



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: December 1, 2015
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 11078
VanRIMS No.: 08-2000-20
Meeting Date: December 15, 2015

TO: Vancouver City Council

FROM: Acting General Manager of Planning and Development Services

SUBJECT: Amendments to the Zoning and Development By-law Regarding the
RM-9A/9AN Districts for Norquay's Apartment Transition Area

RECOMMENDATION

- A. THAT the Acting General Manager of Planning and Development Services be instructed to make application to amend the Zoning and Development By-law, generally as set out in Appendix A, in order to:
- (i) create new districts, RM-9A and RM-9AN, as part of the RM-9 and RM-9N Districts Schedule; and
 - (ii) rezone certain areas of Norquay Village from RS-1 to RM-9A and RM-9AN;

FURTHER THAT the application be referred to a Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws for consideration at the Public Hearing.

- B. THAT, if the application to amend the Zoning and Development By-law as described in Recommendation A is referred to Public Hearing, then an application to amend Schedule A of the Sign By-law to establish regulations for the new districts, generally as set out in Appendix B, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws generally as set out in Appendix B for consideration at the Public Hearing.

- C. THAT, subject to enactment of the amending by-laws described in Recommendation A, the Director of Legal Services be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the Parking By-law, generally in accordance with Appendix C.
- D. THAT, subject to enactment of the amending by-law described in Recommendation A, the Director of Legal Services be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the Subdivision By-law, generally in accordance with Appendix D.
- E. THAT, subject to the enactment of the amending by-laws described in Recommendation A, the Acting General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of such amending by-laws, amended RM-9, RM-9A, RM-9N and RM-9AN Guidelines, generally in accordance with Appendix E, for Council adoption.
- F. THAT, subject to the enactment of the amending by-laws described in Recommendation A, the Acting General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the *Strata Title Policies for RS, RT and RM Zones*, generally in accordance with Appendix F, for Council adoption.
- G. THAT, subject to the enactment of the amending by-laws described in Recommendation A, Council rescind the "Norquay Village - Apartment Transition Area Rezoning Policy" adopted on May 16, 2013.

REPORT SUMMARY

The Norquay Village Neighbourhood Centre Plan, approved by Council in November 2010, focuses on the development of a complete, sustainable and inclusive neighbourhood with a variety of housing options close to major transit infrastructure investments, jobs and services. The purpose of this report is to seek Council approval of a new zoning district for the Apartment Transition Area outlined in the Plan, situated between Kingsway and the surrounding residential neighbourhoods.

Development in the apartment transition area has been guided by the "Norquay Village - Apartment Transition Area Rezoning Policy" approved by Council in May 2013. Implementing the proposed RM-9A/9AN Districts for this area would deliver the last of three City-initiated, area-wide rezonings envisioned in the Plan. The proposed provisions for these districts are generally consistent with the intent of the Apartment Transition Area Rezoning Policy. The zoning amendments, if approved, will streamline the development process and help deliver new housing in Norquay Village.

This report recommends that Council refer an application to Public Hearing to amend the RM-9 and RM-9N Districts Schedule and its accompanying guidelines, to rezone properties in the Apartment Transition Area from RS-1 to RM-9A and RM-9AN, and to rescind the Norquay Village - Apartment Transition Area Rezoning Policy.

The primary objectives of the recommendations are to:

- Facilitate a building form that creates a careful transition from the greater heights and densities on Kingsway to the lower density residential areas behind by enabling medium density residential development (up to 4 storeys) in the area generally bordering Kingsway and shown in Figure 1.
- Ensure that this transition area develops predominantly with apartment buildings over time contributing to the overall diversity of housing forms in Norquay Village, including a variety of unit sizes with accompanying private or semi-private outdoor space and sustainable liveability features such as access to natural light and ventilation.

Recommendations also include consequential amendments to related sections of the Zoning and Development By-law, Sign By-law, Parking By-law, and the Subdivision By-law.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies include:

- Norquay Village Neighbourhood Centre Plan (2010)
- Norquay Village - Apartment Transition Area Rezoning Policy (2013)
- Norquay Village Neighbourhood Centre Public Benefits Strategy (2013)
- Mayor's Task Force on Housing Affordability (2012)
- Housing and Homelessness Strategy 2012-2021.

REPORT

Background/Context

In November 2010, the Norquay Village Neighbourhood Centre Plan (the "Plan") was approved by Council with the intent of introducing new housing choices, community amenities and public spaces to Norquay Village, and of revitalizing the shopping area on Kingsway. The Plan included a rezoning policy for Kingsway, and subsequent Council-approved policies to guide future change:

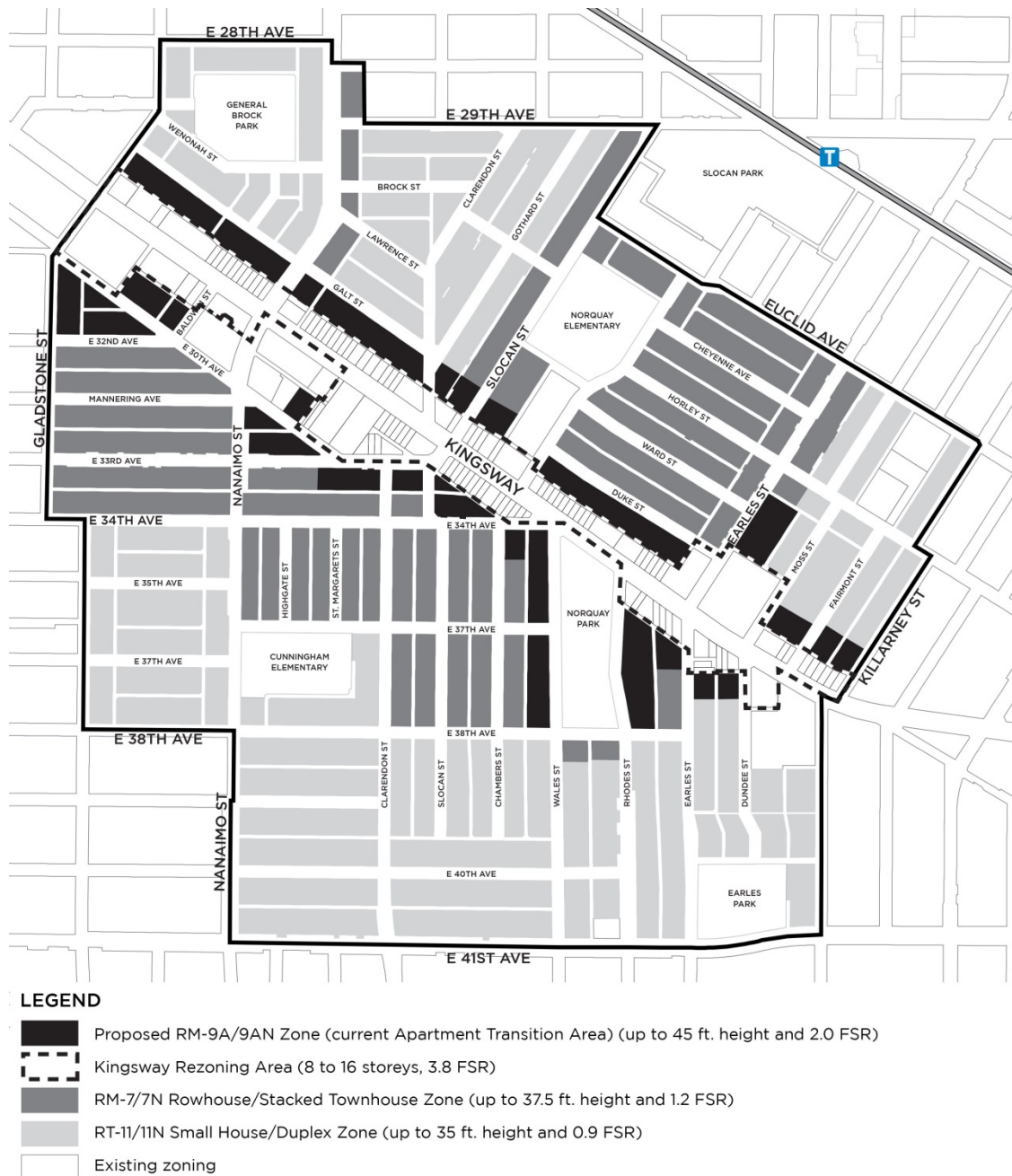
- New residential zoning districts (RT-11 and RM-7), approved March 2013; and
- Apartment Transition Area Rezoning Policy, approved May 2013.

A Public Benefits Strategy was also approved by Council in May 2013 as part of the Plan's implementation, setting out community priorities for amenities and facilities to create a complete and liveable neighbourhood.

This report focuses on the Apartment Transition Area. The Plan set direction for creating a new zone for this area, along with new zones in surrounding areas for ground-oriented forms (e.g. duplexes, stacked townhouses, rowhouses). Due to the complex nature of this type of work, two new zones were created as part of the Plan implementation work in 2013. The RT-11 zone allows duplexes and small houses, and the RM-7 zone allows rowhouses and stacked townhouses. At that time, a rezoning policy was developed to provide guidance on development in the Apartment Transition Area (see Figure 1) by site-specific rezoning to CD-1 (Comprehensive Development) designation. The intention was that the rezoning policy would

eventually be superseded by a new zoning district to streamline the development application process, to reduce costs and time for applicants, and to establish clarity around built form.

Figure 1: Zoning in Norquay Village



Strategic Analysis

The intent of the RM-9A/9AN District is to provide a physical transition between the taller buildings and densities envisioned for Kingsway, and the lower ground-oriented buildings

behind. In addition, the apartment form can provide a liveable, cost effective, higher-density housing form appropriate for families and seniors.

The RM-9A/9AN Districts and Guidelines incorporate design directions established by the Apartment Transition Area Rezoning Policy, maintaining previous area boundaries as well as most site requirements (e.g. height, setbacks, frontage, maximum floor space ratio) while providing further guidance for development on exceptionally deep lots. Dimensions for a required fourth-floor setback and minimum courtyard width have been slightly adjusted based on feedback from prospective applicants.

In the RM-9A/9AN Districts, low-rise apartment buildings with a maximum height of 13.7 metres (45 feet) are permitted, with maximum densities in accordance with frontage as follows:

Minimum frontage	Floor Space Ratio (FSR)
Less than 15.2 m and "locked in"*	1.2
15.2 m (50 ft.)	1.5
15.2 m (50 ft.) on corner site	1.75
27.4 m (90 ft.)	2.0

** i.e. lots that, as a result of development of any adjoining lots, are unlikely to be consolidated with an adjoining lot to increase the site size.*

Other key parameters within the RM-9A/9AN Districts Schedule are:

Maximum height	13.7 m (45 ft.) and 4 storeys
Maximum density	up to 2.0 FSR; 240 dwelling units per hectare
Car parking	underground parking; minimum 1 space and no more than 2 spaces for each principal dwelling unit
Typical unit size	850 square feet (79 square metres)

All development will be subject to guideline review to ensure unit liveability and neighbourliness with adjacent properties. The guidelines for the RM-9A/9AN Districts encourage a variety of unit sizes, private or semi-private outdoor space for each unit, and sustainable, liveable features such as access to natural light and ventilation. The existing development rights of the RS-1 zoning will be retained within the RM-9A/9AN Districts Schedule; that is, single-family uses can continue and new single-family development (including secondary suites and laneway houses) will continue to be permitted, as set out in the Plan.

The RM-9A/9AN Districts, specific to Norquay, are being added to the existing RM-9/9N Districts Schedule, because this existing schedule allows for similar four-storey apartment building forms. The strategy of amending an existing district schedule, rather than creating a completely new one, will help limit the number of district schedules in the Zoning and Development By-law, reducing complexity for the public and development applicants. The RM-9A/9AN Districts differ from the RM-9/9N Districts – which apply to areas of the Marpole

community – in that they emphasize the apartment building form, as opposed to allowing the mix of apartments and townhouses/rowhouses permitted in Marpole. The 'N' designation in these districts applies to sites on arterial streets and requires noise mitigation for residential development.

Initially, staff considered a direction of allowing both four-storey apartments and stacked townhouses for all sites in the RM-9A/9AN Districts to allow development choice. Stacked townhouse developments are organized with units that can be a combination of side-by-side and top-and-bottom. Interior walls and ceilings are shared, and each unit has direct access to the outside.

This direction was presented to the public at an open house held September 23, 2015 (summarized below). Some concerns were raised about the accessibility of stacked townhouse forms (typically they do not have an elevator) and that their uniform inclusion throughout the RM-9A/9AN zones might, over time, dilute the diversity of housing forms in Norquay overall.

Given the community concerns expressed, further analysis and reconsideration were undertaken with the following results:

- Stacked townhouses are already permitted in the adjacent RM-7 District (see Figure 1) which comprises 29% of the land area in Norquay Village. The RM-9A/9AN Districts represent 10% of the land area and is the only place (aside from Kingsway) where four-storey apartments are likely to develop.
- Adding stacked townhouses as an option for the RM-9A/9AN Districts would likely result in very little difference in the number of dwelling units and population over the 30-year timeframe of the Plan compared to apartment development or to a 50/50 split between apartments and stacked townhouses.

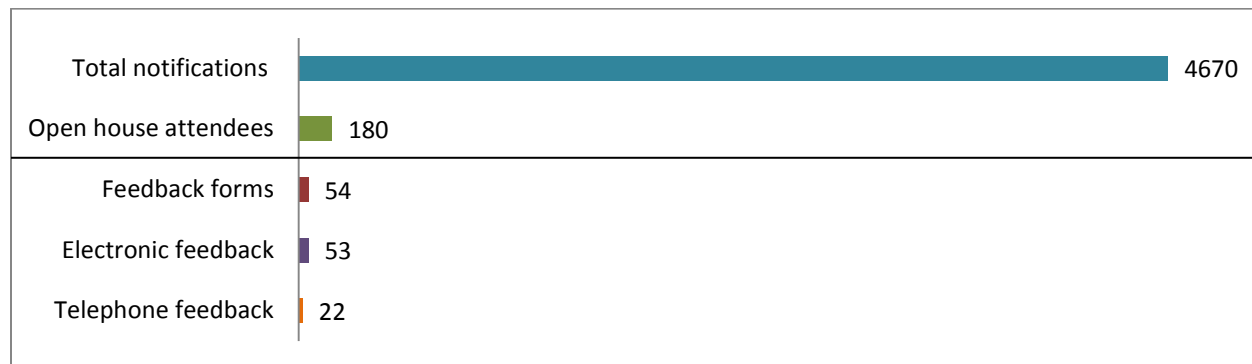
Given that stacked townhouses are permitted in a large area of Norquay, that they would yield little to no additional units, and that there are concerns about accessibility, staff have concluded that stacked townhouses should generally not be allowed throughout the RM-9A/9AN Districts. The only exemption to this is in the case of exceptionally deep lots that are over 150 feet on both sides of the property. On these deep lots, apartment buildings in combination with stacked townhouses at the rear would be permitted to allow for a more optimal utilization of these sites. This typology would also deliver more liveable units than may otherwise occur with a single apartment building on a deep site due to circulation issues (e.g. long corridors, multiple elevator locations) and compromised views from living rooms. At the present time, out of 246 lots in the RM-9A/9AN Districts, only 21 or less than 10 per cent of the total number of lots are exceptionally deep as defined above.

Preserving the focus on apartment housing in the RM-9A/9AN Districts should help maintain overall diversity in housing forms over time and ensure there are lower-height, accessible housing forms in the neighbourhood.

Public Input

On September 23, 2015, an open house was held at Norquay Elementary School to share information with the public on the proposed RM-9A/9AN Districts. Approximately 180 people attended. Feedback forms were distributed at the open house and also made available online for one week after the event. Figure 2 below shows a summary of the public consultation.

Figure 2: Public Consultation Summary



Generally, respondents indicated that the approach for the RM-9A/9AN Districts met the intent of the Norquay Village Neighbourhood Centre Plan. Respondents felt that four-storey apartments and stacked townhouses would contribute to housing choice in the area, and would provide a good transition between higher densities on Kingsway and lower densities behind. Concerns were raised pertaining to overall neighbourhood change and growth, including parking congestion, noise, impact on local character, and a potential strain on amenities and public transit in the area. However, the Plan sets direction for evolving change, and this zoning implements that Plan.

As noted, the information presented at the open house and online introduced stacked townhouses throughout the RM-9A/9AN Districts. While most respondents who commented on stacked townhouses supported allowing them in addition to apartments in RM-9A/9AN to increase housing diversity, others cited concerns as noted above about accessibility, overall housing diversity in Norquay, and parking and traffic. Two letters received after the open house also cited concern about stacked townhouses limiting housing options for seniors and persons with mobility issues, given the lack of an elevator.

