

PART 12 MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES

1201 RT-2 Townhouse Residential

(1) Intent

This zone provides for *townhouse* developments in appropriately zoned residential areas.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Townhouse*

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 *townhouse* use, limited to workshops for residents, social and recreation space and facilities
- (e) *Assembly child care*
- (f) *Accessory institutional support services*
- (g) *Lock-off units*, as limited under Section 508(6)

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (a) A *townhouse use* is not permitted on a *lot* having an area less than 1,110 m².
- (b) Notwithstanding Sub-section (4)(a), the minimum *lot area* for a *lot* identified on Schedule "L" is 330 m².
- (c) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

- (a) All *buildings* and *structures* together must not exceed a *gross floor area* of 0.9 times the *lot area* for all permitted *uses*. This may be increased by:

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- (i) 0.2 times the *lot area* times the ratio of *concealed parking to accessory off-street parking*, excluding required visitor parking, required by this bylaw up to a maximum of 1.1 times the *lot area*.

(6) Lot Coverage

All *buildings and structures* together must not exceed a *lot coverage* of 45%.

(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 Line Along a Street (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)
<i>Principal buildings and structures</i>	4.0	7.6 (no lane) 4.5 (lane)	1.8
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.0	7.6 (no lane) 4.5 (lane)	1.8

<i>Use</i>	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.

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- (c) The above setbacks are subject to increase or decrease under the following conditions:
 - (i) The setback for the *rear lot line* will decrease to 3.0 metres from the property line abutting land designated in the Official Community Plan for Park or Open Space or Natural Areas;
 - (ii) Sections 514, 518, 519 and 523; and
 - (iii) Section 514 does not apply to the *interior side lot line* setback requirements for *principal buildings and structures*.

(9) Location of Uses

A *lock-off unit* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule “O”.

(10) Height

- (a) *Buildings and structures for townhouse use* shall not exceed a *height* of three *storeys* on any face or side.
- (b) Detached *buildings and structures for accessory residential or accessory off-street parking* must not exceed a *height*, measured from *finished grade*, of:
 - (i) 3.7 metres;
 - (ii) 4.6 metres, where the *building or structure* has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces; or
 - (iii) Two *storeys*, where the *building* is accessory to a *townhouse use* and provides for an indoor *common amenity area*.

(11) Building Size

- (a) *Buildings for 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

The regulations under Part 7 apply.

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(13) Other Regulations

- (a) Each principal *dwelling unit* in a *building for townhouse use* must be provided with:
 - (i) a separate entrance having direct access to grade;
 - (ii) a private outdoor space defined by *fences*, railings or landscaping, having a total area not less than 37 m² and having access directly from the *dwelling unit*;
 - (iii) access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (b) For all properties identified on Schedule “L”, trees identified as hazard trees, as defined by an ISA certified arborist and/or an ISA certified Tree Risk Assessor, are permitted to be removed without a permit provided that:
 - (i) the hazard tree poses an immediate hazard to *persons*, living accommodations, or other lawfully constructed *structures*;
 - (ii) the removal of the hazard tree is accomplished through the use of standard forestry practices; and
 - (iii) for any tree that is removed under Sub-section (13)(b), the owner of the land shall undertake tree replacement at a rate of two replacement trees of similar species per tree removed, with a minimum 5 cm caliper.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

PART 12 MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES

1202 RM-1 Two-Storey Low Density Apartment Residential

(1) Intent

This zone provides for two *storey apartment* and *townhouse* developments at a low *density*.

