

## 8.6 Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)

### 8.6.1 Purpose

The **zone** provides for low **density town housing** and **single detached housing** in certain existing **zones**, plus other compatible **uses**. The **zone** is divided into four sub-**zones**: RTL1 for **sites** that are zoned for **single detached housing** and **town housing** at a **density** of 0.55 **floor area ratio**; RTL3 for **sites** zoned for **town housing** at a **density** of 0.60 **floor area ratio**; and RTL2 and RTL4 which provide for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives either at a **density** of 0.55 **floor area ratio** (RTL2) or 0.60 **floor area ratio** (RTL4).

### 8.6.2 Permitted Uses

- **child care**
- **housing, town**
- **housing, single detached**

### 8.6.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite** *[Bylaw 9715, May 15/17]*

### 8.6.4 Permitted Density

1. The maximum **floor area ratio** is:
  - a) 0.55 for **single detached housing** zoned RTL1:
  - b) 0.55 for **town housing** zoned RTL1, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
  - c) 0.60 for **town housing** zoned RTL3, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
  - d) 0.40 for **town housing** zoned RTL2 or RTL4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.6.4.1d), the reference to “0.4” is increased to a higher **density** of:
  - a) “0.55” in the RTL2 **zone**; and
  - b) “0.6” in the RTL4 **zone**;

if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTL2 **zone** or RTL4 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

### 8.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**. *[Bylaw 8743, Jun. 20/11]*
3. 25% of the **lot area** is restricted to **landscaping** with live plant material. *[Bylaw 8743, Jun. 20/11]*

### 8.6.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** is 3.0 m.

3. The minimum **exterior side yard** is 6.0 m.
4. The minimum **rear yard** is 3.0 m, except where the **rear lot line abuts** a public road or a lane, in which case the minimum **rear yard** is 6.0 m.

### 8.6.7 Permitted Heights

1. The maximum **height** for **buildings** in the RTL1 and RTL2 **zones** is 9.0 m.
2. The maximum **height** for **buildings** in the RTL3 and RTL4 **zones** is 12.0 m (3 **storeys**).
3. The maximum **height** for **accessory buildings** is 5.0 m.
4. The maximum **height** for **accessory structures** is 9.0 m.

### 8.6.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 30.0 m, except in the RTL4 **zone** where the minimum **lot width** is:
  - a) 40.0 m on local **arterial roads**; and
  - b) 50.0 m on major **arterial roads**.
2. The minimum **lot depth** is 35.0 m.
3. The minimum **lot area** for **single detached housing** in the RTL1 **zone** is 270.0 m<sup>2</sup>.
4. There is no minimum **lot area** requirement for **town housing**.

### 8.6.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

### 8.6.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

### 8.6.11 Residential Rental Tenure *[Bylaw 10014, Feb 22/22]*

1. **Residential rental tenure** may be located anywhere in this **zone**. *[Bylaw 10014, Feb 22/22]*
2. Notwithstanding Section 8.6.11.1, any **dwelling units** located at the following **sites** may only be used for **residential rental tenure**: *[Bylaw 10014, Feb 22/22]*
  - a) 11631 7<sup>th</sup> Avenue *[Bylaw 10014, Feb 22/22]*  
P.I.D. 000-708-461 *[Bylaw 10014, Feb 22/22]*  
Parcel One Sections 3 and 4 Block 3 North Range 7 West New Westminster District  
Reference Plan 68273 *[Bylaw 10014, Feb 22/22]*
  - b) 10771 Auburn Drive *[Bylaw 10014, Feb 22/22]*  
P.I.D. 003-434-508 *[Bylaw 10014, Feb 22/22]*  
Lot 455 Section 26 Block 4 North Range 6 West New Westminster District Plan 64064  
*[Bylaw 10014, Feb 22/22]*