A summary of the public consultation process and input received can be found in Appendix G. Should Council refer the application to Public Hearing, notification of the hearing will be sent to all property owners in the Norquay Village Neighbourhood Centre Plan area.

Financial Implications

The proposed RM-9A/9AN Districts will eliminate the need for individual site-specific (CD-1) rezonings in this area. This will streamline the development process, provide certainty and clarity for both the community and for applicants, and may slightly reduce the costs of development.

Priorities for the renewal of existing community amenities and provision of new and upgraded amenities are established by the Norquay Village Public Benefits Strategy (2013). Provision of new or upgraded amenities and infrastructure are typically funded from a combination of Development Cost Levies (DCLs), Community Amenity Contributions (CACs) or Density Bonus Zone Contributions (discussed further below), and direct contributions from developers toward amenity and infrastructure upgrades.

Development Cost Levies — Development Cost Levies collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and transportation. The RM-9A/9AN Districts are in the Citywide Development Cost Levy District, which has a current rate of \$142.27 per square metre (\$13.31 per square foot).

DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment on September 30th of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply.

Density Bonus Zone Contribution — Under the Apartment Transition Area Rezoning Policy, a fixed-rate CAC target of \$162 per square metre (\$15 per square foot) was applied on additional density above the existing RS-1 maximum. In the RM-9A/9AN Districts, the same rate of \$162 per square metre (\$15 per square foot) for additional density will be required as a "Density Bonus Zone Contribution." These contributions will be used for amenity priorities as established by the Norquay Village Public Benefits Strategy — specifically, 50% to affordable housing and 50% to amenities listed in the RM-9A/9AN Districts Schedule.

Ongoing Financial Implications — Capital investments, especially for new/upgraded amenities and infrastructure, often result in ongoing financial implications associated with programming and facility operation, maintenance and rehabilitation. The budget impact will likely be added incrementally over time as amenities are completed, and will be considered as part of long-term financial planning.

CONCLUSION

This report recommends to Council amendments to add RM-9A and RM-9AN to the RM-9 and RM-9N Districts Schedule and Guidelines, and rezoning of the Apartment Transition Area from RS-1 to RM-9A and RM-9AN, to allow for apartments in Norquay Village that would provide a transition between buildings on Kingsway and the lower density residential areas behind. Should Council adopt the recommendations contained in this report, the previous Council-approved "Norquay Village - Apartment Transition Area Rezoning Policy" would be rescinded.

* * * * *

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

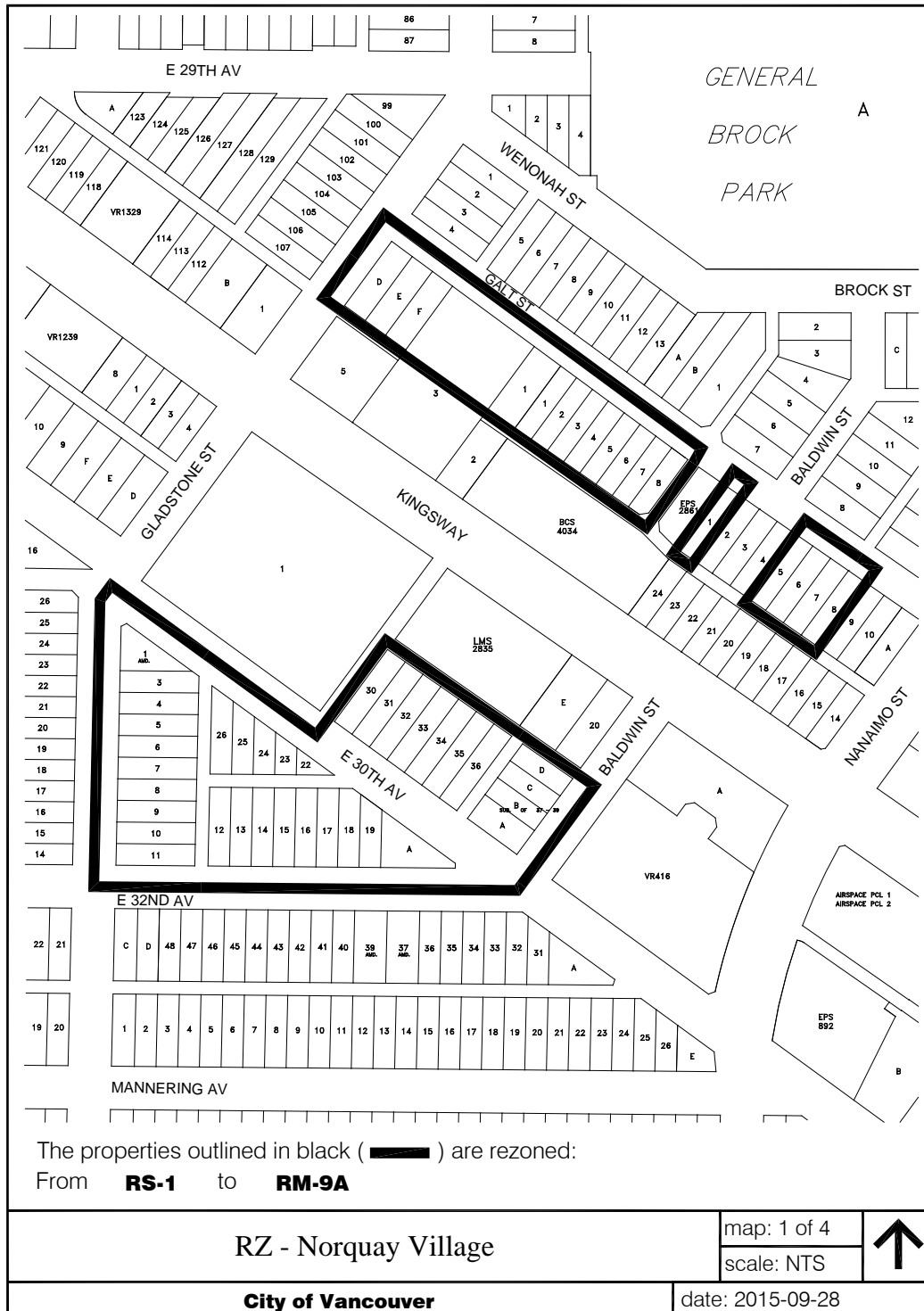
**A By-Law to amend
Zoning and Development By-law No. 3575
to create new districts for the Apartment Transition Area
in accordance with the Norquay Village Neighbourhood Centre Plan**

1. This by-law amends the indicated provisions of the Zoning and Development By-law.
2. This by-law amends the Zoning District plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notation, and references shown on the plans marginally numbered Z-() and Z-(), attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D to By-law No. 3575.
3. In section 2, Council adds, in alphabetical order: "Locked in lots means a lot or lots that, as a result of development of any adjoining lots, is or are unlikely to be consolidated with an adjoining lot to increase the site size".
4. In section 3.2.6, Council deletes "RM-9 and RM-9N" and replaces with "RM-9, RM-9A, RM-9N and RM-9AN".
5. In section 5.14, in the paragraph in Column B which is opposite paragraph 2, Council deletes "RM-9 and RM-9N" and replaces with "RM-9, RM-9A, RM-9N and RM-9AN".
6. In section 9.1, under the heading Multiple Dwelling, Council adds "RM-9A and RM-9AN" below "RM-9 and RM-9N".
7. Council amends the RM-9 and RM-9N District Schedule to include new districts RM-9A and RM-9AN as attached to this by-law as Schedule B.

