

**CITY OF BURNABY**

**BYLAW NO. 13940**

A BYLAW to amend the Zoning  
Bylaw provisions to create rental tenure  
Zoning districts and regulations

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 40, 2018.**

2. Burnaby Zoning Bylaw 1965, as amended, is further amended:

- (a) at the Table of Contents by repealing Schedule II and replacing it with the following:

| <b>“200. MULTIPLE FAMILY RESIDENTIAL DISTRICTS</b>               | <b>RM DISTRICTS</b>        |
|------------------------------------------------------------------|----------------------------|
| 201. Multiple Family Residential District (RM1) & (RM1r)         | RM1 & RM1r District        |
| 202. Multiple Family Residential District (RM2) & (RM2r)         | RM2 & RM2r District        |
| 203. Multiple Family Residential District (RM3), (RM3r) & (RM3s) | RM 3, RM3r & RM3s District |
| 204. Multiple Family Residential District (RM4), (RM4r) & (RM4s) | RM4, RM4r & RM4s District  |
| 205. Multiple Family Residential District (RM5), (RM5r) & (RM5s) | RM5, RM5r & RM5s District  |
| 206. Multiple Family Residential District (RM6) & (RM6r)         | RM6 & RM6r District        |
| 207. Multiple Family Residential District (RM7) & (RM7r)         | RM7 & RM7r District”       |

- (b) at the Table of Contents, Schedule III, by repealing Section 308. and Section 309., in their entirety and replacing it with the following:

|                                                                                        |                              |
|----------------------------------------------------------------------------------------|------------------------------|
| “308. Urban Village Commercial District (Hastings) (C8), (C8a), (C8f), (C8r) & (C8a/r) | C8, C8a, C8f, C8r, and C8a/r |
| 309. Urban Village Commercial District (C9), (C9a) & (C9r)                             | C9, C9a & C9r District”      |

- (c) at the Table of Contents, Schedule V, by repealing Section 511 and replacing it with the following:

“511. S.F.U. Neighbourhood District P11, P11e, P11r & P11e/r District”  
 (P11), (P11e), (P11r) &  
 (P11e/r)

- (d) at Section 3, Definitions, by adding the following definition in alphabetical order:

“**DWELLING UNIT, RENTAL**” means a dwelling unit that is rented on a month-to-month basis or fixed term not exceeding twelve (12) months according to the provisions of the *Residential Tenancy Act*. For clarity, rental dwelling units shall not include rental accommodation in multi-family flex units, secondary suites, hotel accommodation, or sleeping units.”

- (e) at Section 5, Establishment of Zoning Districts and Schedules, by repealing Section 5.1 Schedule II and replacing it with the following:

|     |                                              |                  |
|-----|----------------------------------------------|------------------|
| “II | MULTIPLE FAMILY RESIDENTIAL                  | RM               |
|     | Multiple Family Residential                  | RM1 & RM1r       |
|     | Multiple Family Residential                  | RM2 & RM2r       |
|     | Multiple Family Residential                  | RM3, RM3r & RM3s |
|     | Multiple Family Residential                  | RM4, RM4r & RM4s |
|     | Multiple Family Residential                  | RM5, RM5r & RM5s |
|     | Hastings Village Multiple Family Residential | RM6 & RM6r       |
|     | Hastings Village Multiple Family Residential | RM7 & RM7r”      |

- (f) at Section 5, Establishment of Zoning Districts and Schedules, Section 5.1, Schedule III by repealing the second to last line, “Urban Village Commercial (Hastings) C8, C8a & C8f” and replacing it with the following:

“Urban Village Commercial (Hastings) C8, C8a, C8a/r, C8f & C8r”

- (g) at Section 5, Establishment of Zoning Districts and Schedules, Section 5.1, Schedule III by repealing the last line, “Urban Village Commercial C9 & C9a” and replacing it with the following:

“Urban Village Commercial C9, C9a & C9r”