- c) 6071 Azure Road *[Bylaw 10014, Feb 22/22]*  
P.I.D. 002-379-953 *[Bylaw 10014, Feb 22/22]*  
Lot 592 Section 7 Block 4 North Range 6 West New Westminster District Plan 25611  
*[Bylaw 10014, Feb 22/22]*
- d) 6600 Barnard Drive *[Bylaw 10014, Feb 22/22]*  
P.I.D. 018-683-312 *[Bylaw 10014, Feb 22/22]*  
Lot 9 Section 10 Block 4 North Range 7 West New Westminster District Plan LMP15854  
*[Bylaw 10014, Feb 22/22]*
- e) 12060 and 12110 Bath Road *[Bylaw 10014, Feb 22/22]*  
P.I.D. 004-263-430 *[Bylaw 10014, Feb 22/22]*  
Lot 45 Section 30 Block 5 North Range 5 West New Westminster District Plan 15861  
*[Bylaw 10014, Feb 22/22]*
- f) 12211 Cambie Road *[Bylaw 10014, Feb 22/22]*  
P.I.D. 011-302-984 *[Bylaw 10014, Feb 22/22]*  
Lot 1 Section 30 Block 5 North Range 5 West New Westminster District Plan 78015 *[Bylaw 10014, Feb 22/22]*
- g) 12551 Cambie Road *[Bylaw 10014, Feb 22/22]*  
P.I.D. 003-472-175 *[Bylaw 10014, Feb 22/22]*  
Lot 153 Section 30 Block 5 North Range 5 West New Westminster District Plan 64669  
*[Bylaw 10014, Feb 22/22]*
- h) 12571 Cambie Road *[Bylaw 10014, Feb 22/22]*  
P.I.D. 003-472-183 *[Bylaw 10014, Feb 22/22]*  
Lot 154 Section 30 Block 5 North Range 5 West New Westminster District Plan 64669  
*[Bylaw 10014, Feb 22/22]*
- i) 4080 Garry Street *[Bylaw 10014, Feb 22/22]*  
P.I.D. 012-966-452 *[Bylaw 10014, Feb 22/22]*  
Lot 1 Section 2 Block 3 North Range 7 West New Westminster District Plan 80334 *[Bylaw 10014, Feb 22/22]*
- j) 10771 Gilbert Road *[Bylaw 10014, Feb 22/22]*  
P.I.D. 005-655-382 *[Bylaw 10014, Feb 22/22]*  
Parcel "One" Section 31 Block 4 North Range 6 West New Westminster District  
Reference Plan 73256 *[Bylaw 10014, Feb 22/22]*
- k) 12055 Greenland Drive *[Bylaw 10014, Feb 22/22]*  
P.I.D. 002-394-120 *[Bylaw 10014, Feb 22/22]*  
Lot 258 Section 30 Block 5 North Range 5 West New Westminster District Plan 66221  
*[Bylaw 10014, Feb 22/22]*
- l) 10000 Kilby Drive *[Bylaw 10014, Feb 22/22]*  
P.I.D. 018-199-879 *[Bylaw 10014, Feb 22/22]*  
Lot 1 Section 26 Block 5 North Range 6 West New Westminster District Plan LMP9881  
*[Bylaw 10014, Feb 22/22]*
- m) 7251 Langton Road *[Bylaw 10014, Feb 22/22]*  
P.I.D. 003-460-525 *[Bylaw 10014, Feb 22/22]*  
Lot 319 Section 13 Block 4 North Range 7 West New Westminster District Plan 49467  
*[Bylaw 10014, Feb 22/22]*

- n) 6800 Lynas Lane *[Bylaw 10014, Feb 22/22]*  
P.I.D. 003-657-248 *[Bylaw 10014, Feb 22/22]*  
Lot 784 Section 12 Block 4 North Range 7 West New Westminster District Plan 65642  
*[Bylaw 10014, Feb 22/22]*
- o) 3640 No. 5 Road *[Bylaw 10014, Feb 22/22]*  
P.I.D. 009-408-533 *[Bylaw 10014, Feb 22/22]*  
Parcel "One" Section 30 Block 5 North Range 5 West New Westminster District  
Reference Plan 76547 *[Bylaw 10014, Feb 22/22]*
- p) 2960 Steveston Highway *[Bylaw 10014, Feb 22/22]*  
P.I.D. 005-318-378 *[Bylaw 10014, Feb 22/22]*  
Parcel "One" Section 33 and 34 Block 4 North Range 7 West and Section 3 and 4 Block  
3 North Range 7 West New Westminster District Plan 72974 *[Bylaw 10014, Feb 22/22]*
- q) 12411 Trites Road *[Bylaw 10014, Feb 22/22]*  
P.I.D. 010-542-639 *[Bylaw 10014, Feb 22/22]*  
Lot D Section 12 Block 3 North Range 7 West New Westminster District Plan 77442 *[Bylaw  
10014, Feb 22/22]*

## 8.6.12 Other Regulations

1. **Single detached housing** is only permitted on a **site** zoned RTL1.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
3. Section 8.6.6.4 shall not apply to the **lot** identified in Section 8.6.11.3.a), which shall have a minimum **rear yard setback** of 1.2 m: *[Bylaw 9705, Mar 12/18]*
  - a) 5071 Steveston Highway *[Bylaw 9705, Mar 12/18]*  
P.I.D. 007-501-731 *[Bylaw 9705, Mar 12/18]*  
Lot 74 Except: Firstly: Part Subdivided by Plan 37390 Secondly: Part Subdivided by Plan  
53481; Section 36 Block 4 North Range 7 West New Westminster District Plan 26017  
*[Bylaw 9705, Mar 12/18]*