

Sample Reformatted RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule

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RM-5, RM-5A, RM-5B, RM-5C and RM-5D

Districts Schedule

1 Intent and Overview

1.1 Intent

The intent of this schedule is to enable a variety of forms of residential development in the West End, including tower forms and infill townhouses, while also permitting compatible retail, office, service and institutional uses. Infill developed as secured market rental housing is encouraged. Emphasis is placed on achieving development that is compatible with neighbouring development with respect to the streetscape character, open spaces, view retention, sunlight access and privacy.

The RM-5 district encourages developments suited to families with children. The RM-5A, RM-5B, RM-5C and RM-5D districts permit greater densities than the RM-5 district. The RM-5C district permits a greater range of uses. The RM-5D district supports the development of social housing.

Without limitation, applicable Council policies and guidelines for consideration include the [West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines](#).

1.2 Overview

The table below provides an overview of permitted uses in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D 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
--	All uses permitted in section 2.1 of this schedule except for infill	3.1
	Infill	3.2

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 or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board 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 bylaw. 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]		
Bowling Alley, only in the RM-5C district	Conditional	2.2.1 , 2.2.2
Club, only in the RM-5C district	Conditional	2.2.1 , 2.2.3
Community Centre or Neighbourhood House	Outright	2.2.1
Fitness Centre, only in the RM-5C district	Conditional	2.2.1 , 2.2.3
Library, in combination with Community Centre	Outright	2.2.1
Museum or Archives	Conditional	2.2.1 , 2.2.2
Park or Playground	Outright	2.2.1
Theatre, only in the RM-5C district	Conditional	2.2.1 , 2.2.4
[Dwelling Uses]		
Duplex	Conditional	
Mixed-Use Residential Building	Outright	2.2.5 , 2.2.7
Mixed-Use Residential Building, not permitted as an outright use	Conditional	2.2.6 , 2.2.7
Infill Duplex	Conditional	
Infill Multiple Dwelling	Conditional	2.2.7
Infill Single Detached House	Conditional	
Multiple Conversion Dwelling, having 2 dwelling units	Outright	
Multiple Conversion Dwelling, having 3 or more dwelling units	Conditional	2.2.7
Multiple Dwelling	Conditional	2.2.7 , 2.2.8 , 2.2.9
Rooming House	Outright	
Seniors Supportive or Assisted Housing	Conditional	

RM-5, RM-5A, RM-5B, RM-5C and RM-5D

Use	Approval	Use-Specific Regulations
Single Detached House	Conditional	
Single Detached House with Secondary Suite	Conditional	
[Institutional Uses]		
Ambulance Station	Conditional	2.2.1, 2.2.10
Child Day Care Facility	Outright	
Church	Conditional	2.2.1, 2.2.11
Community Care Facility – Class A	Outright	2.2.1, 2.2.12
Community Care Facility – Class B	Conditional	2.2.1, 2.2.13
Group Residence	Conditional	2.2.1, 2.2.13
Hospital	Conditional	2.2.1, 2.2.14
Public Authority Use, essential in these districts	Conditional	2.2.1, 2.2.10
School – Elementary or Secondary	Conditional	2.2.1, 2.2.15
Social Service Centre	Conditional	2.2.1, 2.2.15
[Office Uses]		
Financial Institution, only in the RM-5C district	Conditional	2.2.1, 2.2.16
General Office, in a building protected by a heritage designation by-law	Conditional	2.2.1, 2.2.17
General Office, only in the RM-5C and RM-5D districts	Conditional	2.2.1, 2.2.17
Health Care Office, in a building protected by a heritage designation by-law	Conditional	2.2.1, 2.2.17
Health Care Office, only in the RM-5C and RM-5D districts	Conditional	2.2.1, 2.2.17
Health Enhancement Centre, in a building protected by a heritage designation by-law	Conditional	2.2.1, 2.2.17
Health Enhancement Centre, only in the RM-5C and RM-5D districts	Conditional	2.2.1, 2.2.17
[Retail Uses]		
Farmers' Market	Conditional	2.2.18
Grocery or Drug Store, only in the RM-5C district	Conditional	2.2.1, 2.2.19
Neighbourhood Grocery Store	Outright	2.2.1
Public Bike Share	Conditional	
Retail Store, in a building protected by a heritage designation by-law	Conditional	2.2.1, 2.2.17
Retail Store, only in the RM-5C and RM-5D districts	Conditional	2.2.1, 2.2.18
Small-scale Pharmacy, only in the RM-5C district	Conditional	2.2.1
[Service Uses]		
Animal Clinic, only in the RM-5C district	Conditional	2.2.1, 2.2.20
Barber Shop or Beauty Salon, only in the RM-5C and RM-5D districts	Conditional	2.2.1, 2.2.21