(2) Permitted Uses

Principal uses, limited to:

- (a) Residential, limited to:
 - (i) *Apartment*
 - (ii) *Townhouse*
 - (iii) *Congregate Housing and Care*

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 *buildings* for *apartment* and *townhouse uses*, limited to:
 - (i) where the building for *apartment* or *townhouse use* contains only *Congregate Housing and Care*:
 - (i.i) retail sale of goods manufactured in resident workshops
 - (i.ii) retail sale of goods and services to residents of the *building* only
 - (ii) workshops for residents, social and recreation space and facilities
- (e) *Assembly child care*
- (f) *Accessory institutional support services*

(3) Conditions of Use

In addition to the restrictions listed in Section 508(5), the following apply to the use of *accessory off-street parking*:

- (a) *contractor's equipment* may be parked or stored underground;
- (b) greater than two of any combination of *recreational vehicles*, commercial vehicles or boat trailers may be parked or stored underground;

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- (c) *recreational vehicles*, commercial vehicles or boat trailers exceeding 7.6 metres in length or 3.7 metres in height may be parked or stored underground; and
- (d) *accessory off-street parking* must be surrounded by landscaped areas not less than 0.6 metres wide, where the *principal use* on the *lot* is for *apartment* or *townhouse use*.

(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</i> or <i>Townhouses</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> for a public park is 0.8 hectares	

(5) Density

- (a) All *buildings* and *structures* for *apartment* or *townhouse use* must not exceed a *gross floor area* of 0.45 times the *lot area*;
- (b) For purposes of calculation, refer to the definition of *lot area* under Section 201.

(6) Lot Coverage

All *buildings* and *structures* for *all uses* combined must not exceed the *lot coverage* of 30%.

(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:

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Use	Lot Lines Along a Street or Lane (metres)	Interior Side Lot Line or Rear Lot Line Not Along a Street or Lane (metres)
<i>Principal buildings</i>	7.6	50% of the <i>height</i> of the <i>building</i> up to 9 metres, plus 30% of the <i>height</i> of the <i>building</i> above 9 metres, but in no case less than: -3.0 metres for a <i>wall</i> with no window or a window to a <i>non-habitable room</i> ; -7.6 metres for a <i>wall</i> with a balcony or a window to a <i>habitable room</i>
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	7.6	50% of the <i>height</i> of the <i>building</i> up to 9 metres, plus 30% of the <i>height</i> of the <i>building</i> above 9 metres, but in no case less than: -3.0 metres for a <i>wall</i> with no window or a window to a <i>non-habitable room</i> ; -7.6 metres for a <i>wall</i> with a balcony or a window to a <i>habitable room</i>

Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8

- (b) The siting distance is measured from the outermost limit of the building or any permitted projections, whichever is greater.
- (c) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

1202 RM-1 Two-Storey Low Density Apartment Residential

(9) Location of Uses

Where the *principal use* on the *lot* is *apartment use*, surface *accessory off-street parking* must not be located:

- (a) between a *front lot line* and the required *building* setback line;
- (b) closer than 3.0 metres to a balcony or a window of a *habitable room*.

(10) Height

Buildings and structures for *residential use* must not exceed a height of two *storeys*. Despite the above, the floor below the first *storey* may be exposed on one side of the *building* where it is located on a sloping *lot*.

(11) Building Size

- (a) *Buildings* for *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.
- (b) *Buildings* for *apartment use* must not exceed 65 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings* for *apartment use* that extend beyond 65 metres in length.

(12) Off-Street Parking and Loading

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:
 - (i) not less than 220 m² of *lot area*; and
 - (ii) access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (b) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

PART 12 MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES

1203 RM-2 Three-Storey Medium Density Apartment Residential

(1) Intent

This zone provides for three *storey apartment* and *townhouse* developments at medium *density*.

(2) Permitted Uses

Principal uses, limited to:

- (a) Residential, limited to:
 - (i) *Apartment*
 - (ii) *Townhouse*
 - (iii) *Congregate Housing and Care*

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* and *townhouse uses*, limited to:
 - (i) where the *building* for *apartment* and *townhouse use* contains only *Congregate Housing and Care*:
 - (i.i) retail sale of goods manufactured in resident workshops
 - (i.ii) retail sale of goods and services to residents of the *building* only
 - (ii) workshops for residents, social and recreation space and facilities
- (e) *Assembly child care*
- (f) *Accessory institutional support services*
- (g) *Lock-off units*, as limited under Section 508(6)

(3) Conditions of Use

Not applicable in this zone.