- (h) at Section 5, Establishment of Zoning Districts and Schedules, Section 5.1, Schedule V by repealing the second to last line, “S.F.U. Neighbourhood District P11 & P11e” and replacing it with the following:

“S.F.U. Neighbourhood District                      P11, P11e & P11e/r”

- (i) at Section 6.10, by repealing sub-section (2.1) in its entirety and replacing it with the following:

“(2.1) In the case of dwelling units in the P11e District, and rental dwelling units in the RM, C, and P11 Districts, the following minimum suite floor areas shall apply:

- |     |                         |                        |
|-----|-------------------------|------------------------|
| (a) | Studio unit –           | 30 m2 (322.93 sq.ft.)  |
| (b) | 1 bedroom suite –       | 50 m2 (538.21 sq.ft.)  |
| (c) | 1 bedroom + den suite – | 56 m2 (602.80 sq.ft.)  |
| (d) | 2 bedroom suite –       | 65 m2 (699.68 sq.ft.)  |
| (e) | 2 bedroom + den suite – | 70 m2 (753.50 sq.ft.)  |
| (f) | 3 bedroom suite –       | 80 m2 (861.14 sq.ft.)” |

- (j) at Schedule Number II, by repealing Article 201 in its entirety and replacing it with the following:

**“201. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM1)**

This District provides for low density multiple family development.

**201.1 Uses Permitted**

- (1) Uses, other than group homes, permitted in the R6 Residential District, subject to the regulations contained therein.
- (2) Multiple family dwellings, or groups of multiple family dwellings.
- (3) Dormitory units, or groups of dormitory units, provided that such development is situated within 300 m (984.25 ft.) of the boundaries of the lands and premises occupied by the institution which it serves.

- (4) Boarding, lodging and rooming houses, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.
- (5) Accessory buildings and uses.
- (6) Child care facilities.
- (7) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
  - (b) each living unit shall have a minimum floor area of 27 m<sup>2</sup> (290.6 sq.ft.).
- (8) Category B supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) each living unit shall have a minimum floor area
    - (i) of 33 m<sup>2</sup> (355.22 sq.ft.) for a studio unit;
    - (ii) of 41 m<sup>2</sup> (441.4 sq.ft.) for a junior one-bedroom unit;
    - (iii) of 46 m<sup>2</sup> (495.16 sq.ft.) for a one bedroom unit;
  - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
  - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.

### **201.2 Uses Permitted in the RM1r Zoning District**

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

### **201.3 Height of Buildings**

The height of a building shall not exceed 9.0 m (29.53 ft.) nor 2 1/2 storeys.

### **201.4 Lot Area and Width**

Each lot shall have an area of not less than 1 340 m<sup>2</sup> (14,424.11 sq.ft.) and a width of not less than 37 m (121.39 ft.).

### **201.5 Floor Area Ratio**

- (1) The maximum floor area ratio shall be 0.45, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.15 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 0.60.
- (2) Notwithstanding subsection (1) of this section, where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.10.
- (3) Notwithstanding subsections (1) and (2) of this section, in the RM1r District, the maximum floor area ratio shall be 0.45, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.15 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor

area ratio exceed 0.60. For clarity, the maximum floor area ratio permitted in the RM1r District shall be in addition to the FAR permitted for any other zoning district on the lot.

**201.6 Front Yard**

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

**201.7 Side Yard:**

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

**201.8 Rear Yard**

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

**201.9 Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

**201.10 Car Wash Stall**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units."

- (k) at Schedule Number II, by repealing Article 202 in its entirety and replacing it with the following:

**“202. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM2)**

This District provides for a low to medium density multiple family area.

**202.1 Uses Permitted**

- (1) Uses, other than group homes, permitted in the R6 Residential District, subject to the regulations contained therein.