Use	Approval	Use-Specific Regulations
Beauty and Wellness Centre, only in the RM-5C district	Conditional	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1 , 2.2.13
Hotel, existing as of September 26, 1989	Outright	2.2.1
Hotel, only in the RM-5C district	Conditional	2.2.1 , 2.2.22
Laundromat or Dry Cleaning Establishment, existing as of September 26, 1989	Outright	2.2.1
Laundromat or Dry Cleaning Establishment, only in the RM-5C district	Conditional	2.2.1 , 2.2.23
Photofinishing or Photography Studio, only in the RM-5C and RM-5D districts	Conditional	2.2.1 , 2.2.24
Print Shop, only in the RM-5C district	Conditional	2.2.1 , 2.2.21
Restaurant – Class 1, in a building protected by a heritage designation by-law	Conditional	2.2.17
Restaurant – Class 1, only in the RM-5C and RM-5D districts	Conditional	2.2.17
School – Arts or Self Improvement, only in the RM-5C district	Conditional	2.2.1 , 2.2.25
School – Business, only in the RM-5C district	Conditional	2.2.1 , 2.2.26
School – Vocational or Trade, only in the RM-5C district	Conditional	2.2.1 , 2.2.25
Short Term Rental Accommodation	Conditional	2.2.1
[Utility and Communication Uses]		
Public Utility	Conditional	2.2.15
[uncategorized]		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.27
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 , except hotel	Outright	2.2.1
Accessory Uses, customarily ancillary to any conditional use listed in this section 2.1 or hotel	Conditional	2.2.1

2.2 Use-Specific Regulations

2.2.1 All uses listed in section [2.1](#) of this schedule, other than dwelling uses, must be carried on wholly within a completely enclosed building, except for the following:

- (a) parking and loading facilities;
- (b) display of flowers, plants, fruit and vegetables;
- (c) child day care facility;

- (d) restaurant;
 - (e) farmers' market;
 - (f) urban farm – class A;
 - (g) park or playground; and
 - (h) public bike share.
- 2.2.2 Bowling alley and museum or archives may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with nearby sites, parking, proximity to major streets and the size of the facility.
- 2.2.3 Club and fitness centre may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with surrounding uses, parking, noise, hours of operation, pedestrian amenity and the size of the facility.
- 2.2.4 Theatre may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with nearby sites, hours of operation and traffic.
- 2.2.5 The only non-dwelling uses permitted in a mixed-use residential building permitted as an outright use are:
- (a) neighbourhood grocery store; and
 - (b) laundromat or dry cleaning establishment existing as of September 26, 1989.
- 2.2.6 Mixed-use residential building may be permitted as a conditional use and may include any non-dwelling use listed in section 2.1 of this schedule.
- 2.2.7 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](#).
- 2.2.8 In the RM-5 district, a minimum of 20% of total dwelling units within any townhouse or apartment must:
- (a) contain 2 or more bedrooms;
 - (b) possess private open space directly accessible from the unit and that is a minimum of 5.6 m² in area, and with a minimum dimension of 1.8 m; and
 - (c) be located within 3 storeys of grade.
- 2.2.9 In the RM-5 district, every townhouse and apartment or mixed-use residential building must include an outdoor area with a minimum area of 37 m², in an appropriate location that could be developed as a children's play area.
- 2.2.10 Ambulance station and public authority use may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with nearby sites, vehicular ingress and egress, and proximity to major streets.