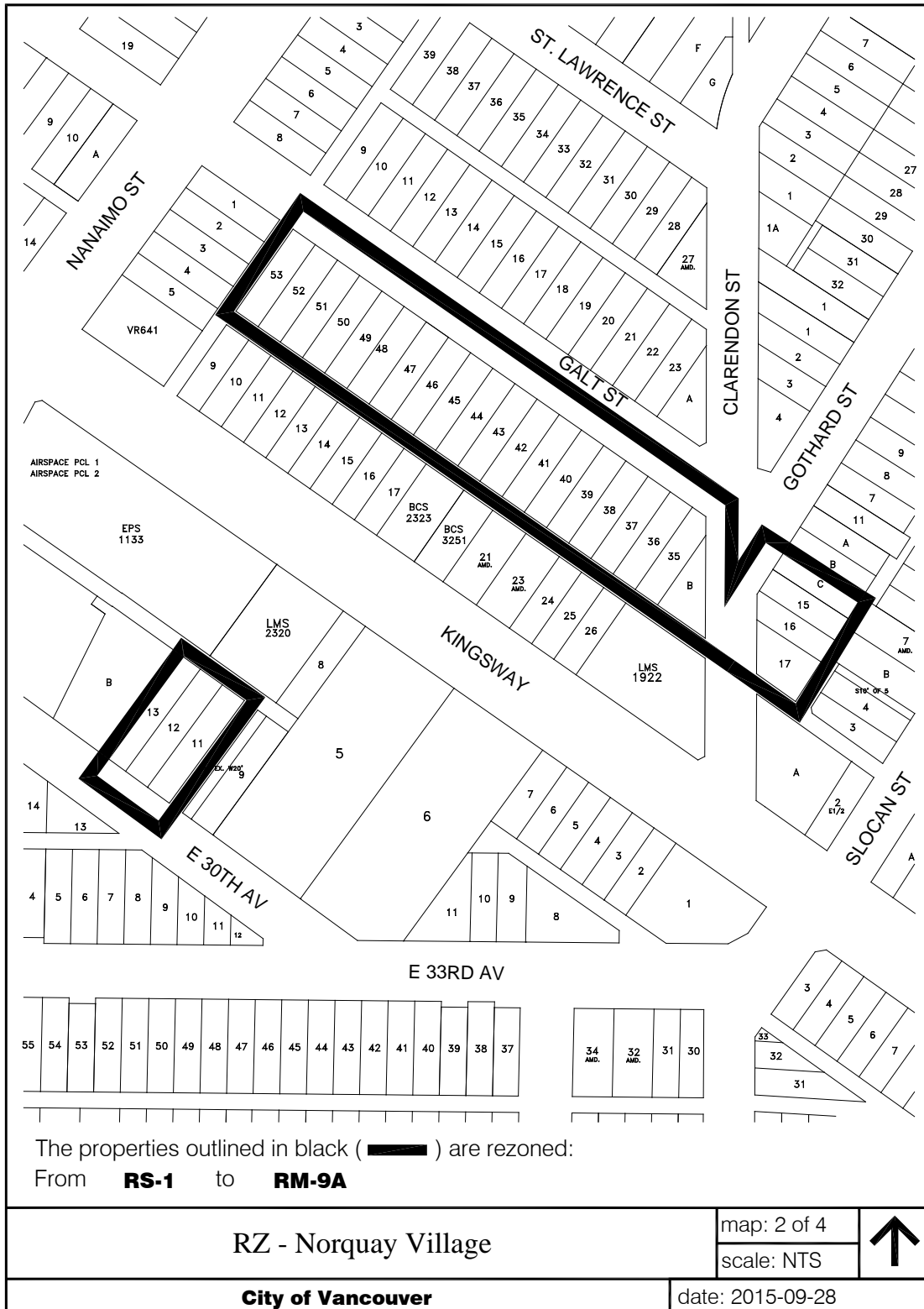
* * * * *

Schedule A

Schedule A



Schedule A



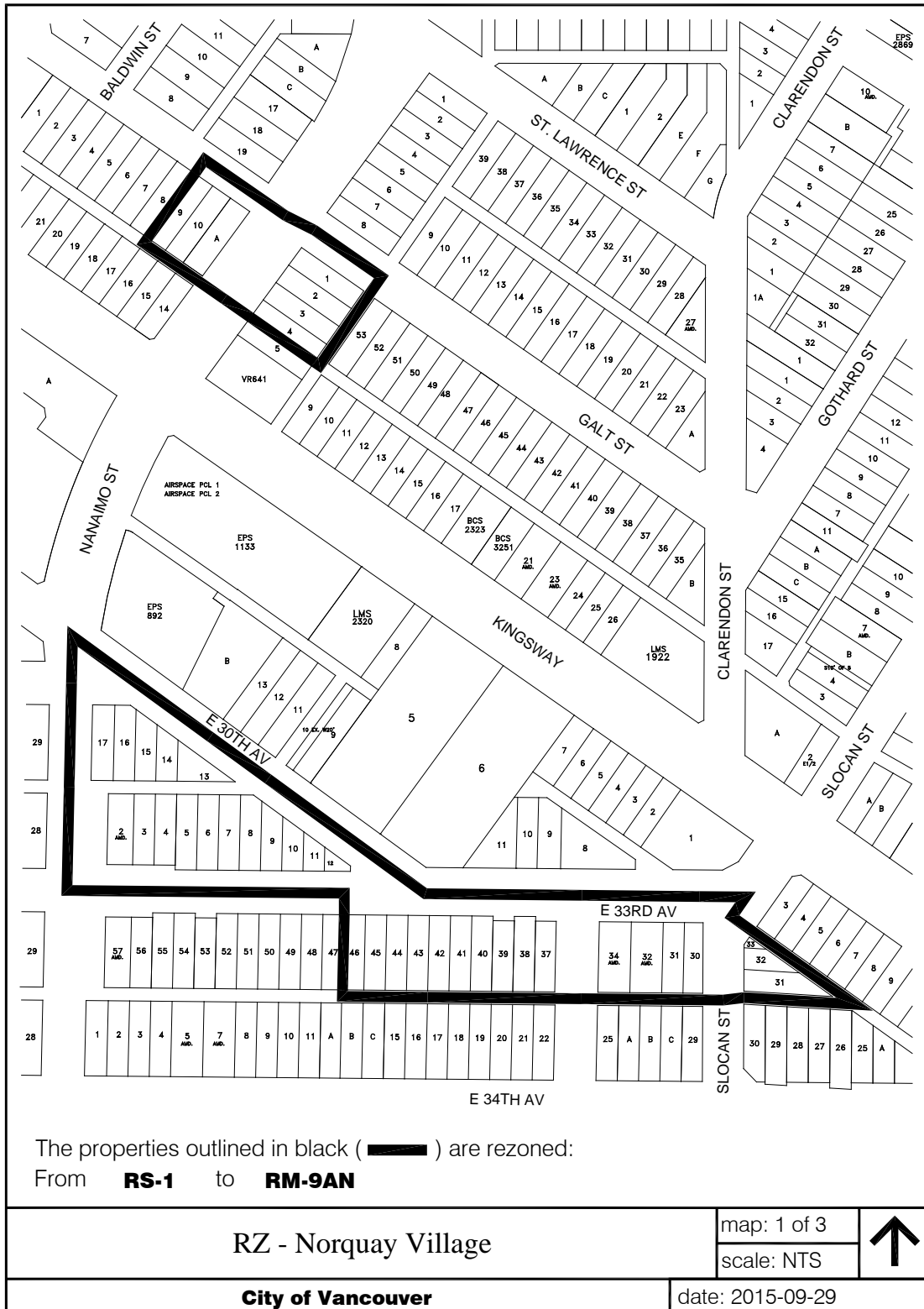
Schedule A



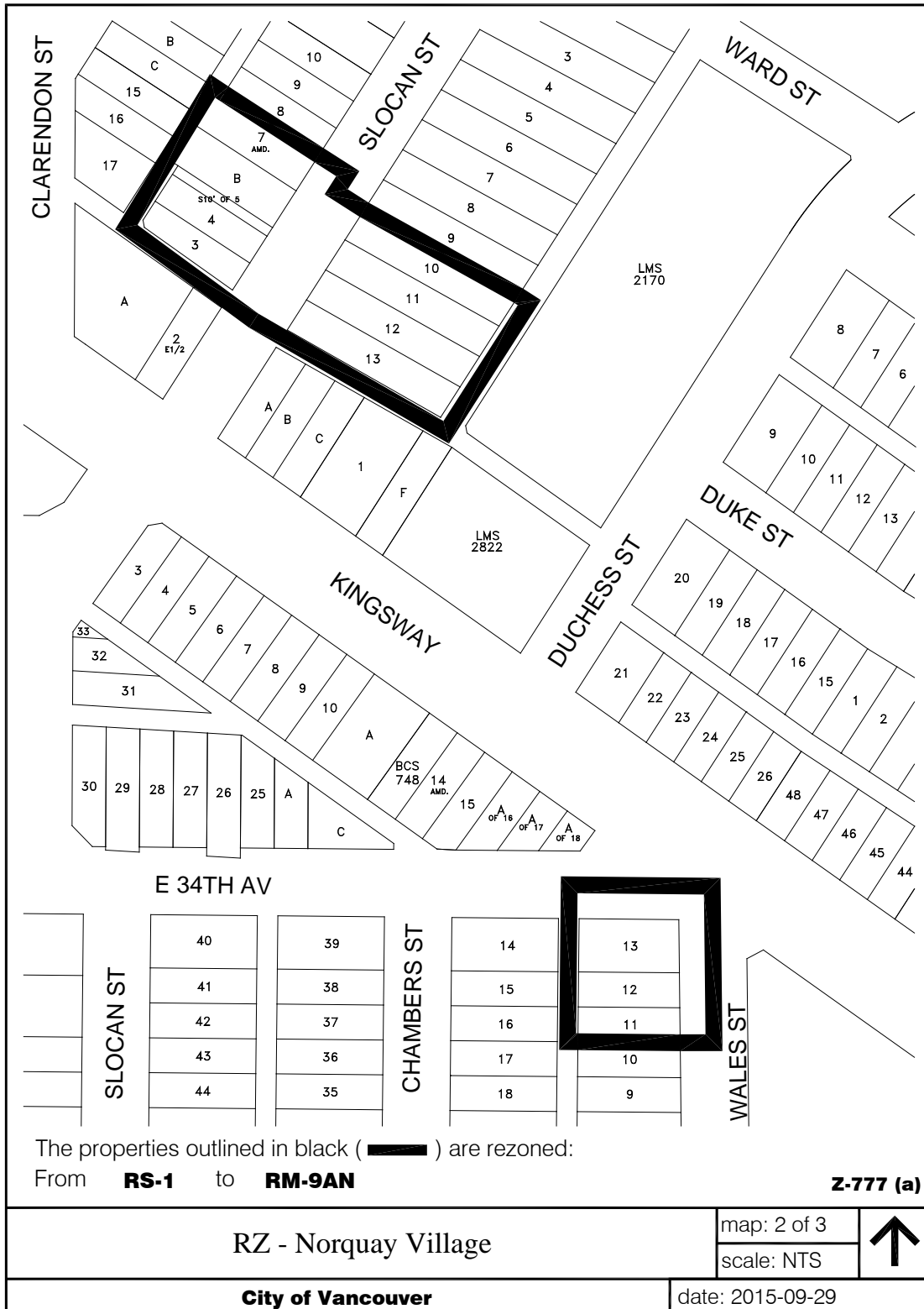
Schedule A



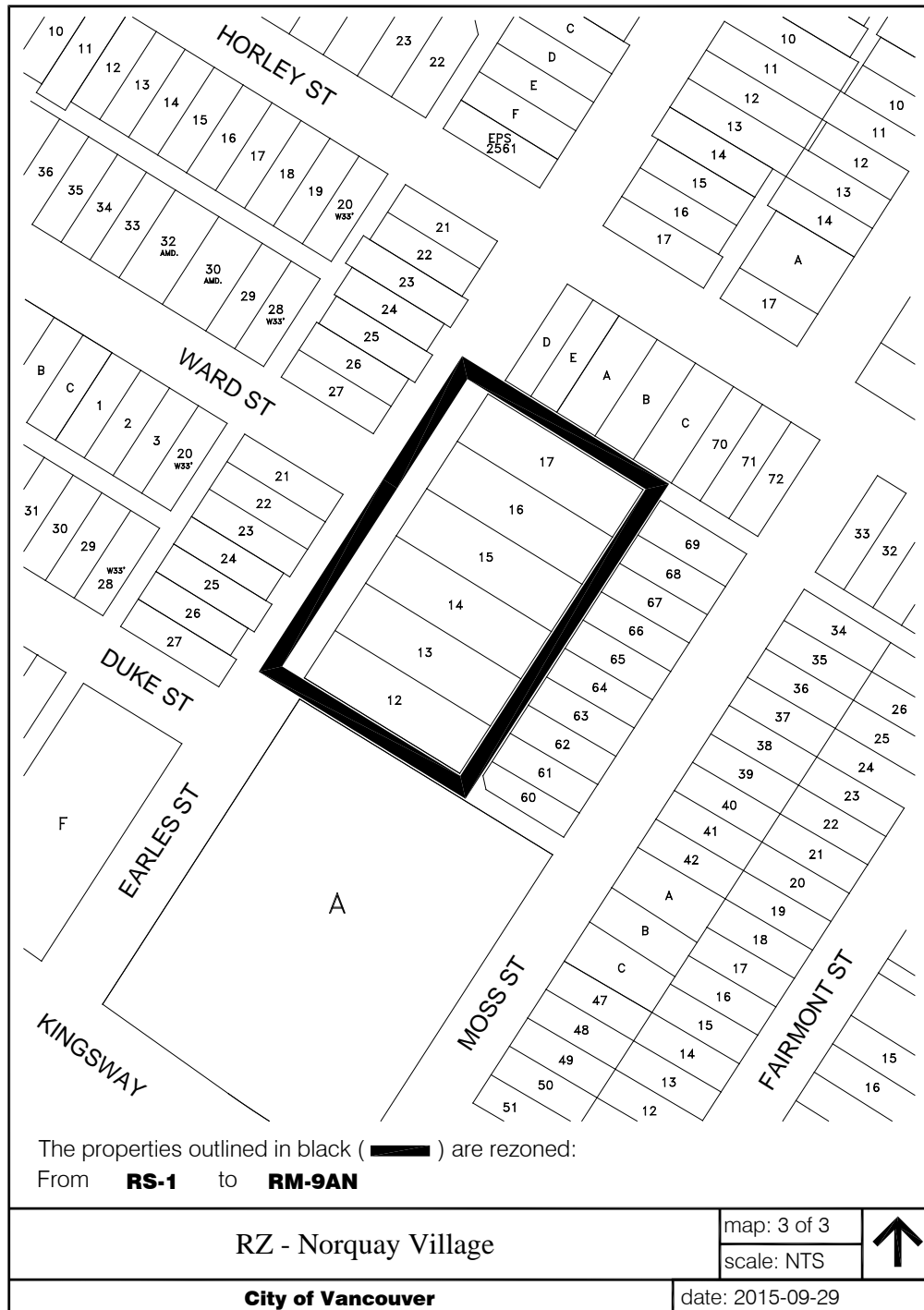
Schedule A



Schedule A



Schedule A



Schedule B

NOTE: *ITALICS* INDICATE ADDITIONS OR ALTERATIONS

RM-9, *RM-9A*, RM-9N and *RM-9AN* Districts Schedule

1 Intent

The intent of this Schedule is to permit *medium density residential development*. *In the RM-9 and RM-9N Districts, this includes a variety of multiple dwelling types including low-rise apartments, ground-oriented stacked townhouses, and rowhouses, including courtyard and freehold rowhouses. In the RM-9A and RM-9AN Districts, dwelling uses are more limited: the emphasis is on 4-storey low-rise apartments, with stacked townhouses limited to exceptionally deep lots, which provide a transition between higher building forms and ground-oriented residential neighbourhoods.*

In all Districts, emphasis is on a high standard of liveability and creation of a variety of dwelling unit sizes, including those appropriate for families with children. Secondary suites and lock-off units are permitted, within limits, to provide flexible housing choices. All new development will demonstrate high quality design and *good* neighbourhood fit.

The *RM-9N and RM-9AN* Districts differ from the *RM-9 and RM-9A* Districts in that *they* require evidence of noise mitigation for residential development in close proximity to arterial streets.

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 are permitted and will be issued a permit.

2.2 Uses

- 2.2.A** • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, except for accessory buildings ancillary to multiple dwelling and freehold rowhouse use, if:
- (a) no accessory building exceeds 3.7 m in height, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
 - (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line, and
 - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane and 1.5 m from a flanking street;
 - (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m²;
 - (d) not more than 80% of the width of the site at the rear property line is occupied by accessory buildings;
 - (e) no accessory building is closer than 3.7 m to any residential dwelling; and
 - (f) roof decks and sun decks are not located on an accessory building.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that accessory parking spaces must comply with the provisions of section 2.2.A (b) of this schedule.

2.2.DW [Dwelling]

- Multiple Conversion Dwelling, if:
 - (a) no additions are permitted;
 - (b) no housekeeping or sleeping units are created;
 - (c) there are no more than 2 dwelling units;
 - (d) the development complies with section 4.8 of this schedule; and
 - (e) no development permit will be issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- One-Family Dwelling which complies with the current RS-1 District Schedule, if one-family dwelling is the only principal building on the site.

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, the Director of Planning may approve any of the uses listed in section 3.2 of this schedule, with or without conditions, if the Director of Planning first considers:

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

3.2 Uses

- 3.2.A
- Accessory Buildings not provided for in section 2.2.A of this schedule and customarily ancillary to any of the uses listed in this schedule, provided that for multiple dwelling and freehold rowhouse,
 - (a) no accessory building exceeds 3.7 m in height, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height of the level between the eaves and the ridge of a gable, hip or gambrel roof, except that no portion of an accessory building may exceed 4.6 m in height;
 - (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line, and
 - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane, and 1.5 m from a flanking street;
 - (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, is not greater than 48 m², except that:
 - (i) the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² for each dwelling unit, not including lock-off units, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines;
 - (d) not more than 30% of the width of the site at the rear property line is occupied by accessory buildings, except that the Director of Planning may increase the amount of the width of the site at the rear property line that may be occupied by accessory

- buildings to a maximum of 80%, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) no accessory building is closer than 3.7 m to any residential dwelling; and
- (f) roof decks and sun decks are not located on an accessory building.

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

3.2.C [Cultural and Recreational]

- Club.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground.

3.2.D • Deposition or extraction of material which alters 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 section 11.16 of this by-law.
- Freehold rowhouse, subject to section 11.25 of this by-law *but only in the RM-9 and RM-9N Districts*.
- Infill One-Family Dwelling, if it is in conjunction with the retention of a building existing on the site prior to January 1, 1940.
- Laneway House on a site with one principal building, subject to section 11.24 of this by-law and the RS-1 District Schedule.
- Multiple Conversion Dwelling not provided for in section 2.2.DW of this schedule, resulting from the conversion of a building existing as of May 27, 2014, if:
 - (a) the Director of Planning first considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size and the effect of the conversion on adjacent properties;
 - (b) additions are not permitted for buildings constructed on or after January 1, 1940, except additions up to a maximum of 5 m² used as exits;
 - (c) no housekeeping or sleeping units are created; and
 - (d) there are no more than three dwelling units.
- Multiple Dwelling.
- One-Family Dwelling with Secondary Suite on a site with one principal building, which complies with the current RS-1 District Schedule.
- Principal Dwelling Unit with Lock-off Unit, provided that:
 - (a) in multiple dwellings or freehold rowhouses, there may be one lock-off unit for every 3 principal dwelling units, except that the Director of Planning may permit a higher ratio after first considering the intent of this schedule and all applicable Council policies and guidelines.
- 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.

- 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.
- 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.

3.2.R [Retail]

- Farmers' Market, subject to the provisions of Section 11.21 of this By-law, and to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, and pedestrian amenity.
- Neighbourhood Grocery Store existing as of July 29, 1980, subject to the provisions of section 11.16 of this By-law.
- Public Bike Share.

3.2.S [Service]

- Bed and Breakfast Accommodation, subject to the provisions of section 11.4 of this By-law.

3.2.U [Utility and Communication]

- Public Utility.

4 Regulations

All approved uses are subject to the following regulations, except for:

- (a) One-Family Dwelling and One-Family Dwelling with Secondary Suite, as the only principal building on the site, which are regulated by the RS-1 District Schedule; and
- (b) Laneway House, which is only permitted in combination with 4(a), and is regulated by section 11.24 of this by-law.

4.1 Site Area

4.1.1 The minimum site area for:

- (a) a multiple conversion dwelling with more than two dwelling units;
- (b) a multiple conversion dwelling or a one-family dwelling or one-family dwelling with secondary suite, in combination with an infill one-family dwelling; or
- (c) a multiple dwelling containing no more than 3 dwelling units, not including lock-off units,

is 303 m².

4.1.2 The minimum site area for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, or for a building containing freehold rowhouses, or for senior supported or assisted housing is 445 m².

4.1.3 Notwithstanding section 4.1.2 of this schedule, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may permit a freehold rowhouse or a multiple dwelling containing 4 or more dwelling units, not including lock-off units, on a site smaller than 445 m².

4.2 Frontage

- 4.2.1 The minimum frontage for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, is
- (a) 12.8 m in the RM-9 and RM-9N Districts; and
 - (b) 15.2 m in the RM-9A and RM-9AN Districts.
- 4.2.2 The maximum frontage for a site for a multiple dwelling containing 4 or more dwelling units, not including lock-off units, is 50 m.
- 4.2.3 Notwithstanding sections 4.2.1 and 4.2.2 of this schedule, the Director of Planning may increase the maximum site frontage requirement if the Director of Planning first considers the intent of this Schedule and all applicable Council policies and guidelines.

4.3 Height

- 4.3.1 A building must not exceed 10.7 m in height.
- 4.3.2 Notwithstanding section 4.3.1 of this schedule, the Director of Planning may permit a height increase in a multiple dwelling containing 4 or more dwelling units, not including lock-off units, to 13.7 m and 4 storeys, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.4 Front Yard

- 4.4.1 A front yard must have a minimum depth of:
- (a) 4.9 m in the RM-9 and RM-9N Districts; and
 - (b) 3.7 m in the RM-9A and RM-9AN Districts.
- 4.4.2 Notwithstanding sections 4.4.1 of this schedule, the Director of Planning may decrease the front yard requirement for multiple dwellings, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.4.3 Covered porches complying with section 4.7.13(i) of this schedule, may project up to 1.2 m into the required front yard.
- 4.4.4 For multiple dwellings, portions of basement floor area directly below covered porches may project up to 1.2 m into the required front yard.
- 4.4.5 Notwithstanding section 10.7.1 (b) of this by-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum front yard to a maximum of 1.0 m measured horizontally.

4.5 Side Yard

- 4.5.1 Side yards must have a minimum width of 2.1 m.
- 4.5.2 Notwithstanding section 4.5.1 of this schedule, side yards for a multiple conversion dwelling with more than two dwelling units, an infill one-family dwelling, multiple dwelling containing no more than 3 dwelling units, not including lock-off units, and freehold rowhouses, must have a minimum width of 1.2 m.

4.5.3 Notwithstanding section 4.5.1 of this schedule, the Director of Planning may decrease the side yard requirement for multiple dwellings, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4.5.4 Notwithstanding section 10.7.1 (b) of this by-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum side yard to a maximum of 1.0 m measured horizontally.

4.6 Rear Yard

4.6.1 A rear yard must have a minimum depth of 7.6 m.

4.6.2 Notwithstanding section 4.6.1 of this schedule, the Director of Planning may decrease the rear yard requirement for multiple dwellings to a minimum of 1.2 m, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

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

4.7 Floor Area and Density

4.7.1 Except as provided in sections 4.7.2, 4.7.3, 4.7.6 and 4.7.7 of this schedule, floor space ratio must not exceed:

- (a) 0.75 for all uses in the RM-9 and RM-9N Districts; and
- (b) 0.70 for all uses in the RM-9A and RM-9AN Districts.

Floor Area and Density in RM-9 and RM-9N

4.7.2 Notwithstanding section 4.7.1 of this schedule, *in the RM-9 and RM-9N Districts*, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may permit an increase in floor area as follows:

- (a) for multiple dwelling or seniors supportive or assisted housing developed as secured market rental housing or social housing on sites that are 445 m² and larger:
 - (i) with a minimum frontage of 12.8 m, the permitted floor area may be increased to a maximum floor space ratio of 1.20,
 - (ii) with a minimum frontage of 15.2 m, the permitted floor area may be increased to a maximum floor space ratio of 1.50, and
 - (iii) with a minimum frontage of 27.4 m, the permitted floor area may be increased to a maximum floor space ratio of 2.0;
- (b) for freehold rowhouse developed as secured market rental housing or social housing, the permitted floor area may be increased to a maximum floor space ratio of 1.20;
- (c) for multiple dwelling or seniors supportive or assisted housing developed as secured market rental housing or social housing on sites that are less than 445 m² in size or with a frontage less than 12.8 m, the permitted floor area may be increased to a maximum floor space ratio of 0.90; and
- (d) for multiple conversion dwelling or infill on sites where buildings existing prior to January 1, 1940 are retained, the permitted floor space ratio may be increased to a maximum of 0.90.

4.7.3 Notwithstanding section 4.7.1 of this schedule, *in the RM-9 and RM-9N Districts*, if the Director of Planning first considers the intent of this schedule and all applicable Council

policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may permit an increase in floor area as follows:

- (a) for multiple dwelling or seniors supportive or assisted housing on sites that are 445 m² and larger:
 - (i) with a minimum frontage of 12.8 m, the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 1.20,
 - (ii) with a minimum frontage of 15.2 m, the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city to a maximum floor space ratio of 1.50, and
 - (iii) with a minimum frontage of 27.4 m, the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city to a maximum floor space ratio of 2.0;
- (b) for freehold rowhouse, the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 1.20; and
- (c) for multiple dwelling or seniors supportive or assisted housing on sites that are less than 445 m² in size or with a frontage less than 12.8 m, the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 0.90.