- (2) Multiple family dwellings, or groups of multiple family dwellings.
- (3) Dormitory units, or groups of dormitory units, provided that such development is situated within 300 m (984.25 ft.) of the boundaries of the lands and premises occupied by the institution which it serves.
- (4) Boarding, lodging and rooming houses, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.
- (5) Accessory buildings and uses.
- (6) Child care facilities.
- (7) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
  - (b) each living unit shall have a minimum floor area of 27 m<sup>2</sup> (290.6 sq.ft.).
- (8) Category B supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) each living unit shall have a minimum floor area
    - (i) of 33 m<sup>2</sup> (355.22 sq.ft.) for a studio unit
    - (ii) of 41 m<sup>2</sup> (441.4 sq.ft.) for a junior one-bedroom unit
    - (iii) of 46 m<sup>2</sup> (495.16 sq.ft.) for a one bedroom unit;
  - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the

facility; and

- (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.

#### **202.2 Uses Permitted in the RM2r Zoning District**

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

#### **202.3 Height of Buildings**

The height of a building shall not exceed 12.0 m (39.37 ft.) nor 3 storeys.

#### **202.4 Lot Area and Width**

Each lot shall have an area of not less than 890 m<sup>2</sup> (9580.19 sq.ft.) and a width of not less than 24.5 m (80.38 ft.).

#### **202.5 Floor Area Ratio**

- (1) The maximum floor area ratio shall be 0.70, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 0.90.
- (2) Notwithstanding subsection (1) of this section, where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.10.

- (3) Notwithstanding subsections (1) and (2) of this section, in the RM2r District, the maximum floor area ratio shall be 0.70 except, where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 0.90. For clarity, the maximum floor area ratio permitted in the RM2r District shall be in addition to the FAR permitted for any other zoning district on the lot.

#### **202.6 Front Yard**

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

#### **202.7 Side Yard**

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

#### **202.8 Rear Yard**

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

#### **202.9 Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

#### **202.10 Car Wash Stall**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units."

- (l) at Schedule Number II by repealing Article 203 in its entirety and replacing it with the following:

#### **“203. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3)**

This District provides for a medium density multiple family area.

**203.1 Uses Permitted**

- (1) Uses, other than group homes, permitted in the R6 Residential District, subject to the regulations contained therein.
- (2) Multiple family dwellings, or groups of multiple family dwellings.
- (3) Dormitory units, or groups of dormitory units, provided that such development is situated within 300 m (984.25 ft.) of the boundaries of the lands and premises occupied by the institution which it serves.
- (4) Boarding, lodging and rooming houses, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.
- (5) Accessory buildings and uses.
- (6) Child care facilities.
- (7) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
  - (b) each living unit shall have a minimum floor area of 27m<sup>2</sup> (290.6 sq.ft.).
- (8) Category B supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) each living unit shall have a minimum floor area
    - (i) of 33 m<sup>2</sup> (355.22 sq.ft.) for a studio unit
    - (ii) of 41 m<sup>2</sup> (441.4 sq.ft.) for a junior one-bedroom unit
    - (iii) of 46 m<sup>2</sup> (495.16 sq.ft.) for a one bedroom unit;
  - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
  - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.

- (9) Rest homes and private hospitals, subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.

### **203.2 Uses Permitted in the RM3s Zoning District**

Uses permitted in the RM3 District, excluding uses permitted in the R6 District, dormitory units or groups of dormitory units, and boarding, lodging and rooming houses.

### **203.3 Uses Permitted in the RM3r Zoning District**

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

### **203.4 Height of Buildings**

The height of a building shall not exceed 12.0 m (39.37 ft.) nor 3 storeys.

### **203.5 Lot Area and Width**

Each lot shall have an area of not less than 1,110 m<sup>2</sup> (11,948.33 sq.ft.) and a width of not less than 30 m (98.43 ft.).

