

Sample Reformatted RM-4 and RM-4N Districts Schedule

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RM-4 and RM-4N

Districts Schedule

1 Intent and Overview

1.1 Intent

The intent of this schedule is to permit a variety of multiple dwelling forms, including 4-storey apartments and 6-storey social housing apartments, to encourage the retention of existing buildings, and to achieve community and social objectives. In the RM-4N district, noise mitigation for dwelling units close to arterial streets is required.

Without limitation, applicable Council policies and guidelines for consideration include the [Britannia and Woodland RM-4 and RM-4N Guidelines](#), [Broadway Station area RM-4 and RM-4N Guidelines](#), [Fairview Heights RM-4 Guidelines](#), [Hudson Street RM-4 Guidelines](#), [Joyce Street RM-4N Guidelines](#), [Kitsilano RM-4 Guidelines](#), [Marpole Triangle RM-4 Guidelines](#), [Mount Pleasant RM-4 and RM-4N Guidelines](#) and [RM-3A, RM-4, and RM-4N Guidelines for Social Housing](#).

1.2 Overview

The table below provides an overview of permitted uses in the RM-4 and RM-4N districts, categorized by minimum site area required. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

| Minimum Site Area | Use | Density, Form and Placement Regulations |
|--------------------|--|---|
| 550 m ² | Mixed-Use Residential Building that includes a Child Day Care Facility | 3.1 |
| | Multiple Dwelling | 3.1 |
| | Seniors Supportive or Assisted Housing | 3.4 |
| | Rooming House | 3.5 |
| -- | Duplex | 3.2 |
| | Single Detached House or Single Detached House with Secondary Suite | 3.2 |
| | Infill | 3.3 |
| | Other uses permitted in section 2.1 of this schedule | 3.5 |

2 Use Regulations

2.1 Outright and Conditional Approval Uses

Subject to all other provisions of this by-law, including additional regulations for specific uses in [Section 11](#), and compliance with the regulations of this schedule, including any applicable use-specific regulations in section [2.2](#):

- (a) uses listed in the first column of the table below that are identified as outright in the second column are permitted and will be issued a permit; and
- (b) uses listed in the first column of the table below that are identified as conditional in the second column may be approved by the Director of Planning, with or without conditions, if the Director of Planning first considers the:
 - (i) intent of this schedule and all applicable Council policies and guidelines, and
 - (ii) submission of any advisory group, property owner or tenant.

Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. General land use categories are indicated in square brackets and correspond to the colour markers in [Section 2](#) of this by-law. Uses not belonging to a general land use category are listed under [uncategorized].

| Use | Approval | Use-Specific Regulations |
|---|-------------|---|
| [Agricultural Uses] | | |
| Urban Farm – Class A | Conditional | |
| [Cultural and Recreational Uses] | | |
| Club | Conditional | 2.2.1 |
| Community Centre or Neighbourhood House | Conditional | |
| Library, in combination with Community Centre | Conditional | |
| Park or Playground | Conditional | |
| [Dwelling Uses] | | |
| Duplex | Outright | |
| Infill Duplex | Conditional | |
| Infill Multiple Dwelling | Conditional | 2.2.2 |
| Infill Single Detached House | Conditional | |
| Mixed-Use Residential Building | Conditional | 2.2.2 , 2.2.3 |
| Multiple Conversion Dwelling, having 2 dwelling units | Outright | 2.2.4 |
| Multiple Conversion Dwelling, not permitted as an outright use and resulting from the conversion of a building existing as of June 18, 1956 | Conditional | 2.2.2 , 2.2.5 |
| Multiple Dwelling | Conditional | 2.2.2 |
| Rooming House | Outright | |
| Seniors Supportive or Assisted Housing | Conditional | |

