

Section 84 Residential Transition District - RT

84.1 Purpose

To provide for the redevelopment of older neighbourhoods by allowing dwellings containing up to eight (8) units and uses that are compatible with residential uses. Semi-detached and street oriented townhouses are examples of appropriate dwelling types in this district. Low rise apartments up to eight (8) units may be considered as a discretionary use.

84.2 Permitted Uses	
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Duplex • Multi-Attached Dwelling (up to 4 Units) • Park • Residential Support Home - Type 1 	<ul style="list-style-type: none"> • Secondary Suite • Semi-Detached Dwelling • Single Detached Dwelling • Solar Collector <p>(Bylaw C-1260-68-March 17, 2017 and Bylaw C-1260-116-April 20, 2020)</p>
84.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Apartment Building (up to 8 Units) • Bed and Breakfast • Child Care Facility • Backyard Suite • Group Home • Home Business • Mixed Use Apartment Building • Multi-Attached Dwelling (up to 8 units - street oriented townhouses) 	<ul style="list-style-type: none"> • Religious Assembly • Residential Care Facility • Residential Conversion • Residential Support Home - Type 2 • Small Wind Energy Systems • Urban Agriculture <p>(Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-116-April 20, 2020, Bylaw C-1260-176-July 29, 2024 and Bylaw C-1260-187 – November 18, 2024)</p>
84.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)	
<ul style="list-style-type: none"> • Education, Private 	<ul style="list-style-type: none"> • Public Utility <p>(Bylaw C-1260-68-March 17, 2017 and Bylaw C-1260-97-July 3, 2018)</p>

84.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

Land Use	Lot Area	Lot Width	Front Yard	Rear Yard	Side Yards	Building Height (Maximum)	Site Coverage (Maximum)
Single Detached	332m ²	10m	6.1m	7.6m	1.2m if lot accessible from a rear lane 1.2m on one side and 3.0m on the other side for a lot not accessible from a rear lane unless an attached carport or garage is provided in which case the 3.0m may be reduced to 1.2m	2 Storeys	45%

Single Detached (Rear Lane Access Only)	277m ²	7.6m	6.1m	7.6m	1.2m	2 Storeys	45%
Duplex	500m ²	15.2	6.1m	7.6m	1.2m if lot accessible from a rear lane 1.2m on one side and 3.0m on the other side for a lot not accessible from a rear lane unless an attached carport or garage is provided in which case the 3.0m may be reduced to 1.2m	2 Storeys	45%
Semi Detached	250m ² /unit	7.6m/unit	6.1m	7.6m	None on common lot line and 1.2m on the other side if lot is accessible from a rear lane None on common lot line and 3.0m on the other side for a lot not accessible from a rear lane unless an attached carport or garage is provided in which case the 3.0m may be reduced to 1.2m	2 Storeys	45%
Multi-Attached Front/Back or Up/Down Orientation	165m ² /unit	5m unit	6.1m	7.6m	2.4m between each structure on common site 1.9m between each structure and property lines	2 Storeys	45%
Multi-Attached Row/Street Oriented	182m ² /unit	5.5m/unit	6.1m	7.6m	(i) for outside unit abutting a street - 3.0m (ii) for inside unit - 0.0m (iii) for outside unit not abutting a street - 1.2m (iv) between each end unit in common site and/or property lines - 2.4m	2 Storeys	45%
Multi-Attached Row/Street Oriented (Rear Lane Access Only)	150m ² /internal unit and 182m ² /end unit	4.2m/internal unit and 5.5m/end unit	6.1m	7.6m	(i) for outside unit abutting a street - 3.0m (ii) for inside unit - 0.0m (iii) for outside unit not abutting a street - 1.2m (iv) between each end unit in common site and/or property lines - 2.4m	2 Storeys	45%
Apartment Building	120m ² /unit	20m	6.1m	7.6m	3.0m	8.5m	45%
Residential Care Facility	112m ² /unit	20m	6.1m	7.6m	4.7m	8.5m	45%

(Bylaw C-1260-40 - July 13, 2015 and Bylaw C-1260-121 - May 3, 2021)

84.5 Additional Requirements

Religious Assemblies shall be subject to the Site Standards and requirements pursuant to Section 96.4 and 96.5.

84.6 Area Redevelopment Plan

- a. The Site Standards contained in this District may be varied in accordance with an approved Area Redevelopment Plan. Refer to Schedule A - Land Use Districts Map of this Bylaw for overlay boundaries;
- b. All properties that are covered by the South Avondale Area Redevelopment Plan Overlay shall be subject to the regulations contained in this district as well as those contained in Schedule G - South Avondale Area Redevelopment Plan Overlay as well as the South Avondale Area Redevelopment Plan.

84.7 General Compatibility Criteria

- a. The purpose of these standards is to establish architectural and streetscape criteria to ensure that redevelopment - for the purpose of increasing density - in the Residential Transition District (RT) is compatible with the existing established neighbourhood.;
- b. Any redevelopment of an established neighbourhood shall respect the existing built environment by utilizing compatible volumes, finishes, roof slopes, setbacks, scale and landscaping;
- c. Each site shall be designed with due regard and sensitivity to adjoining sites in order to ensure developments are complimentary and compatible. For all developments the design, use of exterior finishing materials and construction shall be to the satisfaction of the Development Authority, who shall ensure that the physical characteristics will be reasonably similar to, or better than the standard of surrounding development.

84.8 Architectural Criteria

Notwithstanding anything in the above criteria, all new development and major renovations to existing properties - for the purpose of increasing density - are required to use **at least three (3)** of the following features **from Category A** and **at least four (4)** of the following features **from Category B** for a total of seven (7) features

Category A - choose at least three (3)

- a) Multiple roof breaks or lines. (roof at varying heights or intersection at different angles)
- b) One or one and a half storey construction
- c) Steep pitch roof slopes. (Equal or greater to 6/12)
- d) Stucco, brick, wood or stone on at least 50% of the exterior
- e) Window to Wall ratio of at least 1:4

Category B - choose at least four (4)

- f) Gabled roof
- g) Porches or verandas
- h) Artistic decorative features (decorative louvers, shutters, architectural elements etc.)
- i) Brick or stone on 50% of the principal façade
- j) No front attached garage
- k) Dormers (on one and a half storey construction)

84.9 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
Multi-Attached Dwelling	35% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area
All Non-Residential Development	20% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area
Apartment	10% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area

(Bylaw C-1260-123 - August 24, 2020)

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

84.10 Residential Driveways

a. Single Detached Dwelling

a) Driveway Width (Maximum):	60% of lot width, not to exceed 10m
b) Lot width required for 3-Car Garage (Minimum):	13.4m
c) Driveway width in conjunction with 3-Car Garage (Maximum):	70% of lot width, not to exceed 10m

b. Duplex Dwelling

a) Driveway Width (Maximum):	60% of lot width, not to exceed 10m
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c. Semi-Detached Dwelling

a) Driveway Width (Maximum):	60% of lot width, or 6m/per unit, whichever is greater
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d. Low density residential driveways shall meet the following requirements:

- i) All hard surfacing shall be setback a minimum of 0.5m from any property line, except for the driveway connection to the approved boulevard crossing;

(Bylaw C-1260-79 - February 25, 2019)

- ii) The side property line setback is not required from the common lot line of a semi-detached dwelling;
- iii) Driveway restrictions do not apply to accesses provided off of rear lanes.

(Bylaw C-1260-37 - August 10, 2015)