1203 RM-2 Three-Storey Medium 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 size</i> for a public park is 0.8 hectares	

(5) Density

- (a) All *buildings* and *structures* together must not exceed a *gross floor area* of 1.4 times the *lot area*.
- (b) For each *accessible residential dwelling unit* and *adaptable unit* provided, 2 m² is excluded from the *gross floor area* calculation. The exclusion of 2 m² for *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.
- (c) The following *lots* are designated as *strategic housing lots*:

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

- (d) On *lots* designated as *strategic housing lots*, the *density* may exceed the maximum *density* permitted under this zone, to a maximum of 10% additional floor area ratio, for the portion of the *gross floor area* that provides for *strategic housing*, if all *dwelling units* provided within the development are market rental units as required by a housing agreement or registered covenant or *below-market rental units*.

(6) Lot Coverage

All *buildings* and *structures* for all *uses* combined must not exceed the *lot coverage* of 50%.

(7) Buildings Per Lot

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

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(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>	<i>Lot Lines Along a Street (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>
<i>Principal buildings</i>	4.0	9.5 (no lane) 4.5 (lane)	4.5
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.0	9.5 (no lane) 4.5 (lane)	4.5

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8

(b) The siting distance is measured from the outermost limit of the *building, structure* or any permitted projections, whichever is greater.

(c) The above setbacks are subject to increase or decrease under the following conditions:

(i) The setback for the *rear lot line* will decrease to 3.0 metres from the property line abutting land designated in the Official Community Plan for Park or Open Space or Natural Areas; and

(ii) Sections 514, 518, 519 and 523.

1203 RM-2 Three-Storey Medium Density Apartment Residential

(9) Location of Uses

A *lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O".

(10) Height

(a) All *buildings* and *structures* shall not exceed a *height* of three *storeys*.

(11) Building Size

(a) *Buildings* for *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.

(b) *Buildings* for *apartment use* must not exceed 65 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

(c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings* for *apartment use* that extend beyond 65 metres in length.

(12) Off-Street Parking and Loading

(a) All *accessory off-street parking* must be provided as *concealed parking*; and

(b) *Accessory off-street parking* and loading shall be provided in accordance with Part 7.

(13) Other Regulations

(a) Each principal *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) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.

(c) Despite the definition of "*lot*" contained in Part 2 of this Bylaw, a *lot* in the RM-2 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-2 zone;

1203 RM-2 Three-Storey Medium Density Apartment Residential

- (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 the Sub-section (13)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

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PART 12 MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES

1204 RA-1 Medium-Density Residential

(1) Intent

This zone provides for medium-*density* residential developments up to eight *storeys* outside *transit-oriented areas*. Limited local-serving *commercial uses* are permitted.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Apartment*
- (b) *Assembly child care*
- (c) *Commercial*, limited to and not including a *drive-through business*:
 - (i) *business and household service*
 - (ii) *convenience retail*
 - (iii) *office*
 - (iv) *personal service*
 - (v) *restaurant*
 - (vi) *retail – general*
 - (vii) *retail – personal goods*
- (d) *Congregate housing and care*
- (e) *Townhouse*

Accessory uses, limited to:

- (f) *Accessory home occupation*
- (g) *Accessory institutional support services*
- (h) *Accessory residential*
- (i) *Accessory uses* located in a *building* for *apartment* or *townhouse use*, limited to:
 - (i) *child care*
 - (ii) where the *building* for *apartment* or *townhouse 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
- (j) *Boarding*
- (k) *Lock-off units*

1204 RA-1 Medium-Density Residential

(3) Conditions of Use

- (a) A *lock-off unit use* is only permitted within the Evergreen Line Shoulder Station Areas as identified in Schedule “O” to this Bylaw.
- (b) An *assembly child care or commercial use* must be in conjunction with an *apartment or townhouse use* that is a *principal use* on the same *lot*.
- (c) Each *principal dwelling unit* for a *townhouse use* must be provided with a separate entrance having direct access to *finished grade*.