- 2.2.11 Church may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with nearby sites, parking and the size of the facility.
- 2.2.12 Community care facility – class A is subject to the regulations, variations and relaxations that apply to a single detached house.
- 2.2.13 Community care facility – class B, group residence and bed and breakfast accommodation may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with nearby sites.
- 2.2.14 Hospital may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with nearby sites, vehicular ingress and egress and the category of the facility.
- 2.2.15 School – elementary or secondary, social service centre and public utility may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with nearby sites and the category of the facility.
- 2.2.16 Financial institution may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to the size of the facility and parking.
- 2.2.17 General office, retail store in a building that is protected by a heritage designation by-law, health care office, health enhancement centre, and restaurant – class 1 may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise and hours of operation.
- 2.2.18 Retail store in the RM-5C and RM-5D districts and farmers' market may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, pedestrian amenity and the size of the facility.
- 2.2.19 Grocery or drug store may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to parking, the size of the facility and pedestrian amenity.
- 2.2.20 Animal clinic may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with nearby sites, noise and hours of operation.
- 2.2.21 Barber shop or beauty salon and print shop may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with surrounding uses, hours of operation and parking.
- 2.2.22 Hotel in the RM-5C district may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with nearby sites and traffic.
- 2.2.23 Laundromat or dry cleaning establishment in the RM-5C district may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with surrounding uses, parking, noise and hours of operation.
- 2.2.24 Photofinishing or photography studio may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to parking.

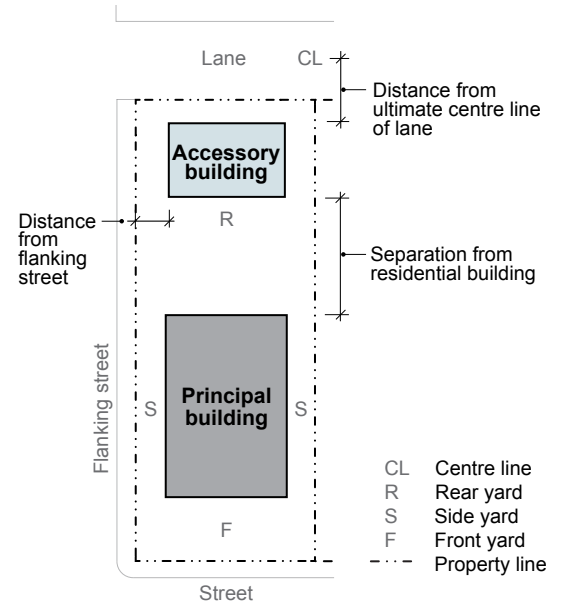
2.2.25 School – arts or self improvement and school – vocational or trade may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to the size of the facility, parking, noise impacts and hours of operation.

2.2.26 School – business may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to compatibility with nearby sites, the size of the facility, the category of the facility and hours of operation.

2.2.27 Accessory buildings customarily ancillary to any use 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;
- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 35% of the rear yard to be provided, or 48 m², whichever is greater;
- (d) the maximum 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 buildings



3 Density, Form and Placement Regulations

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

3.1 All Permitted Uses Except Infill

All permitted uses except infill are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 1.0, except that:

(a) the Director of Planning or Development Permit Board may permit an increase in floor space ratio to:

- (i) 1.5 in the RM-5 district,
- (ii) 2.2 in the RM-5A, RM-5C and RM-5D districts, and
- (iii) 2.75 in the RM-5B district,

if the Director of Planning or the Development Permit Board first considers the height, bulk, location and overall design of the development, the effect of the development on nearby sites, street and public open spaces, the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants;

(b) despite the provisions of section 3.1.1.1(a) above, for sites located in the RM-5A, RM-5B, RM-5C and RM-5D districts that do not exceed 20.2 m in width, the floor space ratio must not exceed:

- (i) 2.0 on corner sites with a minimum site area of 800 m², and
- (ii) 1.5 on all other sites;

