

## **RM-1 and RM-1N Districts Schedule**

### **1 Intent**

The intent of this Schedule is to encourage development of courtyard rowhouses on larger sites while continuing to permit lower intensity development on smaller sites. Siting and massing is intended to be compatible with, but not the same as, pre-existing single family development. High quality architectural design of all new development is encouraged.

### **2 Outright Approval Uses**

**2.1** Subject to all other provisions of this By-law and to compliance with the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

#### **2.2 Uses**

**2.2A** • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, or 3.7 m measured to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) all accessory buildings are located:
  - (i) within 7.1 m of the ultimate rear property line, but subject to clause (ii);
  - (ii) in no case less than 3.6 m from the ultimate centre line of any rear or flanking lane and less than 1.5 m from a flanking street, subject also to the provisions of section 11.1 of this By-law;
- (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 48 m<sup>2</sup>;
- (d) not more than 80 percent of the width of the site at the rear property line of any lot is occupied by accessory buildings; and
- (e) roof decks and sundecks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section.

**2.2.DW** [Dwelling]

- Multiple Conversion Dwelling, provided that:
  - (a) no additions shall be permitted;
  - (b) no housekeeping or sleeping units shall be created;
  - (c) the number of dwelling units is limited to two; and
  - (d) no development permit shall be issued until the requisite permits required by other By-laws that relate to design, construction, and safety of buildings is issuable.
- One-Family Dwelling.

**2.2.I** [Institutional]

- Community Care Facility – Class A, subject to the regulations and relaxations that apply to a one-family dwelling.

### **3 Conditional Approval Uses**

**3.1** Subject to all other provisions of this By-law, including section 3.3.3, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, including such conditions as it may decide, provided that it first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant.

#### **3.2 Use**

- 3.2.A**
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
  - Accessory Uses customarily ancillary to any of the uses listed in this section.

**3.2.C** [Cultural and Recreational]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

**3.2.D** Deposition or extraction of material so as to alter the configuration of the land.

**3.2.DW** [Dwelling]

- Dwelling Units, up to a maximum of two, in conjunction with a neighbourhood grocery store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Infill One-Family Dwelling
- Infill Two-Family Dwelling
- Multiple Conversion Dwelling (other than as provided for in section 2.2.DW of this Schedule), resulting from the conversion of a building existing as of November 23, 2005.
- Multiple Dwelling.
- One-Family Dwelling with Secondary Suite.
- Two-Family Dwelling.
- Seniors Supportive or Assisted Housing, subject to section 11.17 of this By-law.

**3.2.I** [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of this By-law.
- Hospital, subject to the provisions of section 11.9 of this By-law.
- Public Authority Use essential in this District.
- School - Elementary or Secondary, subject to the provisions of section 11.8 of this By-law.
- Social Service Centre.
- Community Care Facility – Class B, subject to the provisions of section 11.17 of this By-law.
- Group Residence, subject to the provisions of section 11.17 of this By-law.

- 3.2.R [Retail]
- Farmers’ Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
  - Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.

- 3.2.S [Service]
- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

- 3.2.U [Utilities and Communication]
- Public Utility.

**4 Regulations**

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.

**4.1 Site Area**

- 4.1.1 The minimum site area for a one-family dwelling, one-family dwelling with secondary suite, multiple conversion dwelling, two-family dwelling, or any of these in combination with an infill one-family dwelling, or infill two-family dwelling shall be 306 m<sup>2</sup>.
- 4.1.2 The minimum site area for a multiple dwelling shall be 604 m<sup>2</sup>, and notwithstanding section 10.1 of this By-law, these sites may have more than one principal building.
- 4.1.3 Provided the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may permit multiple dwelling or more than one principal building on sites smaller than 604 m<sup>2</sup>.

**4.2 Frontage**

- 4.2.1 The minimum frontage for a multiple dwelling shall be 18.3 m.

**4.3 Height**

- 4.3.1 A building shall not exceed 10.7 m in height.
- 4.3.2 A building shall not have more than 2 storeys, except that the Director of Planning may permit a building to exceed 2 storeys provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.
- 4.3.3 Provided the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may vary the maximum height.

**4.4 Front Yard**

- 4.4.1 On sites with a multiple dwelling, a front yard with a minimum depth of 3.1 m, increased to 4.9 m within 4.9 m of the side property lines, shall be provided.
- 4.4.2 On other sites, a front yard with a minimum depth equal to the average of the minimum front yard depths on the two adjacent sites shall be provided, except that:

- (a) where an adjacent site is vacant, the next adjacent site that is not vacant should be used to determine the average;
- (b) if one or more of the adjacent sites front on a street other than that of the development site, or the adjacent sites area separated by a street or lane, or the Director of Planning is satisfied that one or more of the adjacent sites is an anomaly, then such adjacent sites shall not be used in computing the average;
- (c) where the site is adjacent to a flanking street or lane, the depth shall equal the single adjacent site.