### **203.6 Floor Area Ratio**

- (1) The maximum floor area ratio shall be 0.90, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 1.10.
- (2) Notwithstanding subsection (1) of this section, where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.15, but except as provided in subsection (3) in no case shall the floor area ratio exceed 1.25.
- (3) Notwithstanding subsection (1) of this section, in the RM3s District where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by a further 0.25, but in no case shall the floor area ratio exceed 1.50.

- (4) Notwithstanding subsections (1) and (2) of this section, in the RM3r District, the maximum floor area ratio shall be 0.90, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 1.10. For clarity, the maximum floor area ratio permitted in the RM3r District shall be in addition to the FAR permitted for any other zoning district on the lot.

#### **203.7 Front Yard**

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

#### **203.8 Side Yard**

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

#### **203.9 Rear Yard**

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

#### **203.10 Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.”

#### **203.11 Car Wash Stall**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units.”

- (m) at Schedule Number II, by repealing Article 204 in its entirety and replacing it with the following:

#### **“204. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM4)**

This District provides for a medium to high density multiple family area.

##### **204.1 Uses Permitted**

- (1) Multiple family dwellings, or groups of multiple family dwellings.
- (2) Home occupations.
- (3) Accessory buildings and uses.

- (4) Child care facilities.
- (5) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
  - (b) each living unit shall have a minimum floor area of 27 m<sup>2</sup> (290.6 sq.ft.).
- (6) Category B supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) each living unit shall have a minimum floor area
    - (i) of 33 m<sup>2</sup> (355.22 sq.ft.) for a studio unit
    - (ii) of 41 m<sup>2</sup> (441.4 sq.ft.) for a junior one-bedroom unit
    - (iii) of 46 m<sup>2</sup> (495.16 sq.ft.) for a one bedroom unit;
  - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
  - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
- (7) Rest homes and private hospitals, subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.

#### **204.2 Uses Permitted in the RM4s Zoning District**

Uses permitted in the RM4 District, excluding home-based child care facilities.

#### **204.3 Uses Permitted in the RM4r Zoning District**

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

**204.4 Lot Area and Width**

Each lot shall have an area of not less than 1,670 m<sup>2</sup> (17,976.32 sq.ft.) and a width of not less than 37 m (121.39 ft.).

**204.5 Building Separation**

Notwithstanding section 6.3 of this bylaw, portions of a building above 6 storeys shall be set back from all other buildings by not less than:

- (a) 24.38 m (80 ft.) as measured corner to corner, and
- (b) 30.48 m (100 ft.) as measured face to face.

**204.6 Floor Area Ratio**

- (1) The maximum floor area ratio shall be 1.40, except where underground parking is provided, the floor area ratio may be increased by 0.30 multiplied by the ratio of underground parking spaces to the total parking spaces, but in no case shall the increase exceed 0.30.
- (2) Notwithstanding subsection (1) of this section, where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.30, but except as provided in subsection (3) in no case shall the floor area ratio exceed 2.00.
- (3) Notwithstanding subsection (1) of this section, in the RM4s District where amenities or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased:
  - (a) up to a further 0.8 determined in accordance with section 6.22(3); plus
  - (b) an additional supplement equal to the increase under subsection (a); but in no case shall the floor area ratio exceed 3.6.
- (4) Notwithstanding subsections (1) and (2) of this section, in the RM4r District, the maximum floor area ratio shall be 1.40 except, where underground parking is provided, the floor area ratio may be increased by 0.30 multiplied by the ratio of underground parking spaces to the total parking spaces, but in no case shall the increase exceed 0.30. For clarity, the maximum floor area ratio permitted in the RM4r District shall be in addition to the FAR permitted for any other zoning district on the lot.

**204.7 Front Yard**

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

**204.8 Side Yard**

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

**204.9 Rear Yard**

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

**204.10 Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

**204.11 Car Wash Stall**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units."

- (n) at Schedule Number II, by repealing Article 205 in its entirety and replacing it with the following:

**“205. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM5)**

This District provides for a high density multiple family area.