(c) despite the provisions of sections 3.1.1.1(a) and 3.1.1.1(b) above, the maximum allowable floor space ratio for all permitted uses in the RM-5D district, other than dwelling uses, is 0.65;

(d) despite the provisions of sections 3.1.1.1(a), 3.1.1.1(b) and 3.1.1.1(c) above, the Director of Planning may permit an additional increase in floor area of 1 m² per amenity share provided to the City at no cost to the City, to a maximum increase of 10% above the maximum permitted floor space ratio, if there is no heritage floor area available for transfer and 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;

(e) the Development Permit Board may permit an increase above the permitted floor space ratio to a maximum of 10% where the increase results from a transfer of heritage floor area, except that this provision does not apply to a development where there has been an increase in floor space ratio pursuant to sections 3.1.1.1(d) above or 5.2 of this schedule; and

(f) the Director of Planning or the Development Permit Board may increase the permitted floor space ratio in the RM-5D district for multiple dwelling or for mixed-use residential building, to a maximum of 7.0, if a minimum of 20% of the floor area included in the calculation of floor space ratio is developed as social housing and the Director of Planning or the Development Permit Board first considers the intent of this schedule, and all applicable Council policies and guidelines.

3.1.1.2 The maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this schedule and this by-law.

3.1.1.3 In this section 3.1.1, heritage floor area means floor area that may be transferred from a heritage site to another site, in accordance with Council policies and guidelines.

3.1.2 Building Form and Placement

Regulations		RM-5, RM-5A, RM-5B, RM-5C and RM-5D
3.1.2.1	Maximum building height	18.3 m
3.1.2.2	Minimum front yard depth	3.7 m
3.1.2.3	Minimum side yard width	2.1 m
3.1.2.4	Minimum rear yard depth	2.1 m
3.1.2.5	Maximum site coverage for all buildings	50% of the site area

3.1.2.6 Despite the maximum building height in section 3.1.2.1 above, no portion of the building may extend above the envelope formed by a vertical line measuring 7.4 m in height at the north, northeast or northwest property line at a street or lane and a vertical line measuring 11.0 m at the south, southeast or southwest property line at a street or lane and a plane formed by an angle of 120 degrees measured from each of the vertical lines.

3.1.2.7 Despite minimum side yard width in section 3.1.2.3 above, in the case of a corner site, the width of the exterior side yard must be at least 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.

3.1.2.8 If the Director of Planning or Development Permit Board first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning or Development Permit Board may vary the:

- (a) maximum building height in the RM-5, RM-5A, RM-5B, and RM-5C districts to a height not exceeding 58.0 m and section 3.1.2.6 if the livability and environmental quality of the surrounding neighbourhood is not unduly harmed and the Director of Planning or the Development Permit Board first considers the submission of any advisory group, property owner or tenant, and the effects on public and private views, sunshine, privacy and open spaces;
- (b) maximum building height in the RM-5D district for multiple dwellings and mixed-use residential building to a height not exceeding 58.0 m and section 3.1.2.6 above if a minimum of 20% of the floor area included in the calculation of floor space ratio is developed as social housing;
- (c) minimum front yard depth;
- (d) minimum side yard depth;