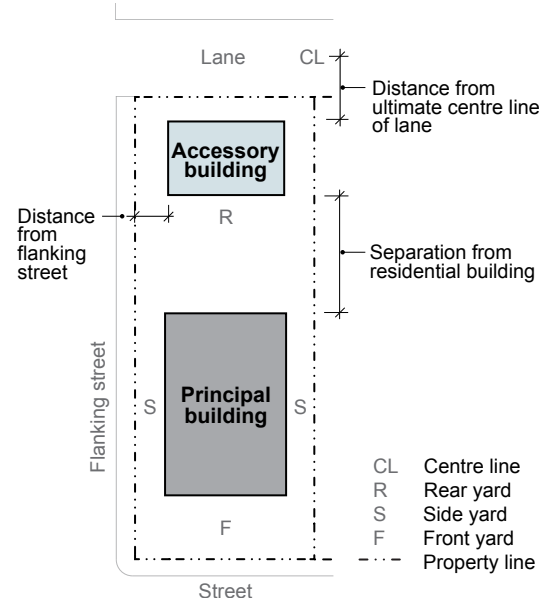
| Use | Approval | Use-Specific Regulations |
|---|-------------|--------------------------|
| Single Detached House | Outright | |
| Single Detached House with Secondary Suite | Conditional | |
| [Institutional Uses] | | |
| Ambulance Station | Conditional | |
| Child Day Care Facility | Conditional | 2.2.3 |
| Church | Conditional | |
| Community Care Facility – Class A | Outright | 2.2.6 |
| Community Care Facility – Class B | Conditional | |
| Group Residence | Conditional | |
| Hospital | Conditional | |
| Public Authority Use, essential in these districts | Conditional | |
| School – Elementary or Secondary | Conditional | |
| Social Service Centre | Conditional | |
| [Retail Uses] | | |
| Farmers' Market | Conditional | 2.2.7 |
| Neighbourhood Grocery Store | Conditional | 2.2.3 |
| Public Bike Share | Conditional | |
| [Service Uses] | | |
| Bed and Breakfast Accommodation | Conditional | |
| Short Term Rental Accommodation | Conditional | |
| [Utility and Communication Uses] | | |
| Public Utility | Conditional | |
| [uncategorized] | | |
| Accessory Buildings, customarily ancillary to any use listed in this section 2.1 | Outright | 2.2.8 |
| Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright use | Conditional | |
| Accessory Uses, customarily ancillary to any outright use listed in this section 2.1 | Outright | |
| Accessory Uses, customarily ancillary to any conditional use listed in this section 2.1 | Conditional | |
| Deposition or extraction of material, which alters the configuration of the land | Conditional | |

2.2 Use-Specific Regulations

- 2.2.1 Club may be permitted if no commercial activities are carried on and the use does not adversely impact dwelling uses.
- 2.2.2 Development on any site consisting of 3 or more dwelling units that:
- (a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or
 - (b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,
- is subject to the Rental Housing Stock Official Development Plan.
- 2.2.3 The only non-dwelling uses permitted in a mixed-use residential building are:
- (a) child day care facility, provided that all residential floor area is developed as social housing; or
 - (b) neighbourhood grocery store.
- 2.2.4 Multiple conversion dwelling having 2 dwelling units is permitted as an outright use, if:
- (a) no additions are permitted;
 - (b) no housekeeping or sleeping units are created; and
 - (c) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.
- 2.2.5 Multiple conversion dwelling that is not permitted as an outright use, resulting from the conversion of a building existing as of June 18, 1956, may be permitted as a conditional use 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 and character of the area; and
 - (b) building additions resulting in a total floor space ratio greater than 0.60 are in keeping with the character of the building.
- 2.2.6 Community care facility – class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.7 Farmers' market may be permitted if the Director of Planning first considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.8 Accessory buildings customarily ancillary to any of the uses listed in section 2.1 of this schedule are permitted as an outright use if:
- (a) no accessory building exceeds 3.7 m in building 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 level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard,

- (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and
- (iii) no less than the width of the required side yard from a flanking street, subject also to the provisions of [Section 10.27](#) of this by-law;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the minimum rear yard required in this schedule, or 48 m², whichever is the greater;
- (d) the maximum building width for all accessory buildings is 67% of the width of the site at the rear property line;
- (e) the minimum separation distance from any residential building is 3.7 m; and
- (f) no accessory building obstructs the daylight access required in this schedule.

Diagram: Building placement for accessory building



3 Density, Form and Placement Regulations

This section contains density, form and placement regulations organized by use.

3.1 Mixed-Use Residential Building that includes a Child Day Care Facility, and Multiple Dwelling

Mixed-use residential building that includes a child day care facility, and multiple dwelling are subject to the following regulations.

