

1206 RM-4 Multi-Storey High Density Apartment Residential

(10) Height

Buildings and structures for apartment use must be not less than eight (8) storeys in height and must not exceed a height of twelve (12) storeys.

(11) Building Size

Buildings for apartment use must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*;
- (b) Above-grade structured parking may be located up to the second *storey* only if at least one-*storey* of *underground parking* is also provided;
- (c) Above-grade structured *off-street parking* along a street must be separated from the *building* face by other permitted uses; and
- (d) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building for apartment use* must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (b) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RM-4 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use of land* and *gross floor areas of buildings* on such parcels taken together comply with the provisions of the RM-4 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(b)(i), and containing such other provisions as the *City* may require.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.
- (d) The number of *studio dwelling units* in any single *building* must not exceed 30% of all dwelling units in the building.

PART 12 APARTMENT RESIDENTIAL ZONES

1207 RM-5 Multi-Storey High Density Apartment Residential

(1) Intent

This zone provides for *apartment* developments between 8 and 20 *storeys* at high *density*.

(2) Permitted Uses

Principal *uses*, limited to:

(a) Residential, limited to:

- (i) *Apartment*
- (ii) *Townhouse*, as limited under Sub-section (9)(a)
- (iii) *Congregate Housing and Care*

(b) *Commercial*, limited to the following and not including a *drive-through business*:

- (i) *retail – personal goods*
 - (ii) *retail – general*
 - (iii) *personal service*
 - (iv) *business and household service*
 - (v) *restaurant*
 - (vi) *office*, and
 - (vii) *convenience retail*
- and as further limited under Sub-section (3)(a) and (9)(b)

(c) *Assembly*, limited to:

- (i) *child-minding services*
 - (ii) *assembly child care* or *child care*
 - (iii) *private schools*
 - (iv) *places of worship*, and
 - (v) *youth/seniors centres*
- and as further limited under Sub-section (9)(b)

1207 RM-5 Multi-Storey High Density Apartment Residential

(d) *Civic*, limited to:

- (i) community centres
- (ii) libraries
- (iii) museums
- (iv) public squares, and
- (v) parks

and as further limited under Sub-section (9)(b)

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory residential*
- (c) *Accessory home occupation*, as limited under Section 508(3)
- (d) *Accessory uses* located in a *building* for *apartment use*, limited to:
 - (i) *assembly child care* or *child care*
 - (ii) where the building for apartment use contains only Congregate Housing and Care:
 - (ii.i) retail sale of goods manufactured in resident workshops
 - (ii.ii) retail sale of goods and services to residents of the *building* only
 - (iii) workshops for residents, social and recreation space and facilities
- (e) *Lock-off units*, as limited under Section 508(5)
- (f) *Accessory street vending*

(3) Conditions of Use

- (a) *Commercial Uses*, except the following, must be enclosed within a *building*:
 - (i) carnival rides, circuses and similar *commercial* promotional activities for a period not in excess of seven days, notwithstanding that *accessory off-street parking spaces* required by this bylaw may not be usable for that period;
 - (ii) a pickup window accessory to a *restaurant use* only accessible by pedestrians;
 - (iii) the outdoor display and sale of retail goods if located between the front of the *building* and the property line or public right-of-way, whichever is closest, provided the display does not encroach upon the areas for parking, loading, pedestrian circulation or landscaping otherwise required under this Bylaw.

1207 RM-5 Multi-Storey High Density Apartment Residential

(4) Lot Size

The following *uses* are not permitted on *lots* having areas less than the corresponding areas set out below:

<u>Use</u>	<u>Minimum Lot Size (m²)</u>
(a) <i>Apartment or Townhouses</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot</i> size for a public park is 0.8 hectares.	

(5) Density

- (a) All *buildings* and *structures* together must not exceed a base *density gross floor area* of 2.5 times the *lot area*;
- (b) The overall maximum base density of 2.5 times the *lot area* may be increased as follows:

Density Step	Condition of Additional Density	Additional Gross Floor Area Ratio	Maximum Total Gross Floor Area Ratio
Step 1	A financial contribution of 75% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.0 times the <i>lot area</i>
Step 2	A financial contribution of 65% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.5 times the <i>lot area</i>
Step 3	At least 20% of additional <i>density</i> is used for <i>priority unit</i> types as identified in the Citywide Official Community Plan and the remainder of the additional <i>density</i> is used for <i>purpose-built rental</i> units	Up to 1.0 times the <i>lot area</i>	4.5 times the <i>lot area</i>

- (c) In-lieu of a financial contribution as identified in Sub-section (5)(b), the *City* may require the provision of an amenity, equivalent in value to the financial contribution for the additional *density* allowed.