**205.1 Uses Permitted**

- (1) Multiple family dwellings, or groups of multiple family dwellings.
- (2) Home occupations.
- (3) Dormitory units or groups of dormitory units, provided that such development is situated within 300 m (984.25 ft.) of the boundaries of the lands and premises occupied by the institution which it serves.
- (4) Accessory buildings and uses.
- (5) Child care facilities.
- (6) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive

- development plan subject to the CD (Comprehensive Development) District; and
- (b) each living unit shall have a minimum floor area of 27 m<sup>2</sup> (290.6 sq.ft.).
- (7) Category B supportive housing facilities, subject to the following conditions:
- (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) each living unit shall have a minimum floor area
    - (i) of 33 m<sup>2</sup> (355.22 sq.ft.) for a studio unit
    - (ii) of 41 m<sup>2</sup> (441.4 sq.ft.) for a junior one-bedroom unit
    - (iii) of 46 m<sup>2</sup> (495.16 sq.ft.) for a one bedroom unit;
  - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
  - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
- (8) Rest homes and private hospitals, subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.

## **205.2 Uses Permitted in the RM5s Zoning District**

Uses permitted in the RM5 District, excluding dormitory units or groups of dormitory units and home-based child care facilities.

## **205.3 Uses Permitted in the RM5r Zoning District**

- (1) Multiple family dwellings, or groups of multiple family dwellings, provided that dwelling units are restricted to rental dwelling units only.

- (2) Home occupations.
- (3) Accessory buildings and uses.

#### **205.4 Lot Area and Width**

Each lot shall have an area of not less than 1,670 m<sup>2</sup> (17,976.32 sq.ft.) and a width of not less than 37 m (121.39 ft.).

#### **205.5 Building Separation**

Notwithstanding section 6.3 of this bylaw, portions of a building above 6 storeys shall be set back from all other buildings by not less than:

- (a) 24.38 m (80 ft.) as measured corner to corner, and
- (b) 30.48 m (100 ft.) as measured face to face.

#### **205.6 Floor Area Ratio**

- (1) The maximum floor area ratio shall be 1.80 except
  - (a) where underground parking is provided the floor area ratio may be increased by 0.40 multiplied by the ratio of underground parking spaces to the total parking spaces, but in no case shall the increase exceed 0.40.
  - (b) in the case of category B supportive housing facilities the floor area ratio may be increased by 0.20.
- (2) Notwithstanding subsection (1) of this section, where amenities or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.40, but except as provided in subsection (3) in no case shall the floor area ratio exceed
  - (a) 2.80 for a category B supportive housing facility, or
  - (b) 2.60 for a use other than a category B supportive housing facility
- (3) Notwithstanding subsection (1) of this section, in the RM5s District where amenities or special needs housing are provided in accordance with section 6.22 the floor area ratio may be

increased:

- (a) up to a further 1.2 determined in accordance with section 6.22(3); plus
  - (b) an additional supplement equal to the increase under subsection (a); but in no case shall the floor area ratio exceed 5.0.
- (4) Notwithstanding subsections (1) and (2) of this section, in the RM5r District, the maximum floor area ratio shall be 1.80, except where underground parking is provided, the floor area ratio may be increased by 0.40 multiplied by the ratio of underground parking spaces to the total parking spaces, but in no case shall the increase exceed 0.40. For clarity, the maximum floor area ratio permitted in the RM5r District shall be in addition to the FAR permitted for any other zoning district on the lot.

#### **205.7 Front Yard**

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

#### **205.8 Side Yard**

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

#### **205.9 Rear Yard**

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

#### **205.10 Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

#### **205.11 Car Wash Stall**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units."

- (o) at Schedule Number II, by repealing Article 206 in its entirety and replacing it with the following:

**“206. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM6)**

This District provides for the development of 2 1/2 storey ground-orientated townhouses in the Hastings Street Area.

**206.1 Location**

RM6 Zoning Districts are limited to the locations designated for 2 1/2 storey townhouses in the Hastings Street Area Plan adopted by Council June 3, 1991.