3.1.1 Density and Floor Area

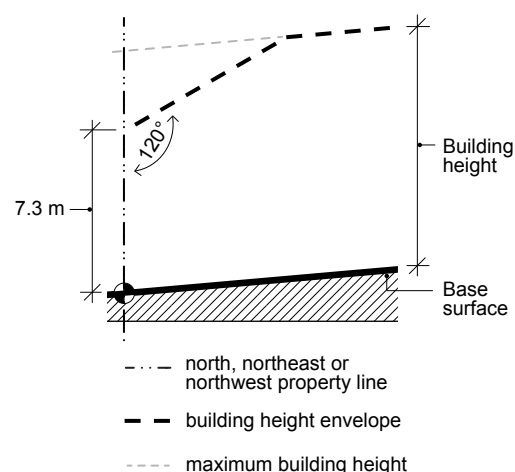
3.1.1.1 The maximum floor space ratio is 0.75, except that:

- the Director of Planning may increase the maximum floor space ratio in accordance with section [3.1.2.13](#) of this schedule; or
- the Director of Planning or Development Permit Board, as the case may be, may increase the floor space ratio to a maximum of 3.0 where 100% of the residential floor area is developed as social housing and the Director of Planning or Development Permit Board first considers the intent of this schedule, all Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.1.2 Building Form and Placement

| Regulations | RM-4 and RM-4N |
|----------------------------------|--------------------|
| 3.1.2.1 Minimum site area | 550 m ² |
| 3.1.2.2 Minimum site frontage | 45.8 m |
| 3.1.2.3 Maximum building height | 10.7 m |
| 3.1.2.4 Minimum front yard depth | 6.1 m |
| 3.1.2.5 Minimum side yard width | 2.1 m |
| 3.1.2.6 Minimum rear yard depth | 10.7 m |

Diagram: Maximum building height envelope



3.1.2.7 The Director of Planning may reduce the minimum site area requirements:

- to 500 m² if the lot was on record in the Land Title Office prior to March 9, 1976; or
- if the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.2.8 Despite the maximum building height in section [3.1.2.3](#) above, no portion of the building may extend above an envelope formed by a vertical line measuring 7.3 m in height at the north, northeast or northwest property line and a plane formed by an angle of 120 degrees measured from the vertical and having its vertex at the maximum building height permitted at the north, northeast or northwest property line.

3.1.2.9 Where 100% of the residential floor area is developed as social housing, and 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 greater building height than otherwise permitted for:

- (a) roof-top access structures to shared outdoor amenity space that do not exceed a height of 3.6 m;
- (b) any required guards provided the Director of Planning considers the guard materials to be appropriate to reduce visual impacts; and
- (c) common roof-top amenity structures contiguous with common outdoor amenity spaces that do not exceed a building height of 3.6 m, provided that the total floor area of the amenity room on the roof deck does not exceed 10% of the roof area.

3.1.2.10 Despite the minimum side yard width in section 3.1.2.5 above, in the case of a corner site, the minimum width of an exterior side yard is 20% of the width of the site, except that it must not be less than 3.0 m and need not be more than 6.0 m in width.

3.1.2.11 Despite the minimum rear yard depth in section 3.1.2.6 above:

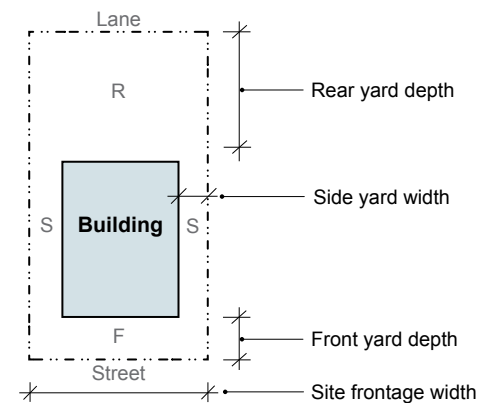
- (a) where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane;
- (b) where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard; and
- (c) where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

3.1.2.12 Where 100% of the residential floor area is developed as social housing, and if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant, the Director of Planning or Development Permit Board, as the case may be, may vary the:

- (a) maximum building height to a height not exceeding 19.9 m;
- (b) minimum front yard depth;
- (c) minimum side yard width; and
- (d) minimum rear yard depth.

