) shall not be less than 7 m (23 ft.) for the sum of 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 12.19 m (40 ft.). (B/L No. 10192-95-05-08)
 - (b) shall not be less than 1.83 m (6 ft.) on each side.

111.9 Rear Yard:

A rear yard shall be provided of not less than 9 m (29.5 ft.) in depth.

111.10 Off-Street Vehicle Parking:

- (1) Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.
 - (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)