1207 RM-5 Multi-Storey High Density Apartment Residential

- (d) For the purpose of Sub-section(5)(c), the following amenities are eligible for consideration in an application of a density bonus:
 - (i) public facilities;
 - (ii) space for community or non-profit groups that serve the community; and
 - (iii) extraordinary public realm improvements.
- (e) For each *adaptable unit* provided, 2 m² is excluded from the *gross floor area* calculation. The exclusion of 2 m² for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.
- (f) The following *lots* are designated as *strategic housing lots*:

Parcel Identifier No.	Address	Designation
N/A	N/A	N/A

- (g) On lots designated as *strategic housing lots*, the *density* may exceed the maximum *density* permitted under this zone, to a maximum of 1.0 additional floor area ratio, for the portion of the *gross floor area* that provides for *strategic housing*, if the *lot* maximizes the base *density* permitted under Sub-section (5)(a) and the *lot* maximizes the bonus *density* permitted under Sub-section (5)(b).

(6) Lot Coverage

All *buildings* and *structures* combined must not exceed a *lot coverage* of 90%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Use</i>	Lot Lines along a Street or Lane (metres)	Interior Side Lot Line and Rear Lot Line (metres)
<i>All buildings or structures</i>	4.5	6.0

- (b) The above setbacks are subject to increase under Sections 518 and 519 and 523 or decrease under Section 514.

1207 RM-5 Multi-Storey High Density Apartment Residential

(9) Location of Uses

- (a) A *townhouse use*:
 - (i) must be in conjunction with a multi-storey high-density *apartment* development;
 - (ii) must include fewer units than the number of units proposed for the *apartment use*;
- (b) A *commercial, assembly and civic use* are only permitted in the Burquitlam-Lougheed Neighbourhood Plan area as identified in the Citywide Official Community Plan.
- (c) A *lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O".

(10) Height

Buildings and structures for apartment use must be not less than eight storeys in height and must not exceed a height of twenty storeys.

(11) Building Size

Buildings for apartment or townhouse use must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*;
- (b) Above-grade structured parking may be located up to the second *storey* only if at least one-storey of *underground parking* is also provided;
- (c) Above-grade structured *off-street parking* along a street must be separated from the *building* face by other permitted *uses*; and
- (d) The regulations under Part 7 apply.

1207 RM-5 Multi-Storey High Density Apartment Residential

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (b) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RM-5 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use* of land and *gross floor areas of buildings* on such parcels taken together comply with the provisions of the RM-5 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(b)(i), and containing such other provisions as the *City* may require.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.
- (d) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.

PART 12 APARTMENT RESIDENTIAL ZONES

1208 RM-6 Multi-Storey High Density Apartment Residential

(1) Intent

This zone provides for *apartment* development with no *height* limit at high *density*.

(2) Permitted Uses

Principal *uses*, limited to:

(a) Residential, limited to:

- (i) *Apartment*
- (ii) *Townhouse* as limited under Sub-section (9)(a)
- (iii) *Congregate Housing and Care*

(b) *Commercial*, limited to the following and not including a *drive-through business*:

- (i) *retail – personal goods*
- (ii) *retail – general*
- (iii) *personal service*
- (iv) *business and household service*
- (v) *restaurant*
- (vi) *office, and*
- (vii) *convenience retail*

and as further limited under Sub-section (3)(a) and (9)(b)

(c) *Assembly*, limited to:

- (i) *child-minding services*
- (ii) *assembly child care or child care*
- (iii) *private schools*
- (iv) *places of worship, and*
- (v) *youth/seniors centres*

and as further limited under Sub-section (9)(b)

(d) *Civic*, limited to:

- (i) *community centres*
- (ii) *libraries*
- (iii) *museums*
- (iv) *public squares, and*
- (v) *parks*

and as further limited under Sub-section (9)(b)

1208 RM-6 Multi-Storey High Density Apartment Residential

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section (508)(1)
- (b) *Accessory residential*
- (c) *Accessory home occupation*, as limited under Section 508(3)
- (d) *Accessory uses* located in a *building* for *apartment use*, limited to:
 - (i) *assembly child care* or *child care*
 - (ii) where the building for apartment use contains only Congregate Housing and Care:
 - (ii.i) retail sale of goods manufactured in resident workshops
 - (ii.ii) retail sale of goods and services to residents of the *building* only
 - (ii.iii) workshops for residents, social and recreation space and facilities
- (e) *Lock-off units*, as limited under Section 508(5)
- (f) *Accessory street vending*

(3) Conditions of Use

- (a) *Commercial Uses*, except the following, must be enclosed within a *building*:
 - (i) carnival rides, circuses and similar *commercial* promotional activities for a period not in excess of seven days, notwithstanding that *accessory off-street parking spaces* required by this bylaw may not be usable for that period;
 - (ii) a pickup window accessory to a *restaurant use* only accessible by pedestrians;
 - (iii) the outdoor display and sale of retail goods if located between the front of the *building* and the property line or public right-of-way, whichever is closest, provided the display does not encroach upon the areas for parking, loading, pedestrian circulation or landscaping otherwise required by this Bylaw.

(4) Lot Size

The following *uses* are not permitted on *lots* having areas less than the corresponding *uses* set out below:

<u><i>Use</i></u>	<u><i>Minimum Lot Size (m²)</i></u>
(a) <i>Apartment or Townhouses</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot</i> size for a public park is 0.8 hectares.	