3.1.2.13 The Director of Planning may vary any of the regulations of this section 3.1 where the Director of Planning is satisfied that the variation will serve to accomplish certain social and community goals, including where possible the retention of existing buildings, having regard to the intent of this schedule and all applicable Council policies and guidelines, provided that:

Diagram: Building placement for mixed-use residential building including a child day care facility, and multiple dwelling



R Rear yard
S Side yard
F Front yard
--- Property line

- (a) all required parking spaces are provided underground or within the outermost walls of a building (but in no case with the floor of the parking area above the highest point of the finished grade around the building), except in the case of lots of 560 m² or less;
- (b) useable on-site open space is provided;
- (c) a minimum of 20% of total units within any multiple dwelling building contain 2 or more bedrooms;
- (d) the site coverage does not exceed 65%; and
- (e) the floor space ratio does not exceed 1.45.

3.2 Duplex, Single Detached House and Single Detached House with Secondary Suite

Duplex, single detached house and single detached house with secondary suite are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.6, except that the Director of Planning may increase the maximum floor space ratio in accordance with section 3.2.2.8 of this schedule.

3.2.2 Building Form and Placement

| Regulations | RM-4 and RM-4N |
|--|------------------------------|
| 3.2.2.1 Maximum building height | 10.7 m |
| 3.2.2.2 Minimum front yard depth | 6.1 m |
| 3.2.2.3 Minimum side yard width on each side of the building | 10% of the width of the site |
| 3.2.2.4 Minimum rear yard depth | 10.7 m |

Diagram: Maximum building height envelope

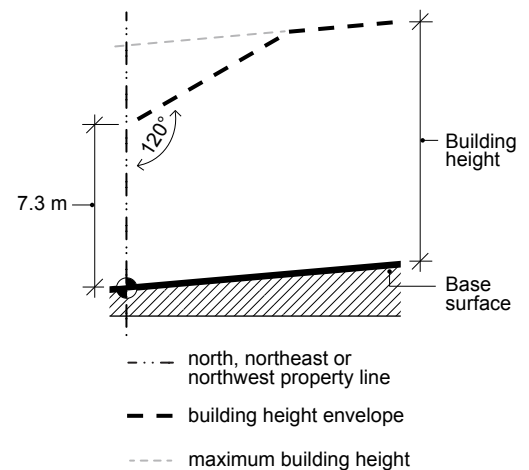
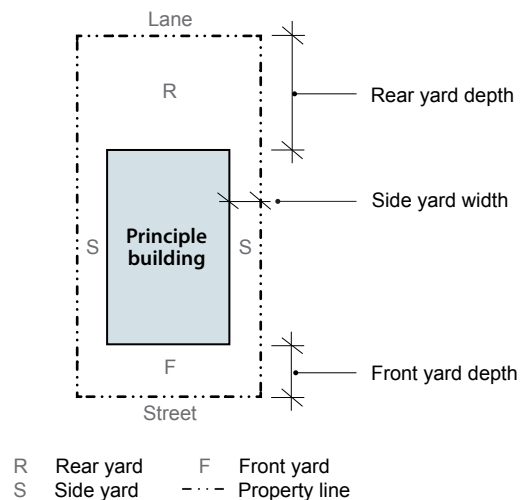


Diagram: Building placement for duplex, single detached house and single detached house with secondary suite



3.2.2.5 Despite the maximum building height in section 3.2.2.1 above, no portion of the building may extend above an envelope formed by a vertical line measuring 7.3 m in height at the north, northeast or northwest property line and a plane formed by an angle of 120 degrees measured from the vertical and having its vertex at the maximum building height permitted at the north, northeast or northwest property line.

3.2.2.6 Despite the minimum side yard in section 3.2.2.3 above, a side yard need not exceed 1.5 m in width.

3.2.2.7 Despite the minimum rear yard depth in section 3.2.2.4 above:

- where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane;
- where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard; and

- (c) where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

3.2.2.8 The Director of Planning may vary any of the regulations of this section [3.2](#) where the Director of Planning is satisfied that the variation will serve to accomplish certain social and community goals, including where possible the retention of existing buildings, having regard to the intent of this schedule and all applicable Council policies and guidelines, provided that the floor space ratio may in no case exceed 1.0.

3.3 Infill

Infill is subject to the following regulations.