4.4.3 Provided the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may vary the front yard requirement on a corner site; on a double fronting site; on a site where a building line has been established pursuant to section 14.1 of this By-Law; and on other sites.

4.4.4 Covered porches complying with section 4.7.3 (f) shall be permitted to project into the required front yard a maximum of 1.2 m.

4.4.5 Notwithstanding the provisions of section 10.7.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

#### **4.5 Side Yards**

4.5.1 A sideyard with a minimum width of 10 percent of the width of the site shall be provided on each side of the buildings, except that the sideyard need not exceed 1.5 m in width.

4.5.2 In the case of a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, the exterior side yard shall be a minimum of 2.4 m.

4.5.3 On all sites, an additional side yard with a minimum width of 4.9 m and minimum length equal to 25 percent of the site depth shall also be provided on each side of the site. Each of these sideyards shall be located so that its rear boundary is not less than 6.7 m, nor more than a distance equal to 35 percent of the site depth, from the ultimate rear property line.

4.5.4 Provided the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may vary the side yard requirements on a corner site; on a double fronting site; on a site where a building line has been established pursuant to section 14.1 of this By-Law; and on other sites.

4.5.5 Notwithstanding the provisions of section 10.7 of this By-law, the following shall be permitted to project into the required side yards:

- (a) covered porches complying with section 4.7.3 (f) to a maximum of 1.2 m where a side yard of at least 2.4 m in width has been provided; and
- (b) eaves and gutters or other similar projections as determined by the Director of Planning, up to a maximum of 1.0 m measured horizontally, except that they must not be closer than 0.7 m to a side property line.

4.5.6 On a corner site, where a side yard of at least 2.4 m has been provided, covered porches complying with section 4.7.3 (f) shall be permitted to project into the required side yard a maximum of 1.2 m.

4.5.7 Notwithstanding the provisions of section 10.7 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a minimum side yard to a maximum of 1.0 m, measured horizontally, except that they must not be closer than 0.7 m from a side property line.

**4.6 Rear Yard**

4.6.1 A rear yard with a minimum depth of 0.6 m shall be provided. Where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard to be provided shall be measured from the ultimate rear property line.

4.6.2 Where the rear property line does not abut a lane, and a lane dedication is not required, a rear yard with a minimum depth of 1.2 m shall be provided, but the Director of Planning may increase the required rear yard provided the Director of Planning considers all applicable policies and guidelines adopted by Council.

4.6.3 Notwithstanding the provisions of section 10.7.1 (b) of this By-law, eaves and gutters or other similar projections as determined by the Director of Planning may project into a minimum rear yard to a maximum of 1.0 m measured horizontally.

**4.7 Floor Space Ratio**

4.7.1 The floor space ratio shall not exceed 0.40, except that provided the Director of Planning first considers the intent of this District Schedule, all applicable policies and guidelines adopted by Council, and the submissions of all advisory groups, property owners or tenants, the Director of Planning may permit:

- (a) for multiple dwelling or seniors supportive or assisted housing, an increase in the floor space ratio up to a maximum 1.2;
- (b) for other dwelling uses, an increase in the floor space ratio up to a maximum of 0.65;
- (c) for other uses permitted by this District Schedule, an increase in the floor space ratio up to a maximum of 0.60 for all these uses combined.

4.7.2 The following shall be included in the computation of floor space ratio:

- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
  - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
  - (ii) the area excluded does not exceed one percent of the permitted floor area; and
- (d) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

4.7.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed eight percent of the permitted residential floor area;