4.7.4 For the purposes of section 4.7.3, affordable housing share means:

- (a) \$108 per m² to a maximum floor space ratio of 1.20; and
- (b) \$592 per m² for any increase in floor space ratio above 1.20.

4.7.5 For the purposes of section 4.7.3, amenity share means:

- (a) \$108 per m² to a maximum floor space ratio of 1.20; and
- (b) \$592 per m² for any increase in floor space ratio above 1.20.

Floor Area and Density in RM-9A and RM-9AN

4.7.6 *Notwithstanding section 4.7.1 of this schedule, in the RM-9A and RM-9AN Districts, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may permit an increase in floor area as follows:*

- (a) *for multiple dwelling or seniors supportive or assisted housing developed as secured market rental housing or social housing on sites that are 303 m² and larger:*
 - (i) *with a frontage less than 15.2 m and where the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council, the permitted floor area may be increased to a maximum floor space ratio of 1.20;*
 - (ii) *with a minimum frontage of 15.2 m, the permitted floor area may be increased to a maximum floor space ratio of 1.50;*
 - (iii) *with a minimum frontage of 15.2 m and located on corner sites, the permitted floor area may be increased to a maximum floor space ratio of 1.75; and*
 - (iv) *with a minimum frontage of 27.4 m, the permitted floor area may be increased to a maximum floor space ratio of 2.0;*
- (b) *for multiple dwelling or seniors supportive or assisted housing developed as secured market rental housing or social housing on sites that are less than 303 m² in size or with*

- a frontage less than 12.8 m, the permitted floor area may be increased to a maximum floor space ratio of 0.90; and*
- (c) *for multiple conversion dwelling or infill on sites where buildings existing prior to January 1, 1940 are retained, the permitted floor space ratio may be increased to a maximum of 0.90.*
- 4.7.7 *Notwithstanding section 4.7.1 of this schedule, in the RM-9A and RM-9AN Districts, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may permit an increase in floor area as follows:*
- (a) *for multiple dwelling or seniors supportive or assisted housing on sites that are 303 m² and larger:*
- (i) *with a frontage less than 15.2 m and where the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning also considers the intent of this Schedule and all applicable policies and guidelines adopted by Council, the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city to a maximum floor space ratio of 1.20;*
- (ii) *with a minimum frontage of 15.2 m, the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city to a maximum floor space ratio of 1.50,*
- (iii) *with a minimum frontage of 15.2 m and on corner sites, the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city to a maximum floor space ratio of 1.75; and*
- (iv) *with a minimum frontage of 27.4 m, the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city to a maximum floor space ratio of 2.0;*
- (b) *for multiple dwelling or seniors supportive or assisted housing on sites that are less than 303 m² in size or with a frontage less than 12.8 m, the permitted floor area may be increased by one m² per amenity share or affordable housing share provided to the city at no cost to the city, to a maximum floor space ratio of 0.90.*
- 4.7.8 *For the purposes of section 4.7.7, affordable housing share means \$162 per m² to a maximum floor space ratio of 2.0.*
- 4.7.9 *For the purposes of section 4.7.7, amenity share means \$162 per m² to a maximum floor space ratio of 2.0.*
- 4.7.10 *Notwithstanding sections 4.7.3 and 4.7.7, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with the District Schedule and this by-law.*
- 4.7.11 *For the purposes of this schedule, amenity means one or more of the following:*
- (a) *Community Centre or Neighbourhood House;*
- (b) *Library;*
- (c) *Museum or Archives;*
- (d) *Park or Playground;*
- (e) *Rink;*
- (f) *Swimming Pool;*
- (g) *Child Day Care Facility;*
- (h) *Public Authority Use; and*
- (i) *Social Service Centre.*

4.7.12 Computation of floor area must include:

- (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, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which is greater than the product of the total floor area permitted above the basement multiplied by 0.01.

4.7.13 Computation of floor area must exclude:

- (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, if the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwelling and freehold rowhouse and 8% of the permitted floor area for all other uses;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) for multiple dwelling and freehold rowhouse, where floors are used for:
 - (i) off-street parking and loading, those floors or portions thereof which are located underground, except that the maximum exclusion for a parking space must not exceed 7.3 m in length, and
 - (ii) bicycle storage located underground, or, if located at or above base surface are contained in an accessory building which complies with section 3.2.A of this schedule;
- (d) for dwelling uses other than multiple dwelling and freehold rowhouse, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 or more dwelling units, or uses which, in the opinion of the Director of Planning, are similar to the foregoing:
 - (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building which complies with section 2.2.A of this schedule, or in an infill one family dwelling located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m², and
 - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required maneuvering aisle, which are located either in a principal building, an accessory building, or an infill one-family dwelling up to a maximum area that the Director of Planning may determine, provided the Director of Planning first considers all applicable Council policies and guidelines;
- (e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, 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 are located in an accessory building located within 7.9 m of the ultimate rear property line, or underground;
- (f) 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;
- (g) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (h) for multiple dwelling and freehold rowhouse, all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (i) covered verandas or porches, if:

- (i) the portion facing a street, rear property line, common open space, park or school, is open or protected by partial walls or guard rails, which conform to the height minimum specified in the Building By-law,
- (ii) the total excluded area, combined with the balcony and sundeck exclusions permitted in section 4.7.13 (a) of this schedule, does not exceed 16% of the permitted floor area for multiple dwellings and 13% of the permitted floor area for all other uses, and
- (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the porch floor; and
- (j) above grade floor area built as open to below, 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 to a maximum exclusion of one percent of permitted floor area.

4.8 Site Coverage

- 4.8.1 The maximum site coverage for buildings is 55% of the site area, except that, for multiple dwelling, the Director of Planning may increase the maximum site coverage if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 4.8.2 Site coverage for buildings must 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 The area of impermeable materials, including site coverage for buildings, must not exceed 75% of the total site area, except that for multiple dwelling, the Director of Planning may increase the area of impermeable materials, for developments providing underground parking.
- 4.8.4 For the purposes of section 4.8.3 of this schedule:
- (a) the following are 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; and
 - (b) the following are considered permeable: gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or 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.
- 4.8.5 In the case of a sloping site where a structure is located in or beneath a yard, the structure will be excluded from the site coverage calculation if 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.

4.9 [Deleted - see Parking By-law.]

4.10 Horizontal Angle of Daylight

- 4.10.1 Each habitable room must have at least one window on an exterior wall of a building.
- 4.10.2 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

- 4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.
- 4.10.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than:
 - (i) 2.4 m in the RM-9 and RM-9N Districts; and
 - (ii) 4.2 m in the RM-9A and RM-9AN Districts.
- 4.10.5 An obstruction referred to in section 4.10.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.
- 4.10.6 A habitable room referred to in section 4.10.1 does not mean:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

**4.11-
4.14 (Reserved)**

4.15 Acoustics

- 4.15.1 A development permit application for dwelling uses in the RM-9N and RM-9AN Districts requires evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the 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.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

4.16 Building Depth

- 4.16.1 For a multiple dwelling with three or fewer dwelling units, the maximum distance between the required minimum front yard and the rear of a building must be 45% of the site depth, measured prior to any required lane dedication.

4.18 Dwelling Unit Density

- 4.18.1 For multiple dwelling and freehold rowhouse, the total number of dwelling units, excluding lock-off units, must not exceed:

- (a) for development up to and including 0.90 floor space ratio, 100 units per hectare of site area;
- (b) for development over 0.90 and up to and including 1.20 floor space ratio, 132 units per hectare of site area;
- (c) for development over 1.20 and up to and including 2.0 floor space ratio, 140 units per hectare of site area.

4.18.2 *Notwithstanding section 4.18.1 of this by-law, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants, the Director of Planning may permit an increase to the Dwelling Unit Density, in combination with a multiple dwelling or freehold rowhouse, as follows:*

- a) for development over 1.20 and up to and including 1.75 floor space ratio, 180 units per hectare of site area;*
- b) for development over 1.75 and up to and including 2.0 floor space ratio, 240 units per hectare of site area.*

4.18.3 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.19 Number of Buildings on Site

4.19.1 Notwithstanding section 10.1 of this by-law, the Director of Planning may permit more than one building on a site, in combination with a multiple dwelling or freehold rowhouse, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the minimum site area requirements of section 4.1 of this schedule with respect to any of the following developments, if the lot was on record in the Land Title Office prior to May 27, 2014:

- (a) infill one-family dwelling in conjunction with the retention of a building existing on the site prior to January 1, 1940; and
- (b) multiple dwelling with no more than three dwelling units,

if the Director of Planning first considers the quality and liveability of the resulting units, the effect on neighbouring properties and all applicable Council policies and guidelines.

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

A By-law to amend Sign By-law No. 6510

1. This by-law amends the indicated provisions of the Sign By-law.
2. In Section 9.2, under the heading "Residential Areas - SCHEDULE A", Council deletes the words "RM-9 and RM-9N" and replaces them with the following words: "RM-9, RM-9A, RM-9N and RM-9AN".

* * * * *

Regulations regarding parking
RM-9, RM-9A, RM-9N and RM-9AN District Schedule

**A By-law to amend the Parking By-law No. 6059
with regard to parking for the RM-9, RM-9A, RM-9N and RM-9AN District Schedule**

1. This By-law amends the indicated provisions of the Parking By-law.
2. In Section 4 - Table of Number of Required and Permitted Accessory Parking Spaces, Council:
 - (a) amends section 4.2.1.3, under COLUMN 1 - BUILDING CLASSIFICATION, by inserting, after "RM-9N", the words, ", RM-9A, RM-9AN"; and
 - (b) amends section 4.2.1.4:
 - (i) under COLUMN 1 - BUILDING CLASSIFICATION by adding the following immediately below the words "Multiple Dwelling in RM-8, RM-8N, RM-9 and RM-9N (not including Rowhouse)":

"Multiple Dwelling in RM-9A and RM-9AN"
 - (ii) under COLUMN 2 - REQUIRED AND PERMITTED PARKING SPACES, by adding the following words opposite the words "Multiple Dwelling in RM-9A and RM-9AN":

"A minimum of one space and no more than 2 spaces for every dwelling unit."
 - (iii) under COLUMN 1 - BUILDING CLASSIFICATION by striking out the words "Lock-off Unit in RM-7, RM-7N, RM-8, RM-8N, RM-9 and RM-9N" and substituting "Lock-off Unit in RM-7, RM-7N, RM-8, RM-8N, RM-9, RM-9N, RM-9A and RM-9AN".
3. In Section 6 - Table 6.2 Table of Number of Required Off-Street Bicycle Spaces, Council:
 - (a) Amends section 6.2.1.3:
 - (i) under Column 1 - Building Classification, by adding the following immediately below the words "Multiple Dwellings in RM-7 and RM-7N (not including Rowhouse)":

"Multiple Dwellings in RM-9A and RM-9AN"

- (ii) under Column 2 - Required Bicycle Spaces - Class A, by adding the following words opposite the words "Multiple Dwellings in RM-9A and RM-9AN":

"A minimum of 1.25 spaces for every dwelling unit."
 - (iii) under Column 2 - Required Bicycle Spaces - Class B, by adding the following words opposite the words "Multiple Dwellings in RM-9A and RM-9AN":

"No requirement."
- (b) Amends section 6.2.1.7, under Column 1 - Building Classification, after the words "RM-9", by striking out "and RM-9N." and inserting the words ", RM-9N, RM-9A and RM-9AN".

* * * * *

Subdivision By-law Amending By-law
Re: RM-9, RM-9A, RM-9N and RM-9AN Districts Schedule

**A By-law to amend Subdivision By-law No. 5208
regarding the RM-9, RM-9A, RM-9N and RM-9AN District Schedule**

1. This By-law amends the indicated provisions of Subdivision By-law No. 5208.
2. Council amends the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law to delete the RS-1 areas being rezoned to RM-9A and RM-9AN by deleting therefrom the properties shown in black outline on Schedule A to this By-law, in accordance with the explanatory legends, notations, and references incorporated therein.
3. Council amends Table 1 of Schedule A of the Subdivision By-law by inserting, in the appropriate alphabetical and numerical order, standards for RM-9A and RM-9AN, as follows:

	District	Minimum Parcel Width	Minimum Parcel Area
RM-9A	Multiple Dwelling	40 ft. [12.192 m]	4,800 sq. ft. [445.935 m ²]
RM-9AN	Multiple Dwelling	40 ft. [12.192 m]	4,800 sq. ft. [445.935 m ²]

4. Council amends Table 2 of Schedule A of the Subdivision By-law by inserting, in the appropriate alphabetical and numerical order, standards for RM-9A and RM-9AN, as follows:

	District	Minimum Parcel Width	Minimum Parcel Area
RM-9A	Multiple Dwelling	30 ft. [9.144 m]	3,000 sq. ft. [278.709 m ²]
RM-9AN	Multiple Dwelling	30 ft. [9.144 m]	3,000 sq. ft. [278.709 m ²]

* * * * *

NOTE: *ITALICS* INDICATE ADDITIONS OR ALTERATIONS

RM-9, RM-9A, RM-9N AND RM-9AN GUIDELINES

DRAFT

Contents

	Page
1 Application and Intent	4
1.1 Intent	4
1.2 Application	5
2 General Design Considerations	5
2.1 Neighbourhood/Streetscape Character	5
2.2 Development Scenarios and Building Typologies	5
2.3 Orientation	9
2.6 Light and Ventilation	10
2.8 Noise	12
2.9 Privacy	12
2.11 Access and Circulation	12
2.12 Internal Storage.....	13
3 Uses	14
3.1 Lock-off Units	14
4 Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws	14
4.2 Frontage	14
4.3 Height	15
4.4 Front Yard	15
4.5 Side Yard.....	16
4.6 Rear Yard	17
4.7 Floor Space Ratio (FSR).....	17
4.8 Site Coverage and Impermeability	18
4.9 Off-Street Parking and Bicycle Storage.....	18
4.10 Horizontal Angle of Daylight	19
4.16 Building Depth	19
4.18 Dwelling Unit Density	19
4.19 Number of Buildings on Site	20
5 Architectural Components.....	20
5.1 Roof and Massing	20
5.3 Entrances, Stairs and Porches	22
5.4 Windows and Skylights	23
5.5 Balconies and Decks	23
5.6 Exterior Walls and Finishing	23
7 Open Space	24
8 Landscaping	24
9 Garbage and Recycling	25

Note: These guidelines are organized under standard headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.

1 Application and Intent

These guidelines are to be used in conjunction with the *RM-9*, *RM-9A*, *RM-9N* and *RM-9AN* Districts Schedule of the **Zoning and Development By-law**.

RM-9 and RM-9N Zones

Under the Districts Schedule, areas zoned RM-9 and RM-9N include “multiple dwelling” and “freehold rowhouses” as conditional uses. In this zone, a multiple dwelling may take a variety of forms, including low-rise apartment, courtyard rowhouse, stacked townhouse or a strata row house development. Freehold rowhouses are listed as a separate use, however, strata rowhouse and freehold rowhouse developments follow the same regulations and guidelines. Throughout these guidelines, they are simply referred to as “rowhouses”.

The difference between a strata rowhouse and a freehold rowhouse development, aside from tenure, is the minimum width of the rowhouse. In order to provide services (e.g. water, sewer, gas) to a freehold rowhouse and subdivide the development into fee simple lots, a minimum lot width and frontage of 5.0 m (16.4 ft.) is required.

The developer needs to decide at the initial stage of the application whether a rowhouse development will be freehold or strata. For freehold rowhouse developments, additional zoning regulations in Section 11.25 of the Zoning and Development By-law need to be met.

RM-9A and RM-9AN Zones

Under the Districts Schedule, areas zoned RM-9A and RM-9AN permit “multiple dwelling” primarily in the form of four-storey low-rise apartments, with some stacked townhouses, in order to provide a transition between the higher densities and mid-rise buildings on Kingsway, and the ground-oriented residential neighbourhoods behind Kingsway.

1.1 Intent

For RM-9 and RM-9N zones, the intent of these guidelines is to encourage the development of medium-density multiple dwellings in a variety of forms, that include a range of unit sizes, many of which are suitably sized for families (i.e. include three-bedroom units). Rowhouses can be strata titled or subdivided into freehold rowhouses and, to simplify, are referred to as rowhouses throughout this document;

For RM-9A and RM-9AN zones, the intent of these guidelines is to encourage the development of four-storey low-rise apartments (all dwelling units at grade or accessed by an elevator). Low-rise apartments may include a range of unit sizes, including those suitable for families (i.e. three-bedroom units) as well as smaller sized units suitable for seniors. On exceptionally deep lots, stacked townhouses will be considered in conjunction with an apartment building. However, a maximum Dwelling Unit Density applies, in order to ensure a minimum stock of family-oriented dwelling units.