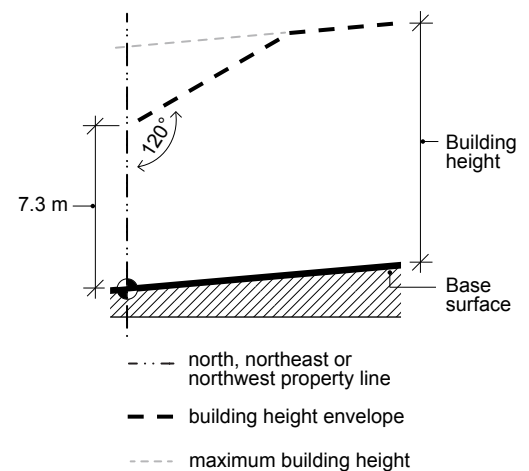
3.3.1 Density and Floor Area

- 3.3.1.1 The maximum floor space ratio for the overall site is 0.75, except that the Director of Planning may increase the maximum floor space ratio in accordance with section 3.3.2.6 of this schedule.

3.3.2 Building Form and Placement

| Regulations | RM-4 and RM-4N |
|----------------------------------|----------------|
| 3.3.2.1 Maximum building height | 10.7 m |
| 3.3.2.2 Minimum front yard depth | 6.1 m |
| 3.3.2.3 Minimum rear yard depth | 10.7 m |

Diagram: Maximum building height envelope

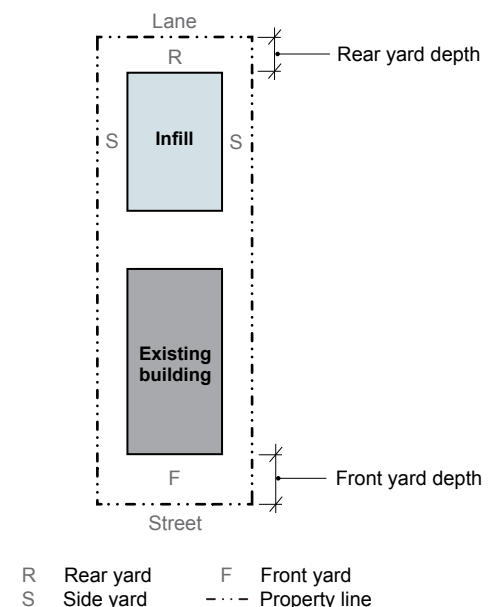


- 3.3.2.4 Despite the maximum building height in section 3.3.2.1 above, no portion of the building may extend above an envelope formed by a vertical line measuring 7.3 m in height at the north, northeast or northwest property line and a plane formed by an angle of 120 degrees measured from the vertical and having its vertex at the maximum building height permitted at the north, northeast or northwest property line.

- 3.3.2.5 Despite the minimum rear yard depth in section 3.3.2.3 above, where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

- 3.3.2.6 The Director of Planning may vary any of the regulations of this section 3.3 where the Director of Planning is satisfied that the variation will serve to accomplish certain social and community goals, including where possible the retention of existing buildings, having regard to the intent of this schedule and all applicable Council policies and guidelines, provided that the floor space ratio for the overall site may in no case exceed 1.45.

Diagram: Building placement for infill



3.4 Seniors Supportive or Assisted Housing

Seniors supportive or assisted housing is subject to the following regulations.

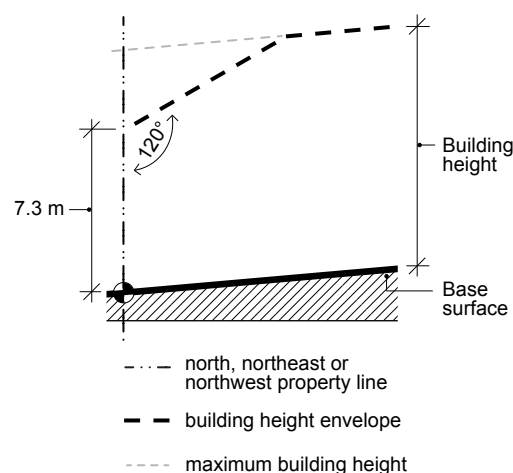
3.4.1 Density and Floor Area

- 3.4.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase the maximum floor space ratio in accordance with section 3.4.2.10 of this schedule.