- (b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage in multiple conversion dwellings containing 3 or more units or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, which:
  - (i) for multiple dwellings, are at or above base surface and located in a principal building, up to a maximum of 24 m<sup>2</sup> per dwelling unit, or are located below base surface;
  - (ii) for other dwelling uses, are located in an accessory building located on the site in accordance with section 2.2.A of this Schedule or in an infill building up to a maximum of 48 m<sup>2</sup>;
  - (iii) for dwelling uses, on sites with more than one principal building, are located in a principal building or an accessory building up to a maximum area of 24 m<sup>2</sup> per dwelling unit;
  - (iv) for other dwelling uses located on sites with no developed secondary access, are located in a principal building, an accessory building, or infill building up to a maximum area that the Director of Planning may determine provided the Director of Planning first considers all applicable policies and guidelines adopted by Council;
  - (v) for non-dwelling uses, are located at or below base surface;
- (d) areas of undeveloped floors which are located:
  - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m; or
  - (iii) under covered verandas or porches as described in section (f) below, and to which there is no permanent means of access;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) covered verandas or porches, provided that:
  - (i) the portion facing the street or rear property line shall be open or protected by partial walls or guard rails the height of which shall not exceed the minimum specified in the Building By-law; and
  - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.3(a), does not exceed 13% of the permitted floor space;
- (g) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law; and
- (h) above grade floor area:
  - (i) built as open to below,
  - (ii) to which subsection 4.7.2(c) does not apply,
  - (iii) designed in combination with venting skylights, opening clerestory windows or other similar features which, in the opinion of the Director of Planning, reduce energy consumption or improve natural light and ventilation, and
  - (iv) to a maximum exclusion of one percent of permitted floor area.

#### **4.8 Site Coverage**

- 4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area, except that for multiple dwellings, the maximum site coverage for buildings shall be 55 percent of the site area.
- 4.8.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies, and sundecks.

- 4.8.3 Except where the principal use of the site is a parking area, the maximum site coverage for any portion of the site used as parking area shall be 30 percent.
- 4.8.4 In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes, and sites.
- 4.8.5 The area of impermeable materials, including building coverage, shall not exceed 75 percent of the total site area, except that the Director of Planning may increase this amount for developments providing underground parking.
- 4.8.6 For the purposes of section 4.8.5, the following materials shall be considered impermeable: the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries; asphalt; concrete; brick; stone; and wood.
- 4.8.7 Notwithstanding section 4.8.5, gravel, river rock less than 5 cm in size, wood chips, bark mulch, permeable pavers, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly to the soil below, are excluded from the area of impermeable materials.

**4.9 to 4.13 (Reserved)**

**4.14 Dedication of Land for Road Widening**

- 4.14.1 A dedication to the city up to a maximum of .6 m at the front of a site for boulevard widening, as determined by the City Engineer shall be required for developments of sites which front Knight Street.
- 4.14.2 Where dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio.

**4.15 Acoustics**

- 4.15.1 A development permit application for a dwelling uses in RM-1N District shall require evidence in the form of a report and recommendation by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels expressed in decibels set opposite such portions of the dwelling units. For purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

**4.16 Building Depth**

- 4.16.1 For sites where there is one principal building or one principal building with infill, the maximum distance between the required minimum front yard and the rear of the principal building shall be 40% of the site depth (measured prior to any required lane dedication).

4.16.2 The Director of Planning may permit the maximum building depth to be increased provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

#### **4.17 External Design**

4.17.1 A portion of the surface of the ground adjoining a building may be lowered and excluded from the average elevation for the purpose of calculating finished grade, when the purpose is to provide light or access to a basement or cellar, provided that:

- (a) the lowered surface does not extend more than 3.1 m from the building;
- (b) that portion of the building abutting the lowered surface, is not greater than half the width of the building, or 4.6 m, whichever is the lesser; and
- (c) the lowered surface does not extend into the 1.2 m side yard or as prescribed in Section 4.5.1.

#### **4.18 Dwelling Unit Density**

4.18.1 For multiple dwelling use, maximum dwelling unit densities shall not exceed:

- (a) for development up to and including 1.0 FSR, 86 units per hectare except where the calculation of dwelling units per hectare results in a fractional number the number shall be rounded down; and
- (b) for development more than 1.0 FSR, 98 units per hectare.

4.18.2 Provided the Director of Planning first considers all applicable policies and guidelines adopted by Council, the Director of Planning may vary the number of units for multiple dwellings.

4.18.3 For other uses, the total number of dwelling units on a site shall not exceed 2, except that the Director of Planning may vary this to 3 units provided the Director of Planning first considers all applicable policies and guidelines adopted by Council.

### **5 Relaxation of Regulations**

5.1 The Director of Planning may relax the minimum site area provisions of section 4.1 with respect to any of the following developments if the lot was on record in the Land Title Office for Vancouver prior to November 23, 2005:

- (a) one-family dwelling;
- (b) one-family dwelling with secondary suite;
- (c) two-family dwelling.

5.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the area and site coverage limitations for accessory buildings and sections 4.7 and 4.9 of the Parking By-law where the Director of Planning is satisfied that adequate off-street parking on any site less than 36.5 m in depth cannot otherwise be accommodated, provided that in developments where a carport or garage is planned he also has regard to the effect on neighbouring sites of building height, shadow, open space, and landscaping.