For all zones under the Districts Schedule, the intent of these guidelines is to:

- (a) Ensure a high standard of liveability for all new dwelling units, including lock-off units. Emphasis is placed on natural light and cross-ventilation, as well as usable private outdoor space for each unit. Ground-oriented access is encouraged where practical;
- (c) Encourage activation of residential street life;
- (d) Consider design solutions that minimize overlook and shadowing onto neighbouring properties, while recognizing that the new development’s form and siting is not intended to be the same as development under RS zoning;
- (e) Ensure durable and sustainable design, while allowing architectural diversity rather than prescribing any particular architectural character; and
- (f) Support the retention and renovation of pre-1940s houses, that retain original character elements, and to permit infill one-family dwellings on these sites.

1.2 Application

These guidelines apply to most new conditional residential development, as well as significant renovations or additions.

For developments proposing a one-family dwelling with secondary suite (and/or laneway house), these guidelines do not apply. One-family dwellings and one-family dwellings with secondary suite as the only principal building on a site refer to RS-1. Additional regulations apply for laneway housing, such as Section 11.24 of the **Zoning and Development By-law**.

In situations where an applicant proposes an addition of less than 9.3 m² (100 sq. ft.) that is not visible from the street, the application will only be evaluated against Sections 2 and 4 of these guidelines.

2 General Design Considerations

2.1 Neighbourhood/Streetscape Character

The existing neighbourhoods consist of single family homes and show many characteristics of a typical Vancouver single-family neighbourhood, such as a regular spacing of houses, individual front yards, etc. New development should reflect desirable characteristics of the existing area that are practical for a multiple dwelling such as:

- (a) a clear entry identity from the street including, for ground level units, individual front doors, porches, steps and front yards;
- (b) an articulated building shape that creates an incremental rhythm by visually breaking the facade into smaller individual components;
- (c) enhanced landscape character by providing varied plants of substantial size; and
- (d) locating vehicular access and parking in garages or underground, at the rear of the site.

2.2 Development Scenarios and Building Typologies

2.2.1 Development Scenarios

The zones under the Districts Schedule provide flexibility for a variety of multiple dwelling types. Many will require lot consolidation. In RM-9 and RM-9N, there are options for individual lots, including a triplex (multiple dwelling containing no more than 3 dwelling units, not including lock-off units).

In RM-9A and RM-9AN, new multiple dwelling development can be considered for development sites that are less than 15.2 m in width only where there is no opportunity to assemble lots (i.e. all private properties directly adjacent have already been developed under the RM-9A or RM-9AN District Schedule, or under the preceding Norquay Village – Apartment Transition Area Rezoning Policy).

For all zones under the Districts Schedule, sites that retain a building constructed before January 1, 1940, which maintains significant elements of its original character, or is renovated to restore character elements as part of the development proposal, may be permitted to construct an infill. Retention of a pre-1940's building is at the applicant's discretion.

2.2.2 Building Typologies

The zones under the Districts Schedule accommodate many types of multiple dwelling, to provide diversity in building form.

- *RM-9 and RM-9N: Apartments, stacked townhouses, rowhouses. Other types that demonstrate a high degree of liveability will be considered.*
- *RM-9A and RM-9AN: Apartments, and on exceptionally deep lots, stacked townhouses in conjunction with apartments.*

- (a) 3- to 4- Storey Apartment Characteristics:
Designs that vary from the standard “double-loaded” corridor typology are encouraged and proposals should provide:
- (i) more than 4 corner units per floor (e.g. “alphabet buildings”) to provide cross-ventilation and natural lighting to most units (see Figure 1).
 - (ii) some ground-oriented units with doors at the street;
 - (iii) a range of unit types, including 3-bedroom units;
 - (iv) private or semi-private outdoor space for all units; and
 - (v) variation in form and expression at the upper level.

Figure 1: 4-Storey Apartment

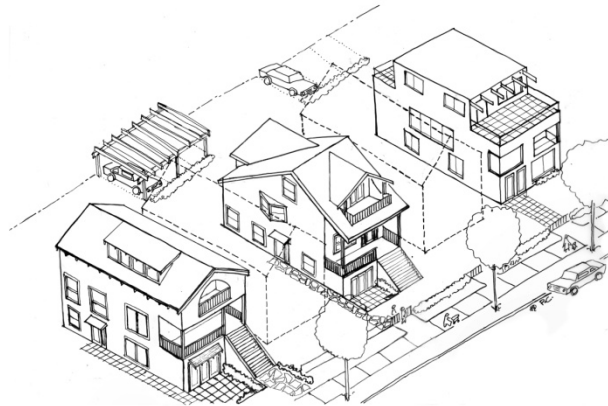


- (b) Stacked Townhouse Characteristics:
- (i) A stacked townhouse development is comprised of units that are stacked on top of each other. This can include three units located on top of each other, two-level units stacked on top of one-level units, or two-level units stacked on top of two-level units. Other layout solutions may be possible (see Figures 2 and 3).
 - (ii) Stacked townhouses feature private open spaces for all units and entries that are directly accessible from grade facing the street or from a courtyard. Visibility of unit entries from the street should be maximized.
 - (iii) Access to each unit is achieved through external and internal stairs, without reliance on shared corridors.
 - (iv) The minimum width of major living spaces (e.g. living room) of any dwelling unit should not be less than 4.2 m (14 ft.).

Figure 2: Multiple unit (four or more) stacked townhouse on assembled site or large lot

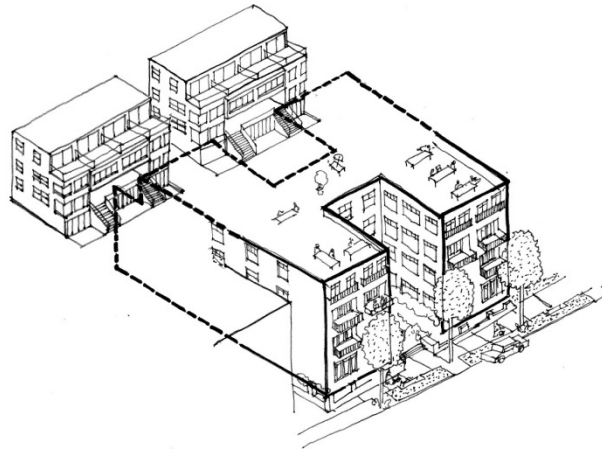


Figure 3: Three-unit stacked townhouse (triplex) on single lot



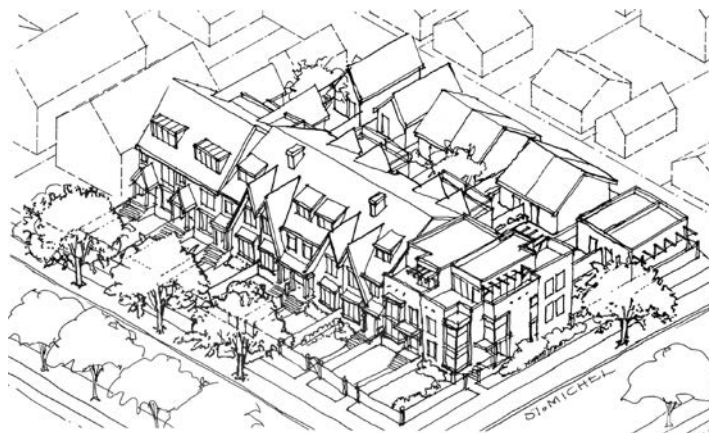
- (c) *Courtyard Apartment with Stacked Townhouse Characteristics:*
For exceptionally deep continuous sites of 150 ft. or more, a development with an apartment building may be supplemented by a second building in the stacked townhouse typology. In these cases, the stacked townhouses should be sited behind the apartment, at the rear portion of the site.
- (i) *The predominant building that contains the majority of dwelling units should be in the apartment typology. This apartment should follow the design guidelines as delineated in 2.2.2 (a) above, including “entry” courtyards (see Section 2.6.3).*
 - (ii) *The stacked townhouses located at the rear of the site, should be well-separated from the apartment by a “garden” courtyard to ensure adequate access to natural light (see Section 2.6.3).*
 - (iii) *All required vehicular parking spaces should be provided underground.*
 - (iv) *A visible and intuitive pathway from the street/sidewalk to the stacked townhouses should be provided, via a wide, clearly delineated landscaped sideyard or a formal entryway that leads through the apartment building’s entry courtyards.*

Figure 4: Courtyard apartment with stacked townhouse



- (d) Rowhouse Characteristics:
- (i) A rowhouse development is comprised of side-by-side units – units are not stacked on top of each other (see Figure 5).
 - (ii) Each rowhouse has access to the front and rear yard.
 - (iii) Rowhouse developments consist of one row of units at the front of the site. The row may be broken up into more than one building.
 - (iv) The individual rowhouse unit should be no less than 3.6 m (12 ft.) clear, measured from internal wall finish to internal wall finish. Narrower units can be considered if improved liveability is provided (e.g. end units with three exposures).
 - (v) Rowhouses can be strata titled or freehold. The term “rowhouse” in these guidelines refers to any rowhouse development whether they will be strata titled or subdivided into freehold lots.

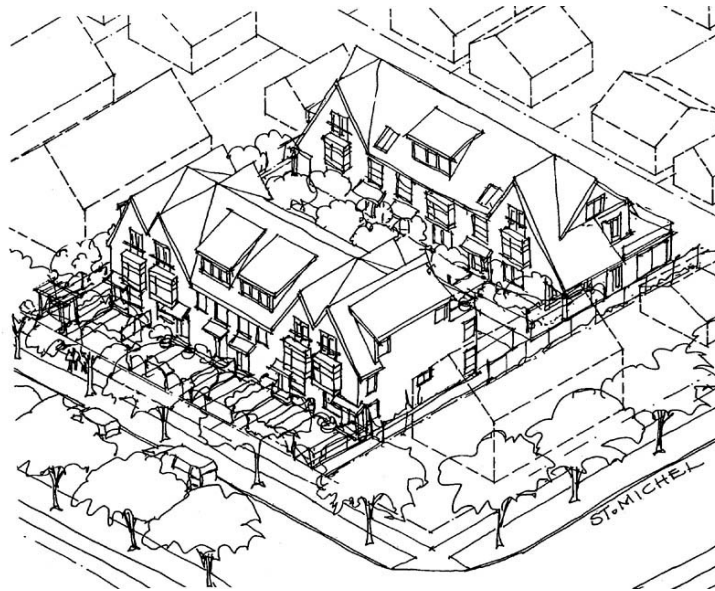
Figure 5: Rowhouse



- (e) Courtyard Rowhouse Characteristics:
- (i) The basic type will have one row of side-by-side units near the street, and one near the lane (i.e. two principal buildings) with parking provided at grade under the rear row of units, or underground (see Figure 6).
 - (ii) The row of side-by-side units may be broken up into more than one building.

- (iii) Each unit has access to private open space and entries that are accessible from the street (for the front row of units) or the courtyard (for the rear row of units).
- (iv) Stacked units may be considered.
- (v) Individual rowhouses should be no less than 3.6 m (12 ft.) clear, measured from internal wall finish to internal wall finish. Narrower units can be considered if improved liveability is provided (e.g. end units with three exposures).

Figure 6: Courtyard Rowhouse



2.3 Orientation

Wherever possible, designs should emphasize street-facing front door entries. An apartment form with single entry to the building will be considered, but incorporating direct street access to ground level units is strongly encouraged. Private outdoor spaces for ground-level dwelling units may be located in the front yard.

The intent is to maximize active street life, and the following elements are strongly encouraged, especially in row and townhouse buildings: front entry porches, generous porch stairs and street-facing living room windows. In addition, balconies, and front patios help activate the street.

- (a) Developments should orient the main entrances to the street, and entries should be clearly visible from the street and the sidewalk. Discrete lighting of paths and entries should be provided.
- (b) On corner sites, building fronts and entrances should be located facing both streets.
- (c) Units in the rear buildings of courtyard rowhouses should have front entrances oriented to the internal courtyard. A generous and clearly marked passage from the street to the courtyard should be provided (see section 2.11). On a corner or double-fronting site, all elevations which face a street should be fully designed and detailed.
- (d) Stacked townhouses on interior sites may have the main entrance to the lower level dwelling unit from a side or rear yard. However, a larger side yard setback with a minimum of 2.4 m (8 ft.) should be provided for the portion of travel between the front property line and the front entrance.

- (e) Entrances to lock-off units may be located on a building elevation that is not directly oriented toward the street. However, there must be a wayfinding element at the front of the site that clearly directs individuals to the entrance of the lock-off unit.

2.6 Light and Ventilation

Access to natural light and ventilation affects the liveability of dwelling units. A focused design effort is required to ensure these qualities in multiple dwellings.

2.6.1 Access to Natural Light

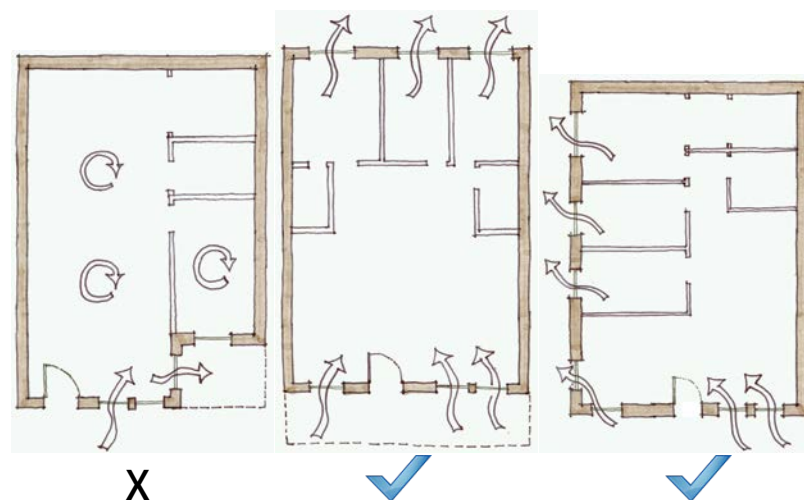
- (a) Daylight for interior and exterior spaces for all housing types should be maximized.
- (b) Multiple dwellings have to meet the Horizontal Angle of Daylight requirements of the RM-9, RM-9A, and RM-9N and RM-9AN Districts Schedule.
- (c) Each dwelling unit should have two exterior walls to maximize light access and ventilation through windows.
- (d) For all housing types, all habitable rooms (not including bathrooms and kitchens) should have at least one window on an exterior wall
- (e) Some shadowing on adjacent sites is expected but should be minimized.
- (f) Dwelling units that do not have two exterior walls (e.g. studio or one-bedroom), should not be any deeper than 8.5 m (28 ft.) to ensure adequate natural light to the primary dwelling spaces.

2.6.2 Natural Ventilation

Natural ventilation allows the exchange of stale indoor air with fresh outdoor air and has an impact on the heating and cooling of spaces that is not energy intensive. Natural ventilation is affected by several factors, such as the size, type and placement of windows, ceiling heights, and prevailing winds. Natural ventilation is greatly increased when two windows on two different exposures are opened within a dwelling unit.

- (a) *Most* dwelling units should have at least two major exposures that face opposite directions or at right angles to each other (see Figure 7).
- (b) The provision of natural ventilation should work in conjunction with Horizontal Angle of Daylight regulations to ensure that each habitable room is equipped with an openable window.

Figure 7: Dwelling Unit with a single exposure lacks the opportunity for natural displacement of indoor air (left) vs dwelling units with two exposures (right)



- (c) Where a dwelling unit is located directly beneath the roof of a building, the stack effect of internalized air may be exploited by placing openable skylights in the roof.
- (d) Ceiling heights greater than 2.4 m (8 ft.) are encouraged, especially for floors that contain living space (e.g. living rooms).
- (e) Employing window types that facilitate air exchange are encouraged. Double-hung windows offer the choice of ventilating a high zone, a low zone or a combination thereof, of interior space. Casement windows, when oriented with prevailing winds, can facilitate air flow from outside into interior spaces (scoop effect).

2.6.3 Light and Ventilation for Courtyards

Courtyards provide light and ventilation to adjacent units, as well as an open space for residents to share.