(4) Lot Size

- (a) The minimum *lot size* is 1,110 m².

(5) Density and Residential Rental Tenure

- (a) Subject to Sub-section (5)(b), all *buildings and structures* together for all permitted *uses* must not exceed a *gross floor area* of:
 - (i) 2.64 times the *lot area* where the *lot* is:
 - (i.i) located within the Evergreen Line Shoulder Station Area identified in Schedule “O” to this Bylaw; or
 - (i.ii) a Medium-Density Residential *lot* identified in Schedule “T” to this Bylaw; and
 - (ii) 2.04 times the *lot area* where Sub-section (5)(a)(i) does not apply.
- (b) 100% of the *gross floor area* for all *residential uses* is limited to *residential rental tenure* where all *buildings and structures* together for all permitted *uses* exceed a *gross floor area* of:
 - (i) 2.4 times the *lot area* where Sub-section (5)(a)(i) applies to the *lot*; and
 - (ii) 1.85 times the *lot area* where Sub-section (5)(a)(ii) applies to the *lot*.
- (c) The following table is provided for convenience and illustrative purposes only. In the event of any conflict or inconsistency between this table and provisions of this Bylaw, the text of the Bylaw shall prevail:

1204 RA-1 Medium-Density Residential

Location	Gross Floor Area times the Lot Area for all Permitted Uses	Residential Rental Tenure Limitation	Resulting Tenure Applicable to all Residential Uses
Evergreen Line Shoulder Station Areas – Schedule “O” or Medium-Density Residential lots – Schedule “T”	≤2.4	No	Any residential tenure
	>2.4 up to 2.64	Yes	<i>Residential Rental Tenure</i>
All other lots	≤1.85	No	Any residential tenure
	>1.85 up to 2.04	Yes	<i>Residential Rental Tenure</i>

(6) Lot Coverage

- (a) All *buildings* and *structures* together for all permitted uses must not exceed a lot coverage of:
 - (i) 60% where the lot is:
 - (i.i) located within the Evergreen Line Shoulder Station Area identified in Schedule “O” to this Bylaw; or
 - (i.ii) a Medium-Density Residential lot identified in Schedule “T” to this Bylaw; and
 - (ii) 55% where Sub-section (6)(a)(i) does not apply.

(7) Buildings Per Lot

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

(8) Setbacks

- (a) *Buildings* and *structures* must be sited no closer than the corresponding setbacks from the lot lines set out below:

1204 RA-1 Medium-Density Residential

<i>Building or Structure Type</i>	<i>Lot Lines Along a Street or Lane (metres)</i>	<i>Interior Side Lot Line not Abutting a Lane (metres)</i>	<i>Rear Lot Line not Abutting a Lane (metres)</i>
<i>All buildings and structures</i>	4.0	4.5	6.0

- (b) The setbacks under Sub-section (8)(a) are subject to increase or decrease as follows:
- (i) the setback from the *interior side lot line* or *rear lot line* not abutting a *lane* is 3.0 metres from the property line abutting a *lot* whose *principal use* is a *civic use*, limited to parks, playgrounds and waterways and Streamside Protection and Enhancement Area as that term is defined under Section 523;
 - (ii) the setback from a *lot* line abutting land zoned R-1 or R-2 is increased by 2.0 metres for a *building* that is five *storeys* or more in *height*; and
 - (iii) in accordance with Sections 514, 518, 519 and 523.

(9) Location of Uses

Not applicable in this zone.

(10) Height

- (a) All *buildings* and *structures* must not exceed a *height* of eight *storeys*.
- (b) Despite Sub-section (10)(a):
 - (i) if the *lot* is identified in Schedule “P” to this Bylaw and the *height* limit set out in Schedule “P” is seven *storeys* or less, all *buildings* and *structures* located on the *lot* must not exceed the *height* limit set out in Schedule “P”;
 - (ii) all *buildings* and *structures* located within 7.6 metres from any property line abutting a *lot* zoned R-1 or R-2 must not exceed a *height* of three *storeys*; and
 - (iii) all detached *accessory buildings* and *structures* must not exceed a *height* of three *storeys*.