1208 RM-6 Multi-Storey High Density Apartment Residential

(5) Density

- (a) All *buildings* and *structures* together must not exceed a base *density gross floor area* of 2.5 times the *lot area*;
- (b) The overall maximum base *density* of 2.5 times the *lot area* may be increased as follows:

Density Step	Condition of Additional Density	Additional Gross Floor Area Ratio	Maximum Total Gross Floor Area Ratio
Step 1	A financial contribution of 75% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.0 times the <i>lot area</i>
Step 2	A financial contribution of 65% of the land value of the additional <i>density</i> towards amenities as identified in the Citywide Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.5 times the <i>lot area</i>
Step 3	A financial contribution of 50% of the land value of the additional <i>density</i> , of which 50% will be towards amenities, and 50% towards affordable housing as identified in the Citywide Official Community Plan.	Up to 0.5 times the <i>lot area</i>	4.0 times the <i>lot area</i>
Step 4	At least 20% of additional <i>density</i> is used for <i>priority unit types</i> as identified in the Citywide Official Community Plan and the remainder of the additional <i>density</i> is used for <i>purpose-built rental units</i>	Up to 1.0 times the <i>lot area</i>	5.0 times the <i>lot area</i>

- (c) In-lieu of a financial contribution as identified in Sub-section (5)(b), the *City* may require the provision of an amenity, equivalent in value to the financial contribution for the additional *density* allowed.
- (d) For the purpose of Sub-section(5)(c), the following amenities are eligible for consideration in an application of a density bonus:
 - (i) public facilities;
 - (ii) space for community or non-profit groups that serve the community; and
 - (iii) extraordinary public realm improvements.

1208 RM-6 Multi-Storey High Density Apartment Residential

- (e) For each *adaptable unit* provided, 2 m² is excluded from the *gross floor area* calculation. The exclusion of 2 m² for *adaptable units* shall only be applied to a maximum of 20% of all units within a *building*.
- (f) The following *lots* are designated as *strategic housing lots*:

Parcel Identifier No.	Address	Designation
007-854-111	515 – 525 Foster Ave	Strategic housing

- (g) On lots designated as *strategic housing lots*, the *density* may exceed the maximum *density* permitted under this zone, to a maximum of 1.0 additional floor area ratio, for the portion of the *gross floor area* that provides for *strategic housing*, if the *lot* maximizes the base *density* permitted under Sub-section (5)(a) and the *lot* maximizes the bonus *density* permitted under Sub-section (5)(b).
- (h) All or part of the financial contribution identified in Sub-section (5)(b), Step 3, towards affordable housing will be waived if *below-market rental units* or *non market housing rental units*, each managed by a *third party housing partner*, are provided, in accordance with direction set out in the Citywide Official Community Plan. The amount of the financial contribution eligible to be waived will be equal to the value of the *below-market rental units* or *non market housing rental units* provided.
- (i) All or part of the financial contribution identified in Sub-section (5)(b), Step 3, towards amenities will be waived under the following conditions:
 - (i) all of the financial contribution towards affordable housing has already been waived due to the provision of *below-market rental units* or *non market housing rental units* in accordance with Sub-section (5)(h); and
 - (ii) additional *below-market rental units* or *non market housing rental units* are provided, in accordance with direction set out in the Citywide Official Community Plan.

The amount of the financial contribution eligible to be waived will be equal to \$1.00 for every \$1.20 of the value of the additional *below-market rental units* or *non market housing rental units* provided.

(6) Lot Coverage

All *buildings* and *structures* combined must not exceed a *lot coverage* of 90%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a *lot*.

1208 RM-6 Multi-Storey High Density Apartment Residential

(8) Setbacks

- (a) *Buildings or structures* for the following *uses* must meet the siting distance from other *buildings and structures* where applicable and must be sited no closer than the corresponding setbacks from *lot lines* set out below:

Use	Lot Lines along a Street or Lane (metres)	Interior Side Lot Line and Rear Lot Line (metres)
<i>All buildings or structures</i>	4.5	6.0

- (b) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

- (a) *A townhouse use:*
- (i) must be in conjunction with a multi-storey high-density *apartment* development;
 - (ii) must include fewer units than the number of units proposed for the *apartment use*;
- (b) *A commercial, assembly, and civic use* are only permitted in the Burquitlam-Lougheed Neighbourhood Plan area and Windsor Gate *Development Permit Area* as identified in the Citywide Official Community Plan.
- (c) *A lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule “O”.

(10) Height

Not applicable in this zone.

(11) Building Size

Buildings for apartment use or townhouse must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

1208 RM-6 Multi-Storey High Density Apartment Residential

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*;
- (b) Above-grade structured parking may be located up to the second *storey* only if at least one-*storey* of *underground parking* is also provided;
- (c) Above-grade structured *off-street parking* along a street must be separated from the *building* face by other permitted *uses*; and
- (d) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *apartment* or *townhouse* use must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (b) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RM-6 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use* of land and *gross floor areas* of *buildings* on such parcels taken together comply with the provisions of the RM-6 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(b)(i), and containing such other provisions as the *City* may require.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.
- (d) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.