**206.2 Uses Permitted**

- (1) Townhouse dwellings.
- (2) Single-family dwellings or two-family dwellings subject to the regulations of the R5 District.
- (3) Home occupations.
- (4) Accessory buildings and uses.

**206.3 Uses Permitted in the RM6r Zoning District**

- (1) Townhouse dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

**206.4 Height of Buildings**

The height of a building shall not exceed 2 1/2 storeys and a height of

- (a) 9.0 m (29.5 ft.) if it has a sloping roof, or
- (b) 7.4 m (24.3 ft.) if it has a flat roof.

**206.5 Lot Area and Width**

Each lot shall have an area of not less than 620 m<sup>2</sup> (6,673.84 sq.ft.) and a width of not less than 20.12 m (66 ft.).

**206.6 Minimum Width of Dwelling Units**

Each dwelling unit shall have a width of not less than 5.03 m (16.5 ft.).

**206.7 Floor Area Ratio**

In the RM6 and RM6r Districts, the maximum floor area ratio shall be 0.70.

**206.8 Front Yard**

Each lot shall have a front yard of not less than 4.57 m (15 ft.) in depth.

**206.9 Side Yard**

Each lot shall have a side yard on each side of the building of not less than 1.5 m (4.92 ft.) in width, except that a corner lot shall have a side yard abutting the street of not less than 3.0 m (9.84 ft.).

**206.10 Rear Yard**

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

**206.11 Width of Building**

The width of the building shall at no point exceed 30.48 m (100 ft.).

**206.12 Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

**206.13 Car Wash Stall**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units."

- (p) at Schedule Number II, by repealing Article 207 in its entirety and replacing it with the following:

**“207. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM7)**

This District provides for the development of 3 1/2 storey ground-orientated townhouses in the Hastings Street Area.

**207.1 Location**

RM7 Zoning Districts are limited to the locations designated for 3 1/2 storey townhouses in the Hastings Street Area Plan adopted by Council June 3, 1991.

**207.2 Uses Permitted**

- (1) Townhouse dwellings.
- (2) Home occupations.
- (3) Accessory buildings and uses.
- (4) Category A supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and

- (b) each living unit shall have a minimum floor area of 27 m<sup>2</sup> (290.6 sq.ft.).
- (5) Category B supportive housing facilities, subject to the following conditions:
  - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) each living unit shall have a minimum floor area
    - (i) of 33 m<sup>2</sup> (355.22 sq.ft.) for a studio unit
    - (ii) of 41 m<sup>2</sup> (441.4 sq.ft.) for a junior one-bedroom unit
    - (iii) of 46 m<sup>2</sup> (495.16 sq.ft.) for a one bedroom unit;
  - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
  - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.

### **207.3 Uses Permitted in the RM7r Zoning District**

- (1) Townhouse dwellings, provided that dwelling units are restricted to rental dwelling units only.
- (2) Home occupations.
- (3) Accessory buildings and uses.

### **207.4 Height of Buildings**

The height of a building shall not exceed 3 1/2 storeys and a height of 12.0 m (39.97 ft.).

### **207.5 Lot Area and Width**

Each lot shall have an area of not less than 1,240 m<sup>2</sup> (13,347.69 sq.ft.) and a width of not less than 40.23 m (131.99 ft.).

### **207.6 Floor Area Ratio**

In the RM7 and RM7r Districts, each lot shall have a maximum floor area ratio of 0.90, except where underground parking is provided, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of the underground parking spaces provided to the total parking spaces provided, but in no case shall the floor area ratio exceed 1.1.

**207.7 Front Yard**

Each lot shall have a front yard of not less than 4.57 m (15 ft.) in depth.

**207.8 Side Yard**

Each lot shall have a side yard on each side of the building of not less than 4.57 m (15 ft.) in width.