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(11) Building Size

- (a) *Buildings* for *townhouse use* must not exceed 55 metres in length.
- (b) *Buildings* for *apartment use* must not exceed 65 metres in length.
- (c) Despite Sub-section (11)(b), where a directional turn of 150 degrees or less in the *building* is provided, the Director of Development Services may permit *buildings* for *apartment use* that extend beyond 65 metres in length.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* containing an *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than:
 - (i) 4.0 m² per *dwelling unit* where the *dwelling unit* is *purpose-built rental housing*; and
 - (ii) 5.0 m² per *dwelling unit* where Sub-section (13)(a)(i) does not apply.
- (b) The number of *studio dwelling units* must not exceed 30% of the total *dwelling units* in all *buildings*.
- (c) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RA-1 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 RA-1 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)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

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PART 12 MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES

1205 RA-2 Transit-Oriented Medium-Density Residential

(1) Intent

This zone provides for medium-*density* residential developments up to 12 *storeys* in *transit-oriented areas* only. Limited local-serving *commercial uses* are permitted.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Apartment*
- (b) *Assembly child care*
- (c) *Commercial*, limited to and not including a *drive-through business*:
 - (i) *business and household service*
 - (ii) *convenience retail*
 - (iii) *office*
 - (iv) *personal service*
 - (v) *restaurant*
 - (vi) *retail – general*
 - (vii) *retail – personal goods*
- (d) *Congregate housing and care*
- (e) *Townhouse*

Accessory uses, limited to:

- (f) *Accessory home occupation*
- (g) *Accessory institutional support services*
- (h) *Accessory residential*
- (i) *Accessory uses* located in a *building* for *apartment* or *townhouse use*, limited to:
 - (i) *child care*
 - (ii) where the *building* for *apartment* or *townhouse 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
- (j) *Boarding*
- (k) *Lock-off units*

1205 RA-2 Transit-Oriented Medium-Density Residential

(3) Conditions of Use

- (a) An *assembly child care* or *commercial use* must be in conjunction with an *apartment* or *townhouse use* that is a *principal use* on the same *lot*.
- (b) Each *principal dwelling unit* for a *townhouse use* must be provided with a separate entrance having direct access to *finished grade*.

(4) Lot Size

- (a) The minimum *lot size* is 1,110 m².

(5) Density and Residential Rental Tenure

- (a) Subject to Sub-section (5)(b), all *buildings* and *structures* together for all permitted *uses* must not exceed the *gross floor area* times the *lot area* corresponding to the *transit-oriented area* tier set out below:

<i>Transit-Oriented Area Tier</i>	<i>Gross Floor Area times the Lot Area</i>
<i>TOA Tier 2</i>	4.0
<i>TOA Tier 3</i>	3.0

- (b) 100% of the *gross floor area* for all *residential uses* is limited to *residential rental tenure* where all *buildings* and *structures* together for all permitted *uses* exceed a *gross floor area* of 2.4 times the *lot area*.
- (c) The following table is provided for convenience and illustrative purposes only. In the event of any conflict or inconsistency between this table and provisions of this Bylaw, the text of the Bylaw shall prevail:

<i>Location (Transit-Oriented Area Tier)</i>	<i>Gross Floor Area times the Lot Area for all Permitted Uses</i>	<i>Residential Rental Tenure Limitation</i>	<i>Resulting Tenure Applicable to all Residential Uses</i>
<i>TOA Tier 2 or TOA Tier 3</i>	≤2.4	No	Any residential tenure
<i>TOA Tier 2</i>	>2.4 up to 4.0	Yes	<i>Residential Rental Tenure</i>
<i>TOA Tier 3</i>	>2.4 up to 3.0	Yes	<i>Residential Rental Tenure</i>

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(6) Lot Coverage

- (a) All *buildings* and *structures* together for all permitted *uses* must not exceed a *lot coverage* of:
 - (i) 65% where the form of tenure is *residential rental tenure* for 100% of the *residential gross floor area*; and
 - (ii) 60% where Sub-section (6)(a)(i) does not apply.