Diagram: Maximum building height

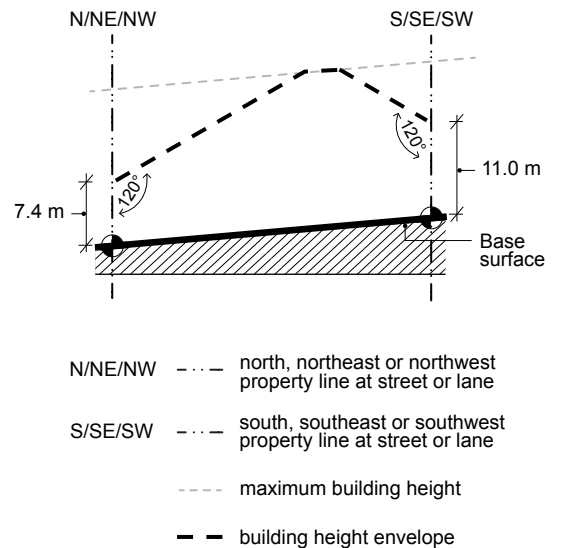
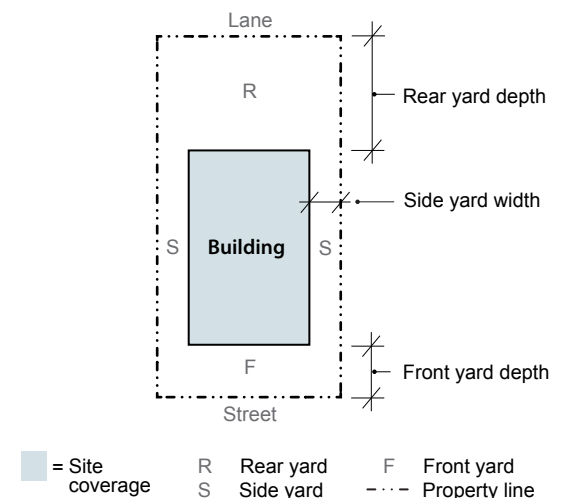


Diagram: Building placement for all permitted uses except infill



- (e) minimum rear yard depth; and
- (f) maximum site coverage.

3.2 Infill

Infill is subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio for the overall site is 1.0, except that:

- (a) the Director of Planning or Development Permit Board may permit an increase in floor space ratio for the overall site to:
 - (i) 1.5 in the RM-5 district,
 - (ii) 2.2 in the RM-5A, RM-5C and RM-5D districts, and
 - (iii) 2.75 in the RM-5B district,if the Director of Planning or the Development Permit Board first considers the height, bulk, location and overall design of the development, the effect of the development on nearby sites, street and public open spaces, the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants;
- (b) despite the provisions of section 3.2.1.1(a) above, for sites located in the RM-5A, RM-5B, RM-5C and RM-5D districts that do not exceed 20.2 m in width, the floor space ratio for the overall site must not exceed:
 - (i) 2.0 on corner sites with a minimum site area of 800 m², and
 - (ii) 1.5 on all other sites;
- (c) despite the provisions of sections 3.2.1.1(a) and 3.2.1.1(b) above, the maximum allowable floor space ratio for all permitted uses in the RM-5D district, other than dwelling uses, is 0.65;
- (d) despite the provisions of sections 3.2.1.1(a), 3.2.1.1(b) and 3.2.1.1(c) above, the Director of Planning may permit an additional increase in floor area of 1 m² per amenity share provided to the City at no cost to the City, to a maximum increase of 10% above the maximum permitted floor space ratio, if there is no heritage floor area available for transfer and 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;
- (e) the Development Permit Board may permit an increase above the permitted floor space ratio to a maximum of 10% where the increase results from a transfer of heritage floor area, except that this provision does not apply to a development where there has been an increase in floor space ratio pursuant to sections 3.2.1.1(d) above or 5.2 of this schedule; and
- (f) the Director of Planning or the Development Permit Board may vary the floor area for infill multiple dwelling in the RM-5, RM-5A and RM-5B districts if:
 - (i) the infill multiple dwelling is developed as secured market rental housing,
 - (ii) in an infill multiple dwelling with 4 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms,
 - (iii) in an infill multiple dwelling with 10 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms and at least 10% of the dwelling units contain 3 or more bedrooms, and

- (iv) existing buildings, landmarks or features on the site that are listed on the Vancouver Heritage Register or which may have heritage value are conserved, to the satisfaction of the Director of Planning,

if the Director of Planning or the Development Permit Board first considers the intent of this schedule and all applicable Council policies and guidelines.

3.2.1.2 The maximum floor space ratio achievable as a result of the provision of amenity shares must otherwise comply in all respects with this schedule and this by-law.

3.2.1.3 In this section 3.2.1, heritage floor area means floor area that may be transferred from a heritage site to another site, in accordance with Council policies and guidelines.