**207.9 Rear Yard**

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

**207.10 Width of Building**

The width of the building shall at no point exceed 50 m (164.04 ft.).

**207.11 Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

**207.12 Car Wash Stall**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units."

- (q) at Schedule Number III, by repealing the paragraph below the Article 301 heading and replacing it with the following:

"This District provides for the convenience shopping of persons residing in the adjacent residential areas and permits only such uses as are necessary to satisfy those limited basic shopping needs which occur daily or frequently. This District also provides for rental dwelling units located above the business premises."

- (r) at Schedule Number III, Section 301.1, by adding the following after subsection (12):

"(13) Two or more rental dwelling units located above the first storey, subject to the following conditions:

- (a) that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
- (b) that a completely separate public entrance to the residential

accommodation shall be provided from the first storey front elevation, except:

- on a corner lot access may be from the first storey side street elevation, or
- where a public pedestrian walkway exists, access may be from the first storey walkways elevation; and

(c) that the gross floor area attributable to the rental dwelling units, including access, is less than the gross floor area attributable to all other permitted commercial uses.

(14) Home occupations other than the operation of a home-based childcare facility.”

(s) at Schedule Number III, by repealing the paragraph below the Article 302 heading and replacing it with the following:

“This District provides for the daily and occasional shopping needs of residents of several neighbourhoods, as well as providing for rental dwelling units located above the business premises.”

(t) at Schedule Number III, Section 302.1, by adding the following after subsection (17):

“(18) Two or more rental dwelling units located above the first storey, subject to the following conditions:

- (a) that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
- (b) that a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except:
  - on a corner lot access may be from the first storey side street elevation, or

- where a public pedestrian walkway exists, access may be from the first storey walkways elevation; and
  - (c) that the gross floor area attributable to the rental dwelling units, including access, is less than the gross floor area attributable to all other permitted commercial uses.
- (19) Home occupations other than the operation of a home-based childcare facility.”
- (u) at Schedule Number III, Section 302.2, by repealing subsection (3) in its entirety and marking it “Repealed”;
- (v) at Schedule Number III, by repealing the paragraph below the Article 303 heading and replacing it with the following:
- “This District is designed to serve the needs of a large consumer population, both on a local and a municipal level, as well as providing for rental dwelling units located above the business premises.”
- (w) at Schedule Number III, Section 303.1, by repealing subsection (20) in its entirety and replacing it with the following:
- “(20) Two or more rental dwelling units located above the first storey, subject to the following conditions:
- (a) that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
  - (b) that a completely separate public entrance to the residential accommodation shall be provided from the first storey front elevation, except:
    - on a corner lot access may be from the first storey side street elevation, or
    - where a public pedestrian walkway exists, access may be from the first storey walkways elevation; and
  - (c) that the gross floor area attributable to the rental dwelling units, including access, is less than the gross floor area attributable to all other permitted commercial uses.”
- (x) at Schedule Number III, Section 308.1, by repealing subsections (1) and (2) in its entirety and replacing them with the following:

- “(1) C8 and C8r lots are intended as the core commercial district designated in the Hastings Street Area Plan adopted by Council June 3, 1991.
- (2) C8a and C8a/r lots are intended as the non-core commercial district designated in the Hastings Street Area Plan adopted by Council June 3, 1991.”
- (y) at Schedule Number III, Section 308.2, by repealing subsection (11)(b) in its entirety and replacing it with the following:
- “(b) each dwelling unit shall have a balcony;”
- (z) at Schedule Number III, by adding the following after Section 308.2A:

**“308.2B Uses Permitted in the C8r Zoning District**

Uses permitted in the Urban Village Commercial District (Hastings) C8, subject to the conditions therein, except that dwelling units shall be rental dwelling units only, and at least two dwelling units shall be provided.

**308.2C Uses Permitted in the C8a/r Zoning District**

Uses permitted in the Urban Village Commercial District (Hastings) C8a, subject to the conditions therein, except that dwelling units shall be rental dwelling units only, and at least two dwelling units shall be provided.”