(a) Entry Courtyards

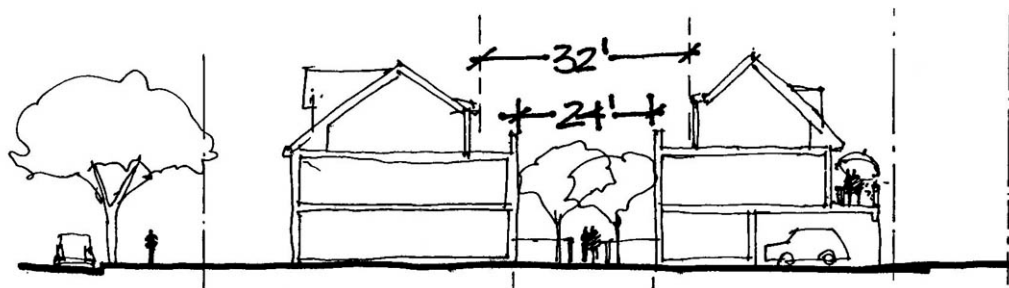
- (i) *Street-facing “entry courtyards” are encouraged in all apartment development. The width for this entry courtyard should be a minimum of 8.0 m (26 ft.). While entry courtyards serve to facilitate the requirement for cross ventilation through large dwelling units, they also serve to enliven the public realm with greenery and activity.*
- (ii) *All entry courtyards should be sited against the front or rear property lines.*
- (iii) *Projections such as balconies that are permitted into the entry courtyard should be carefully coordinated and limited to ensure that natural light is not restricted.*

(b) Garden Courtyards

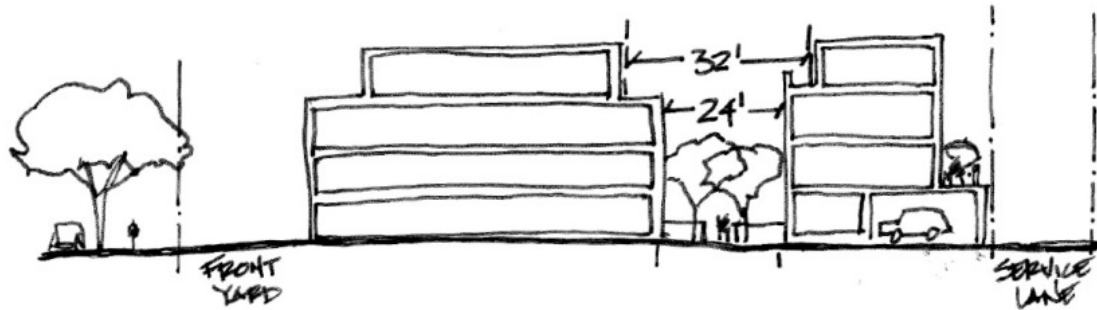
- (i) *Where there are two or more buildings on a site, a “garden courtyard” is expected to be provided in the space between the buildings. Garden courtyards should be a minimum of 7.3 m (24 ft.) clear depth on the first and second levels, and a minimum of 9.8 m (32 ft.) on levels above (Figure 8).*
- (ii) *There are no set restrictions on what rooms can face the garden courtyard, but privacy and light access should be considered.*
- (iii) *Projections permitted into the garden courtyard should be carefully coordinated, and limited to ensure that natural light is not restricted.*

Figure 8: Garden Courtyards

RM-9: Minimum 24' depth on first and second levels, increased to 32' on upper levels



RM-9A: On exceptionally deep lots only, minimum 24' depth on first, second and third levels, increased to 32' on upper level



2.8 Noise

The intent of this section is to guarantee an acceptable level of acoustic separation between dwelling units within a development.

- (a) All shared walls between separate dwelling units should strive to achieve an STC rating of 65. This will most likely require a wall thickness of 25 cm (10 in.).
- (b) The overall room layouts and their relationship to adjacent units should be considered. Noise-sensitive rooms, such as bedrooms, should be located adjacent to noise-sensitive rooms in the neighbouring unit.
- (c) Locating building elements such as stairs and closets to act as noise buffers against shared walls is also an effective design solution to minimize noise impact from neighbouring units.
- (d) For structural floors between separate stacked townhouse dwelling units, a high acoustical rating is recommended. Furthermore, other measures designed to dampen the transfer of vibrations should also be provided.
- (e) Details reflecting the method of noise mitigation proposed for the exterior walls should be included with the drawing set as required in section 4.15 (*Acoustics*) of the Districts Schedule.

2.9 Privacy

While some overlook of private open space and lines of sight into windows may be unavoidable, the intent of these guidelines is to minimize these impacts.

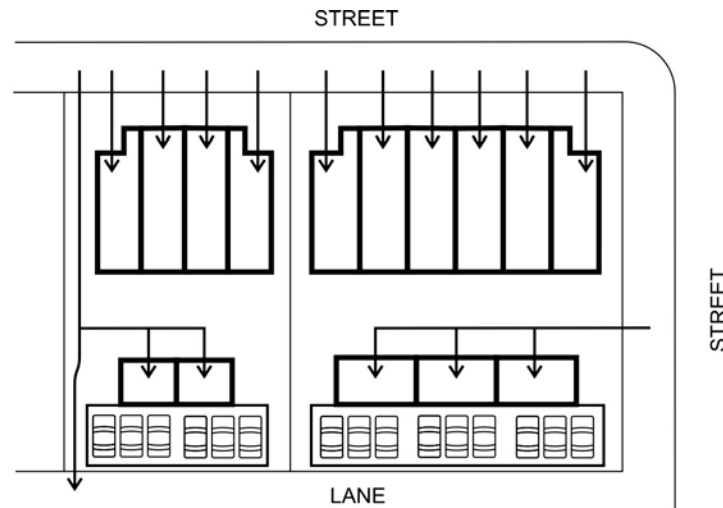
- (a) The location and orientation of windows, decks and balconies in new development should be carefully considered to reduce looking into close-by windows of existing adjacent development.
- (b) Visual privacy for units, balconies and private open space should be enhanced as much as possible through unit planning, landscape screening, and other elements, such as solid railings.
- (c) In stacked townhouse developments, external stairs leading to upper level units should be located close to the entry doors so that people do not need to pass the front doors and windows of other units in order to access their own units.

2.11 Access and Circulation

- (a) As many units as possible should have pedestrian access to the front doors from the street.
- (b) Corridors in apartment buildings should be limited in length. Vertical circulation can be used to limit long corridors. Corridors should have natural light and ventilation.

- (c) For courtyard rowhouse development, a pedestrian path with a minimum width of 3.6 m (12 ft.) should be provided between street-fronting buildings to the courtyard from the street. If the only access is along a side yard, a minimum access of 2.4 m (8 ft.) should be provided. Access to entry doors in the rear building should be from the common courtyard. Pedestrian access should also be provided between the lane and the courtyard through the side yard space (Figure 9).

Figure 9: Access and Circulation for Courtyard Rowhouse



- (d) For proposals with buildings containing dwelling units at the rear of the site, applicants should review specific siting conditions with Building By-law and Fire Prevention staff. Additionally, in order to provide fire access to buildings at the rear of sites:
- (i) Pedestrian access route(s) to buildings at the rear should maintain a minimum building separation of 2.4 m (8 ft.) and clear path of 2.0 m (6.5 ft.); and
 - (ii) On lots without lanes, additional requirements for firefighter access, or upgrades to fire protection standards may affect the placement, separation, or construction of buildings.
- (e) Hard surface circulation should be minimized to provide only what is necessary to access dwelling units, common outdoor space or services located at the rear of the site.
- (f) Vehicular access should be from the lane, where one exists.
- (i) Sites must be assembled in such a way that vehicular access from a lane is possible.
 - (ii) On sites without lane access, and with no means to acquire lane access through consolidation, access may be from the street and the curb cut should be minimized. An offset, rather than a centred curb cut should be considered in order to consolidate space left for landscape.
- (g) For freehold rowhouse applications in *RM-9* and *RM-9N*, applicants should consult in advance with the City of Vancouver Engineering Department and third-party utilities to determine lot layouts and access locations that will accommodate the required services and utilities.

2.12 Internal Storage

The internal design of dwelling units should consider the storage needs of families. In-suite storage areas should be provided within individual dwelling units or within residential storage areas located in underground parking structures. A floor space exclusion is provided for bulk residential storage space that is located underground.

3 Uses

3.1 Lock-off Units

- (a) The Districts Schedule permits a “Principal Dwelling with a Lock-off Unit” in multiple dwellings. A lock-off unit is a portion of the main dwelling unit that can be locked off to be used separately or rented out. The intent of allowing lock-off units in multiple dwellings is to increase the rental stock in the neighbourhood and to provide the option of having a mortgage helper for the owner of the unit (similar to the option of having a secondary suite in one- and two-family dwellings).
- (b) A lock-off unit is an optional and flexible use, and therefore the lock-off unit has to be equipped with an internal access to the main unit.
- (c) A lock-off unit cannot be strata-titled. This is secured by covenant.
- (d) While lock-off units do not require additional vehicle parking, they do need separate bicycle parking (see Section 4.9).
- (e) In order to ensure safety and acceptable standards of liveability, lock-off units must comply with the **Principal Dwelling Unit with a Lock-off Unit Guidelines**.
- (f) The maximum number of lock-off units in apartments, stacked townhouse or courtyard rowhouse developments is one lock-off for every three units.
- (g) The maximum number of lock-off units in rowhouse developments is one lock-off unit for every rowhouse unit.

4 Guidelines Pertaining to Regulations of the Zoning and Development or Parking By-laws

4.2 Frontage

- (a) *In RM-9 and RM-9N*, the minimum frontage for a multiple dwelling with four or more units (not including lock-off units) is 12.8 m (42 ft.). *This is the minimum frontage* for a stacked townhouse development. Wider frontages are required to practically accommodate other multiple dwelling types:
 - (i) Rowhouse developments require a minimum *frontage* of 14.6 m (48 ft.) for three rowhouses and 18.9 m (62 ft.) for four rowhouses. This width accommodates the minimum width for rowhouse units [4 m (13.3 ft.) between the centre of walls] and a 1.2 m (4 ft.) side yard on either side of the development.
 - (ii) Courtyard rowhouse developments require a minimum frontage of 18.9 m (62 ft.).
 - (iii) Apartment buildings will generally *require a minimum frontage of 15.2 m (50 ft.)* in order to accommodate underground parking.
- (b) *In RM-9A and RM-9AN*, the minimum frontage for a multiple dwelling with four or more units (not including lock-off units) is 15.2 m (50 ft.) in order to accommodate underground parking.
- (c) The districts schedule prescribes a maximum frontage width to encourage a variety of smaller developments. The Director of Planning can relax this maximum only to ensure that individual lots are not “locked in” or “orphaned” with no opportunity to consolidate and develop with other adjacent lots. Where the maximum frontage is relaxed, an exceptional effort should be made to create variety between the street-fronting buildings on site.

4.3 Height

4.3.1 Height in RM-9 and RM-9N

The permitted height for multiple dwellings is higher than for the existing single-family dwellings. In order to achieve a degree of compatibility with adjacent existing development, the massing and roof forms should be designed to reduce apparent scale (refer to additional guidelines in Section 5.0).

- (a) For buildings sited along the street the Director of Planning may permit an increase in building height to 12.2 m (40 ft.). These buildings should generally take a 3 storey form with a partial fourth storey. For townhouse and rowhouse buildings, the lower storey may be recessed into grade up to 0.9 m (3 ft.) and any height increase should achieve good liveability for units located at the lowest level.

The upper storey should have a reduced massing to assist with compatibility with the existing streetscape. This can be achieved in several ways such as containing the upper storey in a pitched roof, or setting back the walls of the upper level from those below

- (b) For buildings in the rear of the site, the maximum height of 10.7 m (35 ft.) and 3 storeys should be maintained, except that a reduced height of 9.1 m (30 ft.) should be incorporated within 4.9 m (16 ft.) of adjacent properties.
- (c) For buildings located in the rear of the site and adjacent to a zone or policy area where permitted heights are greater than 12.2 m (40 ft.), the Director of Planning may permit an increase in building height to 12.2 m (40 ft.) and 4 storeys.
- (d) For apartment buildings, the Director of Planning may permit an increase in building height to 12.2 m (40 ft.) and 4 storeys, provided the Director of Planning considers the intent of these Guidelines, with particular regard to General Design Provisions of section 2.
- (e) The Director of Planning may permit an additional increase in building height to 13.7 m (45 ft.) and 4 storeys to accommodate sloped roof forms that complement the architectural design of the building, sloping sites, and urban design conditions such as adjacencies to higher buildings.
- (f) The maximum allowable roof height may only be attained at localized points within the development, rather than as a continuous height around the perimeter of the building.

4.3.2 Height in RM-9A and RM-9AN

The Director of Planning may permit an increase in building height to 13.7 m (45 ft.). These buildings should generally take a 4-storey form.

- (a) *The intent of this district is to permit buildings that are a physical transition from the mid-rise buildings on Kingsway, to the ground-oriented residential neighbourhoods behind Kingsway. Flat roofs are permitted and encouraged. Further, the 13.7 m (45 ft.) height is intended to enable ceiling heights that are taller than the typical 2.4 m (8 ft.).*
- (b) *For sloping sites, the lower storey may be recessed into grade up to 0.9 m (3 ft.) and any height increase should achieve good liveability for units located at the lowest level.*

4.4 Front Yard

The front yards of existing single-family homes vary among properties, but are often 7.3 m (24 ft.). New development will have shallower front yards. The wider sideyards required for

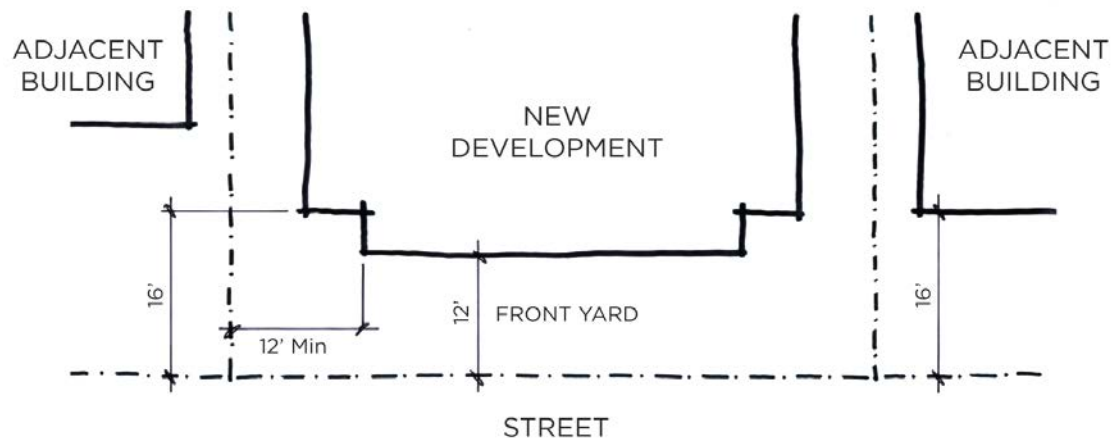
some building types will help with a visual transition in the streetscape. To better assist with this transition the sidewalls of these new buildings should be treated with materials and fenestration that avoid the appearance of a “blank wall”.

The Director of Planning may permit a reduction in the minimum front yard to 3.7 m (12 ft.):

- (a) to allow apartments and courtyard developments to achieve improved liveability for the dwelling units if this cannot be better achieved with a rear yard relaxation; or
- (b) on lots less than 27.4 m (90 ft.) in depth.

However, in *RM-9 and RM-9N*, where the front yard of the adjacent building is 4.9 m (16 ft.) or more, the front yard on that side of the proposed development should be 4.9 m (16 ft.) within 3.7 m (12 ft.) of the side property line (see *Figure 10*).

Figure 10: Front yard setbacks depend on the setback of adjacent buildings in *RM-9 and RM-9N*



4.5 Side Yard

A side yard setback of 2.1 m (7 ft.) is required for multiple dwelling developments. This side yard should be a minimum for apartment developments, and may be increased in some designs to improve access to light and air to dwelling units.