3.2.2 Building Form and Placement

Regulations	RM-5, RM-5A, RM-5B, RM-5C and RM-5D
3.2.2.1 Maximum building height	12.2 m
3.2.2.2 Minimum side yard width	2.1 m
3.2.2.3 Minimum rear yard depth	2.1 m
3.2.2.4 Maximum site coverage for all buildings	50% of the site area

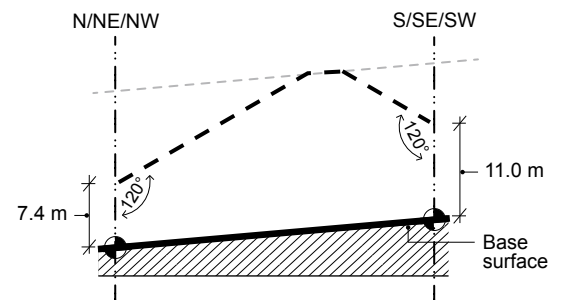
3.2.2.5 Despite the maximum building height in section 3.2.2.1 above, no portion of the building may extend above the envelope formed by a vertical line measuring 7.4 m in height at the north, northeast or northwest property line and a vertical line measuring 11.0 m at the south, southeast or southwest property line and a plane formed by an angle of 120 degrees measured from each of the vertical lines.

3.2.2.6 Despite the minimum side yard width in section 3.2.2.2 above, in the case of a corner site, the width of the exterior side yard must be at least 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.

3.2.2.7 If the development satisfies the conditions set out in section 3.2.1.1(f)(i), 3.2.1.1(f)(ii), 3.2.1.1(f)(iii) and 3.2.1.1(f)(iv) above, the Director of Planning or Development Permit Board may vary the:

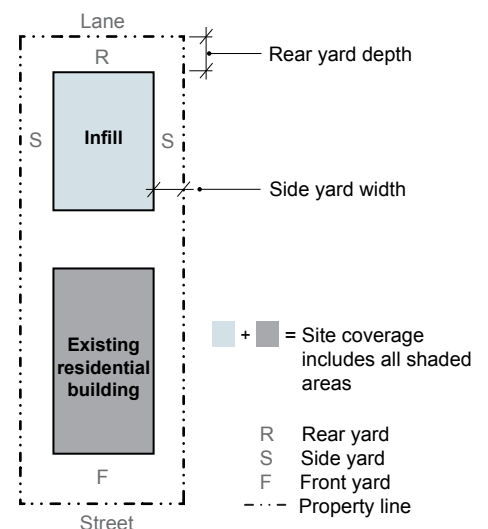
- (a) maximum building height to a height not exceeding 18.3 m;
- (b) minimum side yard width;
- (c) minimum rear yard depth; and

Diagram: Maximum building height envelope



- N/NE/NW - - - north, northeast or northwest property line at street or lane
- S/SE/SW - - - south, southeast or southwest property line at street or lane
- - - - maximum building height
- - - - building height envelope

Diagram: Building placement for infill



(d) maximum site coverage,

for infill multiple dwelling in the RM-5, RM-5A and RM-5B districts, if the Director of Planning or Development Permit Board first considers the intent of this schedule and all applicable Council policies and guidelines.

4 General Regulations

All uses are subject to the following regulations.

4.1 Amenity Shares

4.1.1 For the purposes of this schedule, amenity means conservation of protected heritage property.

4.1.2 For the purposes of this schedule, the cost of an amenity share is the amount specified per m² in [Schedule G: Heritage Amenity Share Cost Schedule](#) of this by-law for the RM-5, RM-5A, RM-5B, RM-5C and RM-5D zoning districts.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include:

- (a) all floors, including earthen floor, 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 in building or relationship to yard setbacks, which exceeds the product of the total floor area permitted above the basement multiplied by 0.01.