(7) Buildings Per Lot

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

(8) Setbacks

- (a) *Buildings* and *structures* must be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Building or Structure Type</i>	<i>Lot Lines Along a Street or Lane (metres)</i>	<i>Interior Side Lot Line not Abutting a Lane (metres)</i>	<i>Rear Lot Line not Abutting a Lane (metres)</i>
<i>All buildings and structures</i>	3.0	4.5	6.0

- (b) The setbacks under Sub-section (8)(a) are subject to increase or decrease as follows:
 - (i) the setback from the *interior side lot line* not abutting a *lane* is 6.0 metres for a *building* that is nine *storeys* or more in *height*;
 - (ii) the setback from the *interior side lot line* or *rear lot line* not abutting a *lane* is 3.0 metres from the property line abutting a *lot* whose *principal use* is a *civic use*, limited to parks, playgrounds and waterways and Streamside Protection and Enhancement Area as that term is defined under Section 523;
 - (iii) the setback from a *lot* line abutting land zoned R-1 or R-2 is increased by 2.0 metres for a *building* that is five *storeys* or more in *height*; and
 - (iv) in accordance with Sections 514, 518, 519 and 523.

1205 RA-2 Transit-Oriented Medium-Density Residential

(9) Location of Uses

Not applicable in this zone.

(10) Height

(a) All *buildings* and *structures* must not exceed the *height* corresponding to the *transit-oriented area* tier set out below:

<i>Transit-Oriented Area Tier</i>	<i>Height (storeys)</i>
<i>TOA Tier 2</i>	12
<i>TOA Tier 3</i>	8

(11) Building Size

- (a) *Buildings* for *townhouse use* must not exceed 55 metres in length.
- (b) *Buildings* for *apartment use* must not exceed:
 - (i) 65 metres in length where the *building height* is eight *storeys* or less; and
 - (ii) 45 metres in length where the *building height* exceeds eight *storeys*.
- (c) Despite Sub-sections (11)(b)(i) and (ii), where a directional turn of 150 degrees or less in the *building* is provided, the Director of Development Services may permit *buildings* for *apartment use* that extend beyond the length specified in Sub-sections (11)(b)(i) and (ii), as applicable.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* containing an *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than:

1205 RA-2 Transit-Oriented Medium-Density Residential

- (i) 4.0 m² per *dwelling unit* where the *dwelling unit* is *purpose-built rental housing*; and
- (ii) 5.0 m² per *dwelling unit* where Sub-section (13)(a)(i) does not apply.
- (b) The number of *studio dwelling units* must not exceed 30% of the total *dwelling units* in all *buildings*.
- (c) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RA-2 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 RA-2 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)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

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PART 12 MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES

1206 RM-3 Multi-Storey Medium Density Apartment Residential

(1) Intent

This zone provides for *apartment* developments between 4 and 8 *storeys* at a medium *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*

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) *Accessory institutional support services*

(f) *Lock-off units*, as limited under Section 508(6)

1206 RM-3 Multi-Storey Medium Density Apartment Residential

(3) Conditions of Use

Not applicable in this zone.

(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 size</i> for a public park is 0.8 hectares	

(5) Density

- (a) All *buildings* and *structures* together must not exceed a *gross floor area* of 1.85 times the *lot area* for all permitted *uses*. For *lots* located within the Evergreen Line Core and Shoulder station areas of Schedule “O” of the Bylaw and in close proximity to Partington Creek Neighbourhood Centre, as defined by Schedule “T” of the Bylaw, this may be increased by:
 - (i) 0.35 times the *lot area* for *buildings* that are a minimum of five (5) *storeys*, up to a maximum of 2.2 times the *lot area*, or
 - (ii) 0.45 times the *lot area* for *buildings* that are a minimum of six (6) *storeys*, up to a maximum of 2.3 times the *lot area*, or
 - (iii) 0.55 times the *lot area* for *buildings* that are a minimum of seven (7) *storeys*, up to a maximum of 2.4 times the *lot area*.
- (b) For each *accessible residential dwelling unit* and *adaptable unit* provided, 2 m² is excluded from the *gross floor area* calculation. The exclusion of 2 m² for *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.
- (c) The following *lots* are designated as *strategic housing lots*:

Parcel Identifier No.	Address	Designation
010-020-829	945 Charland Ave	<i>Strategic housing</i>
010-020-811	951 Charland Ave	<i>Strategic housing</i>

1206 RM-3 Multi-Storey Medium Density Apartment Residential

(d) On lots designated as *strategic housing lots*, the *density* may exceed the maximum *density* permitted under this zone, to a maximum of 10% additional floor area ratio, for the portion of the *gross floor area* that provides for *strategic housing*, if all *dwelling units* provided within the development are market rental units as required by a housing agreement or registered covenant or *below-market rental units*.

(6) Lot Coverage

All *buildings* and *structures* combined must not exceed a *lot coverage* of 55%.

(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 (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)
<i>Principal buildings</i>	4.0	9.5 (no lane) 4.5 (lane)	4.5
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.0	9.5 (no lane) 4.5 (lane)	4.5

<i>Use</i>	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8

1206 RM-3 Multi-Storey Medium Density Apartment Residential

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (c) The above setbacks are subject to increase or decrease under the following conditions:
 - (i) The setback for the *rear lot line* will decrease to 3.0 metres from the property line abutting land designated in the Official Community Plan for Park or Open Space or Natural Areas;
 - (ii) The setbacks for *buildings* above four (4) *storeys* will increase 2.0 metres from all *lot lines* abutting land designated in the Official Community Plan for One Family Residential or *Neighbourhood Attached Residential*; and
 - (iii) Under Sections 514, 518, 519 and 523.

(9) Location of Uses

- (a) A *townhouse use*:
 - (i) must be in conjunction with a multi-*storey* high-density *apartment* development; and
 - (ii) must include fewer units than the number of units proposed for the *apartment use*;
- (b) A *lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule “O”.

(10) Height

- (a) All *buildings* and *structures* for *apartment use* shall be at least a *height* of four *storeys* and must not exceed a *height* of eight *storeys*, except that *buildings* and *structures* located in the designated Medium Density Apartment Residential areas of Schedule “S” of the Bylaw must not exceed a *height* of six *storeys*; and
- (b) All *buildings* and *structures* located within 7.6 metres from any property line abutting land designated One Family Residential or *Neighbourhood Attached Residential* in the Official Community Plan shall not exceed a *height* of two *storeys*.

(11) Building Size

- (a) *Buildings* for *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.

1206 RM-3 Multi-Storey Medium Density Apartment Residential

- (b) *Buildings for apartment use* must not exceed 65 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings for apartment use* that extend beyond 65 metres in length.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*; and
- (b) *Accessory off-street parking* and loading shall be provided in accordance with Part 7.

(13) Other Regulations

- (a) Each principal *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) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (c) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RM-3 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-3 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)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

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PART 12 MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES

1207 RM-4 Multi-Storey High Density Apartment Residential

(1) Intent

This zone provides for *apartment* developments between 8 and 12 *storeys* at high *density*.

(2) Permitted Use

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*

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(6)
- (f) *Accessory institutional support services*

1207 RM-4 Multi-Storey High Density Apartment Residential

(3) Conditions of Use

Not applicable in this zone.

(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 size</i> 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*; and
- (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 Official Community Plan	Up to 0.5 times the <i>lot area</i>	3.0 times the <i>lot area</i>
Step 2	At least 20% of additional <i>density</i> is used for <i>priority unit types</i> as identified in the 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>	4.0 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.

1207 RM-4 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 *accessible residential dwelling unit* and *adaptable unit* provided, 2 m² is excluded from the *gross floor area* calculation. The exclusion of 2 m² for *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling 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 55%.