Other multiple dwelling forms have less impact on neighbouring buildings. The Director of Planning may allow a reduction in the side yard setback:

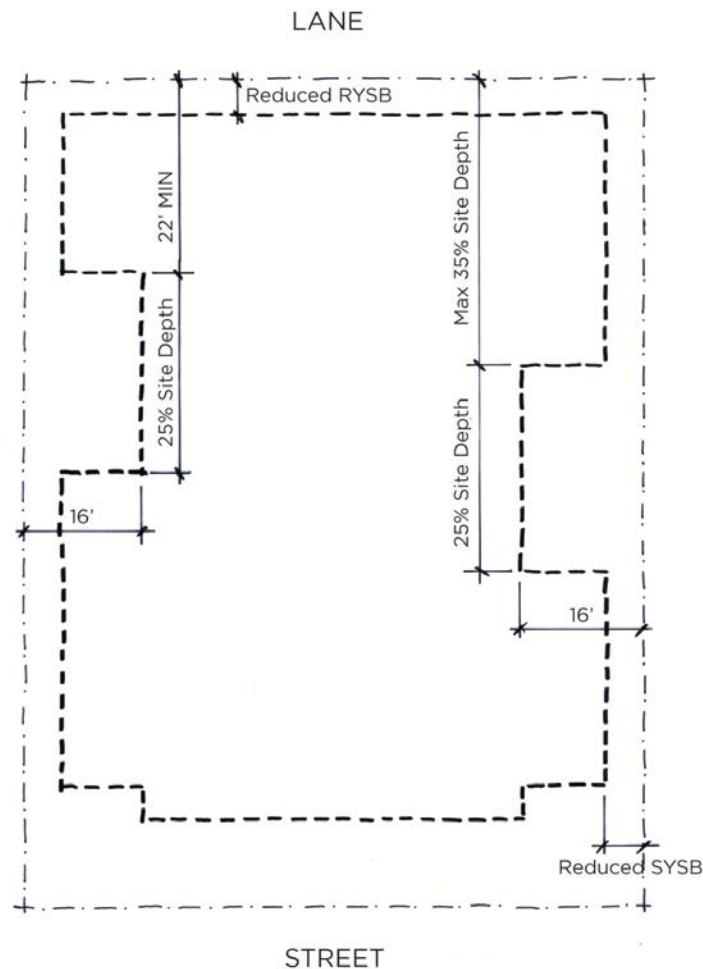
- (a) for rowhouse and stacked townhouse developments with a single row of buildings at the street to 1.2 m (4 ft.), subject to section 2.3 of these guidelines;
- (b) for courtyard rowhouse or townhouse developments, to 1.5 m (5 ft.), provided an enhanced side yard (see Figure 10) is provided mid-site at interior property lines to allow a neighbourly relationship to the rear yards of adjacent development:
 - (i) with a minimum width of 4.9 m (16 ft.) and a minimum length equal to 25 percent of the site depth;
 - (ii) located so that its rear boundary is not less than 6.7 m (22 ft.), nor more than a distance equal to 35 per cent of the site depth, from the ultimate rear property line;
 - (iii) the location of the enhanced side yards is flexible in order to allow a variety of development scenarios and need not be located in the same position on both sides

and may need to vary from the dimensions above on sites deeper than 41 m (135 ft.).

This enhanced mid-site side yard setback is in addition to an increased setback to accommodate access.

- (c) Generally, exterior side yards should not be reduced from the minimum.

Figure 11: Enhanced side yards diagram for courtyard developments



4.6 Rear Yard

The Director of Planning may allow a reduction in the rear yard setback if the resulting building form allows developments to achieve improved liveability for the dwelling units, by assuring at least 2 exterior walls per unit. The rear yard may be reduced to:

- (a) to a minimum of 3.7 m (12 ft.) for apartment buildings;
- (b) to a minimum of 1.2 m (4 ft.) for courtyard developments.

4.7 Floor Space Ratio (FSR)

These districts schedules offer the opportunity for a wide variety of development types, with a range of floor space ratios. Depending on the site and the form of development chosen, it may not be possible to achieve the highest FSR (e.g. courtyard rowhouse on standard depth lot).

In these districts schedules, some FSR exclusions for parking and bike storage differ significantly from other districts. Please refer to section 4.9 Off-Street Parking and Bicycle Storage for more detail.

4.8 Site Coverage and Impermeability

Generally the site coverage should not be relaxed, as provision of open space and landscaped surfaces are encouraged. However, for apartment buildings otherwise achieving the intent of the guidelines, the Director of Planning may increase the area of site coverage to 65 per cent of the site area.

For developments providing underground parking, the Director of Planning may increase the area of impermeable materials of the site, provided landscaped surfaces are maximized and impermeable surfaces minimized to what is absolutely necessary for site function.

4.9 Off-Street Parking and Bicycle Storage

4.9.1 Parking

Parking, and access to underground parking, should be located at the rear of the site, from the lane. For all multiple dwellings, underground parking is permitted and will receive a standard exclusion for the purpose of FSR calculations (see districts schedule).

For some multiple dwelling types, it may be possible to provide parking at grade from the lane:

- (a) For a single row of rowhouses or stacked townhouses, the following applies:
 - (i) Parking can be provided in open parking spaces or garages, however, enclosed parking is counted as part of the allowable floor space. There is no exclusion for above ground parking in accessory buildings for the purpose of FSR calculations.
 - (ii) To be able to provide one garage per rowhouse, the Director of Planning can increase the total floor area of all accessory buildings to a maximum of 24 m² (258 sq. ft.) for each rowhouse as well as increase the proportion of the width of the site that can be occupied by an accessory building to a maximum of 80 per cent.
 - (iii) For stacked townhouses on sites where underground parking is not provided, the Director of Planning can increase the proportion of the width of the site that can be occupied by accessory buildings to a maximum of 80%.
 - (iv) Up to two spaces may be located in one accessory building. Garages with three or more spaces are not permitted. The garages containing one or two parking spaces should be separated, with areas of open space to break up the massing of the buildings and provide pedestrian access from the rear yard to the lane.
 - (vii) Some freehold rowhouse units may be limited to a parking pad, in order to allow sufficient space to accommodate servicing and third-party utilities.
- (b) For courtyard townhouses/rowhouses, the following applies:
 - (i) Parking at grade may be provided under the rear building, accessed directly off the lane. However, to manage building bulk, there is no FSR exclusion for above ground parking.
- (c) Open parking spaces should be paved with pavers that are permeable to reduce stormwater sewer loads. However, since most permeable pavers lose their permeability over time, parking areas with permeable pavers are counted as impermeable surface.

4.9.2 Bicycle Storage

- (a) While there is no FSR exclusion for above grade parking in multiple dwellings, the Districts Schedule specifies that the portion of required bicycle parking located in an accessory building may be excluded from floor area calculations.

- (b) Creative bike parking solutions should be sought, such as under stairs and patios, in crawl spaces and in freestanding boxes.
- (c) In rowhouse developments, bicycle parking for a lock-off unit should be provided in a location separate from the garage for the principal dwelling, such as underneath the external stair or in a bike box located at the rear of the garage or at the entrance to the lock-off unit.

4.10 Horizontal Angle of Daylight

The Horizontal Angle of Daylight regulation helps to ensure the liveability within a dwelling unit by requiring a window for each room (except bathrooms and small kitchens). Priority is placed on the major living spaces in which longer periods of time are spent, such as living rooms.

- (a) The relaxation of horizontal angle of daylight requirements provided for in the RM-9, RM-9A, and RM-9N and RM-9AN Districts Schedule should be used to achieve a minimum standard of natural light access for rooms that are not primary living spaces, such as bedrooms, dens and dining rooms.
- (b) With the exception of lock-off units, the main living space for each dwelling unit should face a street, rear yard, or courtyard. Relaxation of the horizontal angle of daylight for primary living spaces (i.e. living rooms) should not reduce the requirement to less than 15.2 m (50 ft.) of uninterrupted sightlines, or 7.3 m (24 ft.) in courtyard townhouse/rowhouse developments;
- (c) To ensure the liveability of rooms at the basement level, the basement floor should not be more than 0.9 m (3 ft.) below the adjacent exterior grade. A minimum ceiling height of 2.4 m (8 ft.) should be provided.
- (d) In the case of lock-off units, the required distance for an unobstructed view is detailed in the **Principal Dwelling Unit with Lock-Off Unit Guidelines**.

4.16 Building Depth

No maximum building depth is specified for multiple dwellings with 4 or more units. This is to provide flexibility in building form to achieve the goals of the General Design Considerations in Section 2, with particular regard to light, ventilation and privacy.

As a new building will project further into the site, designs should also consider the impacts on privacy and shadowing to neighbours. Design revisions that still achieve liveability goals for the subject site, and minimize overlook and shadowing to neighbour sites should be explored, such as creating larger side yards in the rear portion of the site, and setting back upper storeys.

4.18 Dwelling Unit Density

The Districts Schedule places a limit to the density of dwelling units permitted for each development site, based on site size and floor area. The intent is to encourage developments to include dwelling units large enough to accommodate families. The Dwelling Unit Density in 4.18.1 is calibrated for rowhouses and stacked townhouses – developments that typically require internal staircases, which may displace floor area that could otherwise be dedicated to living areas (e.g. bedrooms, living rooms). As such, the provision in 4.18.2 for the Director of Planning to permit a Dwelling Unit Density increase for projects above 1.2 FSR should only be considered for developments that provide single-storey dwelling units, where a majority of units are accessible by a shared elevator (i.e. 4-storey apartment buildings). This permission will nevertheless be dependent on design criteria set out in the Guidelines including: number of 2- and 3-bedroom units; dwelling unit size and liveability; opportunity for cross-ventilation; and provision of useable private open space.

In some cases in RM-9A and RM-9AN, a development site that is exceptionally deep will allow a Courtyard Apartment with Stacked Townhouse development scenario with two or more

buildings. On these sites, where at least one building is a 4-storey apartment building, the Dwelling Unit Density increase provisions in 4.18.2 may be considered.

4.19 Number of Buildings on Site

The Director of Planning may permit more than one building on a site to allow courtyard form development and to help provide an incremental rhythm in the streetscape to reflect the existing development pattern.

In all cases, allowing more than one building on a site should provide a superior site planning solution and assist with achieving natural light and ventilation as discussed in Section 2.

4.19.1 Number of Buildings on Site in RM-9 and RM-9N

- (a) On sites larger than 670 m² (7,212 sq. ft.), courtyard development generally in the form of rowhouse or stacked townhouse, with buildings along the front and the rear of the site, *is* supported to enable more ground-oriented units.
- (b) Developments on sites wider than 33.5 m (110 ft.), whether single-row or courtyard rowhouse buildings, should create more than one building along the street, or create the appearance of two buildings with the use of a deep courtyard. This is to help break up the massing of the development and create a streetscape that is more consistent with the existing block. Space between the two buildings should be at least 3.6 m (12 ft.).
- (c) For stacked townhouses, buildings should be limited to 24 m (80 ft.) in width. Therefore, on wider sites, more than one building can be permitted. Limiting the building width allows more windows on the sides and allows for better cross-ventilation and access to natural light.
- (d) Apartment buildings on sites wider than 45.7 m (150 ft.) should create more than one building along the street, or create the appearance of two buildings with the use of a deep entry courtyard, with minimum dimensions of 6 m (20 ft.) depth by 8.0 m (26 ft.) width.

4.19.2 Number of Buildings on Site in RM-9A and RM-9AN

- (a) *Apartment buildings on sites wider than 45.7 m (150 ft.) should create more than one building along the street, or create the appearance of two buildings with the use of a deep entry courtyard, with minimum dimensions of 6 m (20 ft.) depth by 8.0 m (26 ft.) width.*
- (b) *On sites that have a minimum continuous depth of 45.7 m (150 ft.), additional buildings may be considered along the rear property line. The apartment building should be the predominant building form, i.e. located at the front of the site and containing the majority of dwelling units. Buildings at the rear of the site may be stacked townhouses.*

5 Architectural Components

Developments are not required to emulate any particular architectural style. Regardless of style, high quality design is expected to contribute to the streetscape. All walls or portions thereof that are visible from the street should include a cohesive and well-scaled composition of cladding materials, trim, fenestration and relief elements such as bays, recesses, porches, balconies which provide shadow play, wall texture, rain protection and human scale.

5.1 Roof and Massing

5.1.1 Roofs in RM-9 and RM-9N

- (a) The forms of roofs on existing buildings in the area are varied, though most are pitched and simple in style. While new development is not expected to emulate the existing building style, it should incorporate roof forms that have a clear, simple concept, and provide variety and texture (see Figure 12).

Figure 12: Varied rooflines on multiple dwellings



- (b) New development can take many forms. In all forms, the roof and fourth floor should have a reduced massing to assist with compatibility with the existing streetscape. Fourth floor massing can be reduced by:
 - (i) Containing the upper level in a pitched roof form;
 - (ii) For a flat or shallow pitch roof development, by significantly setting back any building mass at the front and rear of the building. This can be done continuously or in increments;
 - (iii) In rowhouses this can be achieved by reducing the overall height of the end units.
- (c) Secondary roof forms and dormers can be incorporated into a design. They may be useful to emphasize entries and unit identity and create an incremental scale that relates to the existing context. If used, they should be subordinate to the main form.
- (d) Roof top terraces should be set back from the building edge to minimize the view into adjacent yards.

5.1.2 Building Massing

The new housing types permitted are larger than the existing single-family dwellings in the neighbourhood. To assist with a massing transition in the existing streetscapes, and to continue streetscape interest, actual and apparent building width should be limited.

(a) Massing of Apartment Buildings

For apartments, the building face should be articulated so that there are significant recesses. These recesses should be created in the form of inset *entry* courtyards. This not only assists with a more modulated building massing, but creates the opportunity for additional windows for natural light and ventilation. These *entry* courtyards should have a minimum width of 8.0 m (26 ft.), and may need to be wider to achieve the required Horizontal Angle of Daylight.

In RM-9A and RM-9AN, setting back the fourth storey from the street-facing elevation abutting the front yard by 2.4 m (8 ft.) is highly encouraged, as a means of reducing the overall scale of the building as viewed from the public sidewalk, as well as to provide ample outdoor balcony space for dwelling units facing the street. Where development sites are located facing a large public park, however, a setback may not be necessary as a larger building scale may be considered in relation to a large public open space.

In RM-9N, buildings facing Granville Street need not provide street-facing courtyards as there is significant street noise, but can provide these at the rear or sides of the building.

Vertical articulation can be created through other architectural devices on the front of the building.

In RM-9A and RM-9AN, the rear yard setback at the first floor should be a minimum of 3.7 m (12 ft.). Second, third and fourth storeys should have a minimum rear setback of 6.1 m (20 ft.). This ensures an adequate amount of viewing distance from the living rooms of lane-facing dwelling units to developments across the lane.

(b) **Massing of Townhouses, Rowhouses, and Courtyard Buildings**

For *townhouse and rowhouse* buildings, individual buildings should not exceed 24 m (80 ft.) in width, or 4 to 6 rowhouses. Architectural articulation can be used to reduce the massing of rowhouse developments.

Townhouses and rowhouses should visually emphasize individual units. While many successful rowhouse developments rely on simple repetition of identical or near identical side-by-side units, the boundaries of each unit should be obvious and clearly expressed on the street façade.

Figure 13: Illustration of reduced massing of end unit



In RM-9 and RM-9N, courtyard rowhouses at the rear of the site should be designed to reduce apparent massing adjacent to the lane and minimize shadowing impacts on adjacent residential properties. Consideration should be given to stepping back the upper floor along the lane to reduce the massing along this exposure. On sites where the height in this area is limited to 10.7 m (35 ft.), this should be achieved in three storeys. Where a building nears the rear yard of an adjacent residential property, the massing should be reduced through decreased height or increased setbacks.

5.3 Entrances, Stairs and Porches

Entrances are a place of interest and interaction on the street. They provide opportunities for individual expression and identity. Provision of individual entries to all ground level dwellings is strongly encouraged, including apartment buildings.

5.3.1 Entrances

- (a) In townhouse and rowhouse buildings, each street-fronting principal dwelling unit should have one clearly expressed main entrance area facing the street. In some instances, the Director of Planning may permit a main entry door located off the rear elevation of a stacked townhouse building.
- (b) Other entrances, such as lock-off units, should be located on the front façade wherever possible. However, clarity should be maintained with respect to which is the main entrance. These entrances may include French doors and sliding glass doors.

- (c) Courtyard rowhouse units in the rear building should have main entrances oriented to the internal courtyard.
- (d) On a corner or double-fronting site, all elevations that face a street should accommodate entrances.
- (e) Pedestrian access to the main entries should be clearly visible from the street. Pedestrian pathways to units facing the side yards or rear yards should be clearly visible for way-finding purposes (such as through lighting, addressing and trellises).
- (f) *In 4-storey apartment buildings, the main entrance should lead to a shared elevator and stair lobby. Furthermore, this entrance should typically be accessed via the semi-private entry courtyard facing the street (see 2.6.3).*

5.3.2 Porches

- (a) For townhouse and rowhouse buildings, each unit should have an entry porch, which can range from a small stoop area to a large, more usable porch. This is also strongly encouraged for ground level units in apartments.
- (b) Larger porches can serve as a private outdoor space for some units.

5.3.3 Stairs

- (a) For courtyard rowhouses and rowhouses, stairs to levels above the main floor must be accommodated within the internal space of the house or unit.
- (b) In stacked townhouses stairs to the upper level units become a major design feature. They should be incorporated into the overall design and not have a “tacked-on” appearance. Exterior stairs should not climb more than 2.1 m (7 ft.). Beyond this height they create excessive projections into the front yard. The Building By-law should be consulted to ensure compliance for exiting requirements.
- (c) Steps are allowed in required side yards only where they are designed to facilitate grade changes from the front to the rear of the site.