- (aa) at Schedule Number III, by adding the following after Section 309.2A:

**“309.2B Uses Permitted in the C9r Zoning District:**

Uses permitted in the Urban Village Commercial District C9, subject to the conditions therein, except that dwelling units shall be rental dwelling units only, and at least two dwelling units shall be provided.”

- (bb) at Schedule Number V, by adding after the following after Section 511.1:

**“511.1A Uses Permitted in the P11r Zoning District**

Uses permitted in the S.F.U Neighbourhood District P11, expect that dwelling units shall be limited to rental dwelling units only.”

- (cc) at Schedule Number V, by adding the following after Section 511.2:

**“511.2A Uses Permitted in the P11e/r Zoning District**  
Uses permitted in the S.F.U Neighbourhood District P11e, expect that dwelling units shall be limited to rental dwelling units only.”

(dd) at Schedule Number V, by repealing Section 511.5 in its entirety and replacing it with the following:

**“511.5 Height of Buildings:**

- (1) In the P11 and P11r Zoning Districts, no portion of a building shall exceed a height of four storeys or 16.5 m (54.1 ft.) measured vertically from natural grade at that point, or at the perimeter of the building from the lower of natural or finished grade at that point, subject to the applicable exceptions in section 6.4.
- (2) In the P11e and P11e/r Zoning Districts, no portion of a building shall exceed a height of 10 storeys or 33.5 m (109.9 ft) measured vertically from existing grade at that point, or at the perimeter of the building from the lower of existing or finished grade at that point, subject to the application exceptions in section 6.4.”

(ee) at Schedule Number V, by repealing Section 511.7 in its entirety and replacing it with the following:

**“511.7 Lot Coverage:**

- (1) In the P11 and P11r Zoning Districts, the maximum coverage shall be 30 percent of the lot area.
- (2) In the P11e and P11e/r Zoning Districts, the maximum coverage shall be 35 percent of the lot area.”

- (ff) at Schedule Number V, by repealing Section 511.8 in its entirety and replacing it with the following:

**“511.8 Floor Area Ratio:**

The maximum floor area ration shall be 0.45, except that:

- (a) in a P11 or P11r Zoning District, where underground parking is provided, an amount may be added to the floor area ratio equal to 0.45 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ration exceed 0.90;
- (b) in a P11e or P11e/r Zoning District, where underground parking is provided, an amount may be added to the floor area ratio equal to 1.25 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ration exceed 1.70.”

- (gg) at Schedule Number VII, Section 700.1, by repealing subsections (1), (2) and (3) and replacing them with the following:

- “(1) Uses permitted in R and RM Districts including the Districts with an “a”, “b”, “r” or “s” suffix.
- (2) Uses permitted in the C1, C2, C3, C4, C5, C6, C7, C8, and C9 Districts including the Districts with an “a”, “b”, “c”, “d”, “e”, “f”, “g”, “h”, “i”, “r”, or “a/r” suffix.
- (3) Uses permitted in P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, or P11 Districts including Districts with an “e”, “f”, “r”, or “e/r” suffix.”

- (hh) at Schedule VIII, Section 800.4, by adding the following after subsection (2)(d):

- “(2.1) Rental dwelling units in the RM and P Districts, all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts. 0.6 for each rental dwelling unit inclusive of 0.1 visitor parking, or as determined through a parking study approved by the Director of Planning and Building.
- (2.2) Rental dwelling units in the C1, C2, C3, C8, C9 Districts, all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts. 0.6 for each rental dwelling unit, or as determined through a parking study approved by the Director of Planning and Building.”

|                               |        |      |
|-------------------------------|--------|------|
| Read a first time this        | day of | 2018 |
| Read a second time this       | day of | 2018 |
| Read a third time             | day of | 2018 |
| Reconsidered and adopted this | day of | 2018 |

MAYOR

CLERK