3.4.2 Building Form and Placement

| Regulations | RM-8 and RM-4N |
|----------------------------------|--------------------|
| 3.4.2.1 Minimum site area | 550 m ² |
| 3.4.2.2 Maximum building height | 10.7 m |
| 3.4.2.3 Minimum front yard depth | 6.1 m |
| 3.4.2.4 Minimum side yard width | 2.1 m |
| 3.4.2.5 Minimum rear yard depth | 10.7 m |

Diagram: Maximum building height envelope

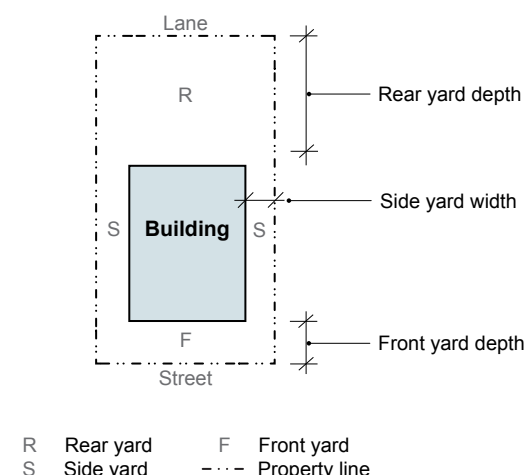


- 3.4.2.6 The Director of Planning may reduce the minimum site area requirements to 500 m² if:
- the lot was on record in the Land Title Office prior to March 9, 1976; or
 - the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

- 3.4.2.7 Despite the maximum building height in section 3.4.2.2 above, no portion of the building may extend above an envelope formed by a vertical line measuring 7.3 m in height at the north, northeast or northwest property line and a plane formed by an angle of 120 degrees measured from the vertical and having its vertex at the maximum building height permitted at the north, northeast or northwest property line.

- 3.4.2.8 Despite the minimum side yard width in section 3.4.2.4 above, in the case of a corner site, the minimum width of an exterior side yard is 20% of the width of the site, except that it must not be less than 3.0 m and need not be more than 6.0 m in width.

Diagram: Building placement for seniors supportive or assisted housing



3.4.2.9 Despite the minimum rear yard depth in section [3.4.2.5](#) above:

- (a) where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane;
- (b) where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard; and
- (c) where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

3.4.2.10 The Director of Planning may vary any of the regulations of this section [3.4](#) where the Director of Planning is satisfied that the variation will serve to accomplish certain social and community goals, including where possible the retention of existing buildings, having regard to the intent of this schedule and all applicable Council policies and guidelines, provided that:

- (a) all required parking spaces are provided underground or within the outermost walls of a building, but in no case with the floor of the parking area above the highest point of the finished grade around the building, except in the case of lots of 560 m² or less;
- (b) useable on-site open space is provided;
- (c) the site coverage does not exceed 65%; and
- (d) the floor space ratio does not exceed 1.45.

3.5 Other Uses

Uses not regulated by sections 3.1 to 3.4 of this schedule are subject to the following regulations.

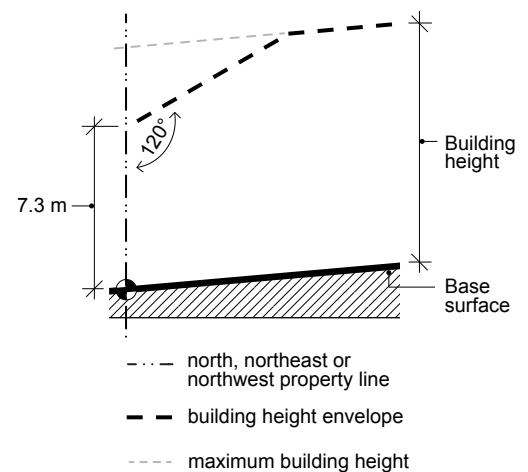
3.5.1 Density and Floor Area

- 3.5.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase the maximum floor space ratio for additions to existing buildings in accordance with section 3.5.2.10 of this schedule.