5.4 Windows and Skylights

Window placement and design play important roles in the overall visual composition of a building. Windows are also significant for the liveability of a unit, because they let in natural light and air.

- (a) When a window or skylight is the only source for natural light for a room, it should also be possible to open it to guarantee natural ventilation throughout the dwelling.
- (b) *Every room should be equipped with an operable window. Bathrooms and small kitchens, however, are exempt.*

5.5 Balconies and Decks

- (a) Balconies and decks should be designed as integral parts of the building massing and façade composition.
- (b) Inset, rather than projecting, balconies should be used where privacy of neighbouring properties may be a concern.

5.6 Exterior Walls and Finishing

The finishing materials of new development should be durable. High-quality materials that last longer are more sustainable and create less waste. Materials that perform well over a long period of time also increase the affordability of the dwelling.

In addition to durability, the following guidelines should be considered when choosing exterior materials:

- (a) Create a cohesive image by limiting the number of different finishing materials used.

- (b) Materials should be used in a way that is true to their nature. For example, stone facing should be used as a foundation element, and as the base of columns, but should not be used as a facing on upper levels with no clear means of support below.
- (c) In general, the same materials should be used in consistent proportions on all facades and not just on the street face. Materials should carry around corners and terminate at logical points to avoid appearing as a thin veneer or 'false front'.
- (d) All sides of a building that extend in front of an adjacent building are visible from the public realm and warrant appropriate design. For corner buildings, the side façade should be articulated and have sufficient windows and detailing, comparable to the front façade.
- (e) Large blank walls should be avoided whenever possible. Window openings, detailing, materials, colour, wall articulation and landscaping should be used to enliven them and reduce their scale.
- (f) Exposed foundations should be limited to 30 cm (12 in.).
- (g) Garage doors *for individual units* should be single width.

7 Open Space

The provision of open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns, including parking, existing landscape features, sun access, privacy and usability.

- (a) Provide useable open space at grade to meet the varied needs of residents:
 - (i) For ground-oriented units, a private garden and/or patio;
 - (ii) For stacked and apartment units, a semi-private area that is designed as an organizing element, not as 'leftover' space. Provide sufficient distance, screening, landscape, and outlook considerations for the mutual comfort of dwellings overlooking the space.
- (b) In addition, a spacious balcony or deck with a minimum depth of 1.8 m (6 ft.) should be provided;
- (c) Roof decks add considerably to the amenity of any unit. Care should be taken to avoid direct sightlines to neighbouring windows, balconies and yards. Roof decks should be well-integrated into the overall form.
- (d) Units that could accommodate families with children (2 bedrooms or larger) should have access to open space that is suitable for children.

8 Landscaping

- (a) Existing trees should be kept and new trees introduced wherever possible.
- (b) Patio areas in the front yard should be screened with planting.
- (c) Visually undesirable building features, such as exposed foundation or utilities, should be screened with landscaping.
- (d) The front and back boulevard should be landscaped as green space. At a minimum, they should be retained as grassed areas, but more intense planting is encouraged (please refer to **Guidelines for Planting City Boulevards**). The space between the sidewalk and the front property line should receive similar treatment.
- (e) In general, the by-law fencing height limit of 1.2 m (4 ft.) in front yards, and 1.8 m (6 ft.) in rear and side yards should be respected. However, exceptions may be made for entry arbours, and trellises or screening elements immediately adjacent to patio or deck areas. Over height elements in the front yard should assist with the definition of outdoor space but should not prevent all views or glimpses of the outdoor space from the street. Any over height element should be largely transparent and limited in extent.
- (f) Where walls or fences are provided, they should be combined with soft landscaping to provide visual depth, screening and layering.
- (g) Landscaping in semi-private common spaces should be designed to provide screening and filtering of views, relying on plant material, rather than fences. Planting larger caliper trees is particularly necessary in these locations.

- (h) Where dwelling units are located at the lane, every opportunity to enhance the lanescape with landscaping should be taken. This includes:
 - (i) Entry gates and arbors over pedestrian entrances;
 - (ii) Arbors over driveway entrances;
 - (iii) Planted areas or planter boxes between garage doors;
 - (vi) Planting of trees near the lane where possible.

9 Garbage and Recycling

For multiple dwelling developments, appropriate areas for garbage and recycling bins directly off the lane should be provided. The document, Garbage and Recycling Storage Facility Supplement, provides detailed information on the number of containers required and dimensions and specifications of commonly used storage containers. It is available online at: <http://vancouver.ca/home-property-development/garbage-and-recycling-storage-facilities.aspx>. or at the Enquiry Centre, 1st floor, 515 West 10th Avenue.

* * * * *

NOTE: ~~STRIKE-OUTS~~ INDICATE DELETIONS
ITALICS INDICATE ADDITIONS

STRATA TITLE POLICIES FOR RS, RT AND RM ZONES

Adopted by City Council on July 28, 2009
Amended May 15, 2013, July 9, 2013 and June 24, 2014

1 Application and Intent

These guidelines apply to the strata titling of previously occupied buildings or new construction in the RS, RT and RM zones.

Under Section 242 (1) of the **Strata Property Act** of British Columbia, City Council is the approving authority for conversion of previously occupied buildings into strata lots. Pursuant to Section 242 (10) of the **Strata Property Act**, Council has delegated its approval authority to the Approving Officer for previously occupied buildings containing less than six dwelling units.

Newly constructed buildings, which are not occupied prior to registration of a strata plan at the Land Title Office, do not require the approval of City Council or the Approving Officer.

2 Secondary Suite

In the RS, RT and RM zones, one secondary suite is conditionally permitted in a one-family dwelling. The suite can either be built at the same time a new one-family dwelling (i.e. house) is being constructed, or a suite can be incorporated into an existing one-family dwelling. The construction and safety requirements of the Vancouver Building By-law (VBBL) for a secondary suite within an existing one-family dwelling (which may not be strata titled) are less demanding than for new construction.

In the RT-11 and RT-11N, and RM-7, RM-7N, RM-8 and RM-8N zones, one secondary suite is conditionally permitted in each principal dwelling unit of a two-family dwelling. The suites can either be built at the same time a new two-family dwelling is being constructed or incorporated into an existing two-family dwelling. In the latter case, construction and safety requirements of the VBBL need to be confirmed.

Terms regarding suites are not the same in the Vancouver Building By-law and the Zoning and Development By-law (Z&D). The VBBL terms include Secondary Suite and Group “C” Residential Occupancy Classification. The Z&D terms include One-Family Dwelling with Secondary Suite and Two-Family Dwelling with Secondary Suite. Contact Development Services staff (VBBL) or Planning staff (Z&D) for how these two by-laws apply in your specific situation.

Developments with secondary Suites may be strata titled in some instances, however a secondary suite cannot be defined as a separate strata lot under any circumstances.

3 Laneway House

In the RS zones and RT-11 and RT-11N, and RM-7, RM-7N, RM-8, RM-8N, *RM-9, RM-9A, RM-9N and RM-9AN* zones, a laneway house is conditionally permitted. A new laneway house can be built on a site which accommodates an existing one-family dwelling, or a new laneway house can be built in conjunction with a new one-family dwelling. In both cases, the one-family dwelling can also include a secondary suite.

4 Principal Dwelling Unit with Lock-off Unit

In the RT-11 and RT-11N zones, a principal dwelling unit with lock-off unit is conditionally permitted in an infill one-family dwelling, infill two-family dwelling, one-family dwelling and two-family dwelling provided it is on a site with more than two principal buildings and the site area is 511 m² (5,500 sq. ft.) or greater in size.

In the RM-7, RM-7N, RM-8, RM-8N, *RM-9, RM-9A, RM-9N and RM-9AN* zones, a principal dwelling unit with lock-off unit is conditionally permitted in a multiple dwelling.

For new construction, as a condition of development permit approval, the registered owner shall execute a covenant which must be registered against the title of the property prior to

issuance of the Development Permit. The covenant is to ensure that the number of strata lots created upon registration of a strata plan is consistent with the number of approved principal dwelling units (i.e., the lock-off unit cannot be defined as a separate strata lot).

5 Policies

The following outlines the policies for the conversion of previously occupied buildings or new construction to strata title ownership in applicable zoning districts.

5.1 In the RS-1, RS-1A, RS-2, RS-3, RS-3A, RS-4, RS-5 and RS-6 Zones

Conversions

Council, or the Approving Officer, will not entertain any applications to convert a previously occupied building to strata title ownership where:

- (a) a suite is approved as a One-Family Dwelling with Secondary Suite as defined in the Zoning and Development By-law;
- (b) a suite is approved as a Secondary Suite as defined in the Vancouver Building By-law;
- (c) a unit is approved as a Laneway House as defined in the Zoning and Development By-law; or
- (d) a unit is approved as a Laneway House as defined in the Vancouver Building By-law.

New Construction

As a condition of development permit approval for:

- (a) a new One-Family Dwelling with a Secondary Suite;
- (b) a new One-Family Dwelling with a new Laneway House; or
- (c) a new One-Family Dwelling with a Secondary Suite and a new Laneway House

the registered owner shall execute a covenant which must be registered against the title of the property that prohibits registration of a strata plan. The city will release the covenant, on the owner's request, not less than 12 months after issuance of the occupancy permit.

5.2 In the RS-7 Zone

Conversions

Council, or the Approving Officer, will not entertain any application to convert a previously occupied building to strata title ownership where:

- (a) the site is less than 668 m²;
- (b) a suite is approved as a One-Family Dwelling with Secondary Suite as defined in the Zoning and Development By-law; or
- (c) a suite is approved as a Secondary Suite as defined in the Vancouver Building By-law;
- (d) a unit is approved as a Laneway House as defined in the Zoning and Development By-law; or
- (e) a unit is approved as a Laneway House as defined in the Vancouver Building By-law.

New Construction

As a condition of development permit approval for:

- (a) a new Two-Family Dwelling on a site less than 668 m²; or
- (b) a new One-Family Dwelling with a Secondary Suite;
- (c) a new One-Family Dwelling with a new Laneway House; or
- (d) a new One-Family Dwelling with a Secondary Suite and a new Laneway House.

the registered owner shall execute a covenant which must be registered against the title of the property that prohibits registration of a strata plan. The city will release the covenant, on the owner's request, not less than 12 months after issuance of the occupancy permit.

5.4 In the RS-1B, RT and RM Zones

Conversions

Council, or the Approving Officer, will not entertain any applications to convert a previously occupied building to strata title ownership where:

- (a) a suite is approved as a One-Family Dwelling with Secondary Suite as defined in the Zoning and Development By-law;
- (b) a suite is approved as a Secondary Suite as defined in the Vancouver Building By-law; or
- (c) a unit is approved as a Laneway House as defined in the Zoning and Development By-law or the Vancouver Building By-law.

An exception may be made for existing developments containing two or more principal dwelling units (One-Family Dwelling with Infill Dwelling, Two-Family Dwelling or Multiple Conversion Dwelling), in combination with Secondary Suites or Lock-off Units. In these cases, Council or the Approving Officer may consider an application to convert the previously occupied building to strata title ownership, subject to the number of strata lots being consistent with the approved number of principal dwelling units (i.e. a Secondary Suite or a Lock-off Unit cannot be defined as a separate strata lot).

All other applications to convert previously occupied buildings to strata title ownership, including a One-Family Dwelling with a new Infill Dwelling, Two-Family Dwelling or Multiple Conversion Dwelling will be subject to approval by City Council or the Approving Officer and the process outlined in the City's Strata Title and Cooperative Conversion Guidelines.

New Construction

- (a) One-Family Dwelling with Secondary Suite, One-Family Dwelling with Laneway House, or One-Family Dwelling with Secondary Suite and Laneway House

As a condition of development permit approval, the registered owner shall execute a covenant which must be registered against the title of the property that prohibits registration of a strata plan. The city will release the covenant, on the owner's request, not less than 12 months after issuance of the occupancy permit.

- (b) New Developments containing two or more principal dwelling units, in combination with Secondary Suite(s) or Lock-off Units

As a condition of development permit approval for a new development containing two or more principal dwelling units (One-Family Dwelling with an Infill Dwelling, Two-Family Dwelling or Multiple Dwelling), in combination with Secondary Suites or Lock-off Units, the registered owner shall execute a covenant to be registered against the title of the property. The covenant is to ensure that the number of strata lots created upon registration of a strata plan is consistent with the approved number of principal dwelling units (i.e. a Secondary Suite or a Lock-off Unit cannot be defined as a separate strata lot).

* * * * *

SUMMARY OF PUBLIC CONSULTATION

A public open house was held on September 23, 2015 to provide information and to gather feedback on the RM-9A zone. 105 people signed in at the open house, although the actual number of attendees is estimated to be closer to 180. A total of 54 feedback forms were submitted at the event. The information display boards and an online feedback form were available on the City of Vancouver's website for one week immediately following the open house. Forty-seven feedback forms were submitted online.

An additional 22 people called in with questions or comments, and six people – including one representing a seniors' organization, submitted comments to staff via e-mail. The vast majority of phone inquiries were from property owners or realtors wanting more information about how rezoning would affect their individual properties. Of the six e-mail responses, supporters cited the potential for increased housing diversity, the attraction of businesses to the area and a better live/work balance in the neighbourhood. Emphasis was also placed on the importance of creating affordable family housing. Those with concerns cited further strain on public amenities (i.e. roads, transit, schools, community centres, parks). There were additional concerns that accessibility would be compromised as the lack of elevators would render the housing type inaccessible to people with mobility issues, and that the addition of stacked townhouses to the RM-9A zone, already permitted in neighbouring RM-7 zones, would result in overdevelopment of townhouses in the area.

In advance of the open house, notification of the event in Chinese and English were mailed to approximately 4,400 owners/occupants within Norquay Village and the surrounding area. Approximately 270 people on the e-mail distribution list were sent electronic notification. Banners announcing the open house were installed at three sites – Norquay Park, Norquay Elementary School, and Cunningham Elementary School. Posters in Chinese and in English were distributed to four sites – Renfrew Community Centre, Renfrew Branch Library, Collingwood Branch Library and the Collingwood Neighbourhood House. Translation services in Mandarin and Cantonese were available at the open house.



Summary of Comments received from the Open House and Website

1. Are you familiar with the Norquay Village Neighbourhood Centre Plan?

Yes	70%
No	26%
Don't know	4%

2. Do you feel that the directions of RM-9A zone meet the intent of the plan policy?

Yes	40%
No	32%
Don't know	24%

Why is that?

In general, those that responded to this question felt that that, yes, the directions of the RM-9A zone do in fact meet the intent of the plan policy. It was felt that RM-9A would contribute to increased housing diversity and would create a good transition between higher densities on Kingsway and lower densities in adjacent neighbourhoods. There were concerns, however, that this zone would negatively impact the neighbourhood through traffic congestion, parking issues and noise, and would potentially put a strain on existing amenities and public transit in the immediate area. Several also commented that they would like to ensure more units with 3 bedrooms to accommodate families.

3. Do you have any comments on allowing stacked townhouses in addition to apartment building in this zone?

There were 83 responses to this question. Most of the responses reflected support for the stacked townhouse form, while a smaller number of responses opposed it. The remaining comments were either neutral, uncertain or did not directly relate to the issue of stacked townhouses.

Of the several reasons for supporting stacked townhouses, increased housing diversity was the most commonly stated. Other reasons included stacked townhouses being able to accommodate families, their potential for relative housing affordability, better aesthetics, and opportunities for green space. It was also mentioned that they would provide a good transition between zones on Kingsway to the single family zones behind. However, even among supporters there was some concern as to the availability of parking.

Comments against the addition of stacked townhouses within the RM-9A zone raised that stacked townhouses were not included in the Norquay Plan for this area, inadequate parking is being proposed, and that that they generally do not like the idea for the neighbourhood.

Other comments did not specifically reference allowing stacked townhouses in this zone. Generally, the other comments reflected issues related to the impact of higher density on the neighbourhood. The following issues were of concern: inadequacy of parking and increased traffic congestion and noise in the area; potential strain on resources, amenities and infrastructure such as green space, public space and childcare; decreased property value; a negative impact on the neighbourhood's character; and blocking of mountain views.

4. Do you have other comments/concerns?

Comments received were mostly repetition of the issues described in Question 3 above. A few outlying comments included a question as to why rowhousing was not also included in the new zone. There was a question as to how this plan fits into the zone around the existing SkyTrain station and whether that area would also eventually see similar higher densities. There was also a suggestion that “at minimum, six single family lots or more assembly should be allowed to develop a four storey apartment building” for the following reasons: it would attract higher quality development, minimize orphan lots, and avoid repetitive small development projects.