
112. RESIDENTIAL DISTRICT (R12)

This District provides for single family and two family dwellings on small lots in defined residential neighbourhoods which have been approved by City Council for a zoning change to this District following a neighbourhood consultation process.
(B/L No. 11154-00-11-06)

112.1 Uses Permitted:

- (1) Single family dwellings
- (2) Semi-detached dwellings and front-to-back two-family dwellings
- (3) Group homes
- (4) Home occupations
- (5) Accessory buildings and uses
- (6) Repealed. (B/L No. 13063-12-05-14)
- (7) 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)

112.1A Uses Permitted in an R12S Zoning District:

Uses permitted in Residential District (R12) except that a two-family dwelling is not permitted on a lot having a width of less than 13.7 m (45 ft.), whether or not the lot has lane access. (B/L No. 11518-03-05-12)

112.2 Lot Area and Width:

Each lot shall have an area of not less than 306.57 m² (3300 sq.ft.) and a width of not less than 9.15 m (30 ft.), but a two-family dwelling is not permitted on a lot that is less than 13.7 m (45 ft.) wide unless the lot has lane access.

112.3 Lot Coverage:

Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building shall have a maximum lot coverage of 45 percent.
(B/L No. 13838-18-03-12)

112.4 Development Density. Single Family Dwelling:

- (1) The density of a development for a single family dwelling shall not exceed the lesser of a floor area ratio of 0.60 or 370 m² (3982.8 sq.ft.).
- (2) For a house that exists on October 1, 1994, the gross floor area for all floors located above a cellar, basement, crawl space or ground surface shall not exceed the greater of 0.20 of the lot area plus 130 m² (1399.4 sq.ft.), or 0.40 of the lot area.
- (3) For a house that is constructed after October 1, 1994, the gross floor area for all floors, excluding the floor of a cellar, shall not exceed the greater of 0.20 of the lot area plus 130 m² (1399.4 sq.ft.), or 0.40 of the lot area.

112.5 Development Density. Two-Family Dwelling:

- (1) For a lot that is less than 464.5 m² (5000 sq.ft.), the combined gross floor area of the two dwelling units shall not exceed 0.60 of the lot area.
- (2) For a lot that is 464.5 m² (5000 sq.ft.) or more, the combined gross floor area of the two dwelling units shall not exceed the lesser of 0.30 of the lot area plus 139.35 m² (1500 sq.ft.), or 370 m² (3,982.8 sq.ft.).
- (3) The gross floor area of each dwelling unit shall not exceed 185.8 m² (2000 sq.ft.).
- (4) The gross floor area of the second floor of each dwelling unit shall not exceed 65 m² (700 sq.ft.).
- (5) A two-family dwelling shall not be developed with a cellar.

112.6 Height of Principal Building:

- (1) The height of a principal building shall not exceed,
 - (a) for a single family dwelling, 9 m (29.5 ft.) for a house with a sloping roof and 7.4 m (24.3 ft.) for a house with a flat roof,
 - (b) for a two-family dwelling, 7.62 m (25 ft.) for a house with a sloping roof and 6.1 m (20 ft.) for a house with a flat roof.

- (2) Subject to the applicable exceptions in section 6.4(3), the 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.

112.7 Depth of Principal Building:

- (1) The depth of a principal building, other than a two-family dwelling with an attached garage, shall not exceed the lesser of 50 percent of the lot depth or 18.3 m (60 ft.).
- (2) The depth of a two-family dwelling with an attached garage shall not exceed the lesser of 50 percent of the lot depth or 19.8 m (65 ft.)
(B/L No. 10397-96-07-22)

112.8 Front Yard:

A front yard shall be provided of not less than 6.1 m (20 ft.) in depth, except that where the average front yard depth of the two adjacent lots on each side exceeds the required front yard by at least 1.5 m (4.9 ft.), then the front yard shall not be less than that average, subject to section 6.12(2.1)

112.9 Side Yards:

- (1) Side yards shall be provided on each side of the building having a minimum width of
 - (a) 1.22 m (4 ft.) if the lot is less than 13.7 m (45 ft.) in width,
 - (b) 1.53 m (5 ft.) if the lot is 13.7 m (45 ft.) or greater in width.
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than
 - (a) 1.83 m (6.0 ft.) in width if the lot is less than 13.7 m (45 ft.) in width,
 - (b) 3.0 m (9.8 ft.) in width if the lot is 13.7 m (45 ft.) or greater in width.

112.10 Rear Yards:

A rear yard shall be provided of not less than 7.46 m (24.5 ft.).

112.11 Off-Street Parking:

- (1) Single Family Dwelling. A lot developed with a single family dwelling shall be provided with at least one on-site parking space, and if the lot has lane access any garage or carport, whether attached or detached from the house, must be located at the rear of the house or in the rear yard.
- (2) Two-Family Dwelling. Where a lot is developed with a two-family dwelling,
 - (a) at least two on-site parking spaces shall be provided,
 - (b) any attached garage shall have a maximum area of 42 m² (452 sq.ft.), and
 - (c) a garage or carport must be detached and located in the rear yard if
 - (i) the lot is less than 13.7 m (45 ft.) wide, or
 - (ii) the lot is 13.7 m (45 ft.) or more in width and there is a lane access.
- (3) Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

112.12 Kitchens in Semi-Detached or Two Family Dwellings on Lots Having a Width of 13.72m (45 ft.) or Less:

The kitchen and any other cooking facilities shall be located only on the ground floor of each dwelling unit. In the case of a strata lot, and for the purposes of this section, the lot width shall be the total width of the lands included within the strata plan.

(B/L No. 11218-01-05-07)

(B/L No. 10124-94-12-05)