4.2.2 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 residential floor area being provided;
- (b) patios and roof decks, if the Director of Planning first considers the effect on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, 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 so used that are:
 - (i) at or below the base surface provided that the maximum exclusion for a parking space must not exceed 7.3 m in length, or
 - (ii) 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 parking space must not exceed 7.3 m in length;
- (d) amenity areas accessory to a residential use, including child day care facilities, recreation facilities and meeting rooms if:
 - (i) in the case of child day care facilities, the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood, and
 - (ii) the total area being excluded for amenity areas does not exceed the lesser of 10% of the permitted floor area or 1,000 m², with an additional 10% of the permitted floor space or 500 m², whichever is lesser, for child day care facilities where these are included;

- (e) areas of undeveloped floors that 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;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) 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;
- (h) bicycle storage at or below base surface, if a secured and separate bicycle room is provided and equipped with bicycle racks adequate for the storage of a minimum of 1 bicycle for every 4 dwelling units;
- (i) 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; and
- (j) 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 4.2.2(a) above, does not exceed 16% of the residential floor area being provided; and
- (k) 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 4.2.2(j) above, to which there is no access from the interior of the building.

4.3 Yards: Projections and Measurement

- 4.3.1 The Director of Planning or the Development Permit Board may permit entries, porches and verandahs, entrance lobbies and canopies to project up to 1.8 m into the required front yard and porte cocheres to project up to the front property line, if none of the foregoing exceed a width of 6.1 m, if the Director of Planning or Development Permit Board first considers all applicable Council policies and guidelines.

4.4 Site Coverage: Measurement

- 4.4.1 For the purpose of this schedule, 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, cantilevered balconies and decks.

4.5 Horizontal Angle of Daylight

- 4.5.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.5.2 For the purposes of section 4.5.1 above, a 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.

4.5.3 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.

4.5.4 The plane or planes referred to in section 4.5.3 above are to be measured horizontally from the centre of the bottom of each window.

4.5.5 An obstruction referred to in section 4.5.3 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.

4.5.6 The Director of Planning or Development Permit Board 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 at least 3.7 m.

4.5.7 For infill multiple dwelling in the RM-5, RM-5A and RM-5B districts, the Director of Planning or the Development Permit Board may vary the regulations in this section 4.5 if:

- (a) the infill multiple dwelling is developed as secured market rental housing;
- (b) in an infill multiple dwelling with 4 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms;
- (c) in an infill multiple dwelling with 10 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms and at least 10% of the dwelling units contain 3 or more bedrooms; and
- (d) existing buildings, landmarks or features on the site that are listed on the Vancouver Heritage Register or may have heritage value are conserved, to the satisfaction of the Director of Planning,

if the Director of Planning or the Development Permit Board first considers the intent of this schedule, and all applicable Council policies and guidelines.

4.6 External Design

4.6.1 A covered storage area must be provided for garbage containers and must be screened from view from adjacent sidewalks and dwelling units.

4.6.2 Mechanical equipment, including duct work, must be enclosed and set back so as not to be visible from street level or may be architecturally treated by other means satisfactory to the Director of Planning.

4.6.3 For infill multiple dwelling in the RM-5, RM-5A and RM-5B districts, the Director of Planning or the Development Permit Board may vary the regulations in this section 4.6 if:

- (a) the infill multiple dwelling is developed as secured market rental housing;

- (b) in an infill multiple dwelling with 4 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms;
- (c) in an infill multiple dwelling with 10 or more dwelling units, at least 50% of the dwelling units contain 2 or more bedrooms and at least 10% of the dwelling units contain 3 or more bedrooms; and
- (d) existing buildings, landmarks or features on the site that are listed on the Vancouver Heritage Register or may have heritage value are conserved, to the satisfaction of the Director of Planning,

if the Director of Planning or the Development Permit Board first considers the intent of the schedule, and all applicable Council policies and guidelines.