(7) Buildings Per Lot

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

(8) Setbacks

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

<i>Use</i>	<i>Lot Lines along a Street or Lane (metres)</i>	<i>Interior Side Lot Line and Rear Lot Line (metres)</i>
All <i>buildings</i> or <i>structures</i>	3.0	6.0

1207 RM-4 Multi-Storey High Density Apartment Residential

- (b) The above setbacks are subject to increase under Sections 518 and 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; and
 - (ii) must include fewer units than the number of units proposed for the *apartment use*;
- (b) 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 (8) storeys in height and must not exceed a height of twelve (12) storeys.

(11) Building Size

- (a) *Buildings for 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.
- (b) *Buildings for apartment use* must not exceed 65 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings for apartment use* that extend beyond 65 metres in length.

(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-4 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) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the building.
- (c) 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)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

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PART 12 MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES

1208 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 Section 510 and Sub-section (9)(b)

(c) *Assembly*, limited to:

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

1208 RM-5 Multi-Storey High Density Apartment Residential

(d) *Civic*, limited to:

- (i) community centres
- (ii) *primary or secondary school*
- (iii) libraries
- (iv) museums
- (v) public squares, and
- (vi) 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(6)
- (f) *Accessory street vending*
- (g) *Accessory institutional support services*

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

The following *uses* are not permitted on *lots* having areas less than the corresponding areas 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 size</i> for a public park is 0.8 hectares.	

1208 RM-5 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 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 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 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>	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.
- (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 *accessible residential dwelling unit* and *adaptable unit* provided, 2 m² is excluded from the *gross floor area* calculation. The exclusion of 2 m² for *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.

1208 RM-5 Multi-Storey High Density Apartment Residential

(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>	<i>Lot Lines along a Street or Lane (metres)</i>	<i>Interior Side Lot Line and Rear Lot Line (metres)</i>
All <i>buildings</i> or <i>structures</i>	3.0	6.0

(b) The above setbacks are subject to increase under Sections 518 and 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*;

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- (b) A *commercial, assembly, and civic use* are only permitted in the City Centre Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the 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

- (a) *Buildings for 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.
- (b) *Buildings for apartment use* must not exceed 65 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings* for *apartment use* that extend beyond 65 metres in length.

(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*.

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- (b) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (c) 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)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

PART 12 MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES

1209 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*
- (vii) *convenience retail*

and as further limited under Section 510 and Sub-section (9)(b)

(c) *Assembly*, limited to:

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

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

(d) *Civic*, limited to:

- (i) community centres
- (ii) *primary or secondary school*
- (iii) libraries
- (iv) museums
- (v) public squares
- (vi) parks

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

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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(6)
- (f) *Accessory street vending*
- (g) *Accessory institutional support services*

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

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

<u>Use</u>	<u>Minimum Lot Size (m²)</u>
(a) <i>Apartment</i> or <i>Townhouses</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> 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:

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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 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 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 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 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.
- (e) For each *accessible residential dwelling unit* and *adaptable unit* provided, 2 m² is excluded from the *gross floor area* calculation. The exclusion of 2 m² for *accessible residential dwelling units* and *adaptable units* shall only be applied to a maximum of 20% of all *dwelling units* within a *building*.

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(f) The following *lots* are designated as *strategic housing lots*:

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

- (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 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 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*.

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(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:

<i>Use</i>	<i>Lot Lines along a Street or Lane (metres)</i>	<i>Interior Side Lot Line and Rear Lot Line (metres)</i>
All <i>buildings or structures</i>	3.0	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 City Centre Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the 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 located in the designated High Density Apartment Residential area of Schedule "S" of the Bylaw must not exceed a *height* of twenty-five *storeys*. For all other areas, *building and structure height* is not applicable in this zone.

(11) Building Size

- (a) *Buildings* for *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.

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- (b) *Buildings for apartment use* must not exceed 65 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings for apartment use* that extend beyond 65 metres in length.

(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) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (c) 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)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.