3.5.2 Building Form and Placement

| Regulations | RM-4 and RM-4N |
|---|--------------------|
| 3.5.2.1 Minimum site area for rooming house | 550 m ² |
| 3.5.2.2 Maximum building height | 10.7 m |
| 3.5.2.3 Minimum front yard depth | 6.1 m |
| 3.5.2.4 Minimum side yard width | 2.1 m |
| 3.5.2.5 Minimum rear yard depth | 10.7 m |

Diagram: Maximum building height envelope



- 3.5.2.6 For rooming house, the Director of Planning may reduce the minimum site area requirement:

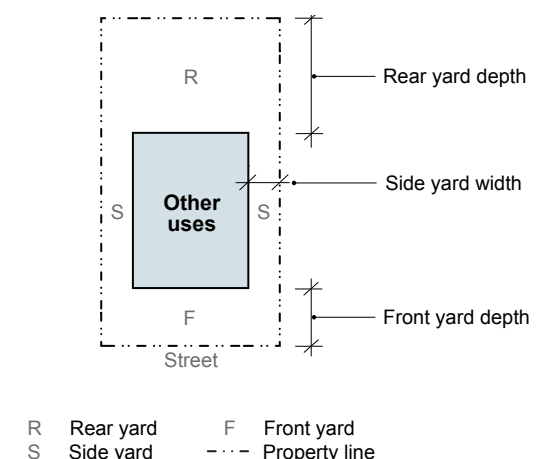
- to 500 m² if the lot was on record in the Land Title Office prior to March 9, 1976; or
- if the Director of Planning considers the development site to consist of locked in lots and provided the Director of Planning also considers the intent of this schedule and all applicable Council policies and guidelines.

- 3.5.2.7 Despite the maximum building height in section 3.5.2.2 above, no portion of the building may extend above an envelope formed by a vertical line measuring 7.3 m in height at the north, northeast or northwest property line and a plane formed by an angle of 120 degrees measured from the vertical and having its vertex at the maximum building height permitted at the north, northeast or northwest property line.

- 3.5.2.8 Despite the minimum side yard width in section 3.5.2.4 above, in the case of a corner site, the minimum width of an exterior side yard is 20% of the width of the site, except that it must not be less than 3.0 m and need not be more than 6.0 m in width.

- 3.5.2.9 Despite the minimum rear yard depth in section 3.5.2.5 above:

Diagram: Building placement for other uses



- (a) where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane;
- (b) where the principal building or any portion thereof abutting the rear yard is 9.1 m or less in width and is located 7.6 m or more from an adjoining site, it may extend up to 3.0 m into the required rear yard; and
- (c) where the principal building or any portion thereof abutting the rear yard is 15.3 m or less in width and is located 7.6 m or more from an adjoining site, and where the average distance from the building to the rear property line is 10.7 m, the building or that portion thereof may extend up to 3.0 m into the required rear yard.

3.5.2.10 The Director of Planning may vary any of the regulations of this section [3.5](#) for additions to existing buildings, where the Director of Planning is satisfied that the variation will serve to accomplish certain social and community goals, including where possible the retention of existing buildings, having regard to the intent of this schedule and all applicable Council policies and guidelines, provided that the floor space ratio may in no case exceed 1.45.

4 General Regulations

All uses are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building, including accessory buildings;
- (b) stairways, fire escapes, elevator shafts and other features that 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 on building or relationship to yard setbacks, that exceeds the product of the total floor area permitted above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies, decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for multiple dwellings and mixed-use residential buildings, and 8% of the permitted floor area for all other uses;
- (b) patios and roof decks, if the Director of Planning first considers the effect on privacy and overlook;
- (c) floors or portion of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses that in the opinion of the Director of Planning are similar to the foregoing, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms, to a maximum total of 10% of the total permitted floor area;
- (e) areas of undeveloped floors that are located:
 - (i) above the highest storey or partial storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (f) for multiple dwelling and mixed-use residential building, all residential storage area below base surface;
- (g) for multiple dwelling and mixed-use residential building, all residential storage area above base surface, except that where 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;
- (h) 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 1% of permitted floor area;

- (i) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) the side facing the street or rear property line is open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.1.2(a) above, does not exceed 16% of the permitted floor area for multiple dwellings and mixed-use residential buildings, and 13% of the permitted floor area for all other uses; and
- (j) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.1.2(i) above, to which there is no access from the interior of the building.

4.2 Yard Projections

- 4.2.1 Entries, porches and verandahs complying with the conditions of section 4.1.2(i) of this schedule are permitted to project a maximum of 1.8 m into the required front yard.

4.3 Site Coverage

- 4.3.1 The maximum site coverage for any portion of the site used as parking area is 30%.
- 4.3.2 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 decks.

4.4 Horizontal Angle of Daylight

- 4.4.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.4.2 For the purposes of section 4.4.1 above, habitable room means any room except:
 - (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.
- 4.4.3 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 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.4.4 The plane or planes referred to in section 4.4.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.4.5 An obstruction referred to in section 4.4.3 above means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning district on any adjoining site.

- 4.4.6 The Director of Planning may vary the horizontal angle of daylight requirement, if:
- (a) the Director of Planning first considers all the applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.

4.5 Acoustics

A development permit application for any dwelling use in the RM-4N district must include evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer, 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 |
|-----------------------------------|---------------------|
| Bedrooms | 35 decibels |
| Living, dining, recreation rooms | 40 decibels |
| Kitchen, bathrooms, hallways | 45 decibels |

Summary of proposed regulatory updates: RM-4 and RM-4N Districts Schedule

June 2021 Version

This is a summary of regulatory updates proposed for the RM-4 and RM-4N Districts Schedule to clarify, simplify and bring consistency to regulations. These proposed updates would be presented to Council for approval in Fall 2022 along with the proposed reformatted Zoning and Development By-law.

| Regulation category | Proposed updates | Section in current district schedule or guidelines | Corresponding section in reformatted district schedule |
|---------------------------------|--|---|---|
| Use | <ul style="list-style-type: none"> To simplify, changed use terms “dwelling unit in combination with a neighbourhood grocery store” and “dwelling unit in conjunction with a child day care facility” to new use term “mixed-use residential building”. | Section 3.2.DW in the RM-4 and RM-4N districts schedule | Section 2.1 |
| Use-specific regulations | <ul style="list-style-type: none"> Revised wording of regulation for rental housing to refer to the Rental Housing Official Development Plan (RHS ODP), rather than duplicate the same wording from the RHS ODP. | Section 3.1.1 in the RM-4 and RM-4N districts schedule | Section 2.2.2 |
| Minimum site area | <ul style="list-style-type: none"> Added minimum site area of 550 m² to Seniors supportive or assisted housing to be consistent in how this form is regulated. | Section 4.1.1 in the RM-4 and RM-4N districts schedule | Section 3.4.2.1 |
| Height | <ul style="list-style-type: none"> Added new standard language to measure height envelope angles from the vertical (not horizontal) planes. Added NW/NE directions to capture sites on angled streets. | Section 4.3.1 in the RM-4 and RM-4N districts schedule | Sections 3.1.2.8, 3.2.2.5, 3.3.2.4, 3.4.2.7 and 3.5.2.7 |
| Side yard | <ul style="list-style-type: none"> Removed pending outcome of June-July 2021 Shape Your City consultation: “the minimum [side yard] width shall be increased so that the outer walls of the building | Section 4.5.1 in the RM-4 and RM-4N districts schedule | <i>Not applicable</i> |

| Regulation category | Proposed updates | Section in current district schedule or guidelines | Corresponding section in reformatted district schedule |
|------------------------------|--|---|---|
| | are contained within a 135 degree angle extended horizontally and measured inwardly from any and all points on the side property lines” | | |
| Site coverage | <ul style="list-style-type: none"> Removed pending outcome of June-July 2021 Shape Your City consultation: “In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.” | Section 4.8.4 in the RM-4 and RM-4N districts schedule | <i>Not applicable</i> |
| Floor Area Exclusions | <ul style="list-style-type: none"> Changed wording from “floor area provided” to “permitted floor area” for consistency. | Sections 4.7.3(a) and 4.7.3(h)(ii) in the RM-4 and RM-4N districts schedule | Sections 4.1.2(a) and 4.1.2(i)(ii) |
| Unit composition | <ul style="list-style-type: none"> Applied exclusion from unit composition requirement for “buildings designed specifically for use as senior citizens’ housing or other similar use” to senior supportive or assisted housing use, which is the current term for the form of development. | Section 4(b)(iii)c in the RM-4 and RM-4N districts schedule | Section 3.4 |