4.7 Acoustics

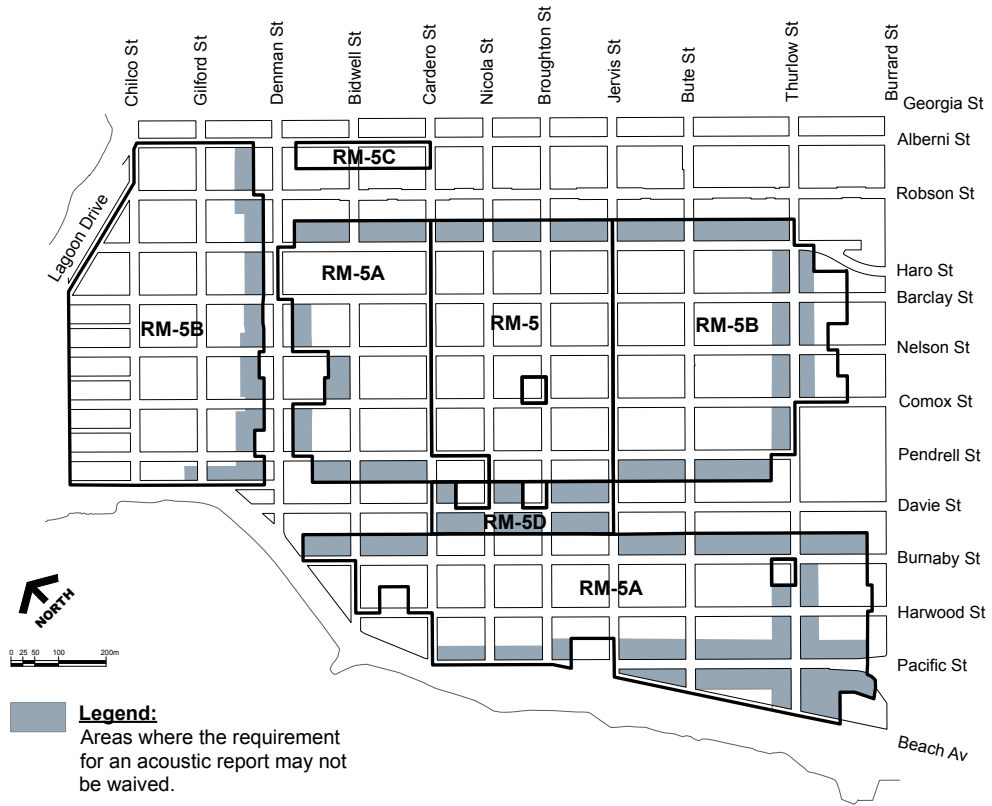
4.7.1 A development permit application for any dwelling use in the RM-5, RM-5A, RM-5B and RM-5D districts, as shown on [Map 1: Areas where acoustic report cannot be waived](#), must include evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer 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

4.7.2 The Director of Planning may waive the requirement for an acoustic report, except for those areas indicated on :

RM-5, RM-5A, RM-5B, RM-5C and RM-5D

Map 1: Areas where acoustic report cannot be waived



5 Relaxations

- 5.1 Where a need for any public facility of a social, cultural or recreational nature has been demonstrated to the satisfaction of the Development Permit Board, the Board may relax for any 1 building, which includes 1 or more of such facilities, the maximum floor space ratio and may require that any such facility be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.
- 5.2 In determining the increase in floor area that may be permitted under section 5.1 above, the Development Permit Board must consider:
- (a) the construction cost of the facility;
 - (b) any costs to the developer of continuing maintenance required for the facility;
 - (c) the rental value of the increased floor area;
 - (d) the value of any authorized relaxation of other restrictions;
 - (e) the opinion of City Council; and
 - (f) all applicable Council policies and guidelines.
- 5.3 The Director of Planning or the Development Permit Board may relax the maximum floor space ratio for a development that includes the restoration of an existing building, site, landmark or feature, if the existing building, site, landmark or feature is listed in the Vancouver Heritage Register, if Council first approves a heritage designation by-law, and if the Director of Planning or the Development Permit Board considers:
- (a) all applicable Council policies and guidelines;
 - (b) the cost and extent of the heritage restoration;
 - (c) the value of the increased floor area; and
 - (d) the impact of the development upon neighbourhood livability and environmental quality.

Summary of proposed regulatory updates: RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule

June 2021 Version

This is a summary of regulatory updates proposed for the RM-5, RM-5A, RM-5B, RM-5C and RM-5D 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 term “dwelling units in conjunction with any other use” to new use term “mixed-use residential building”. 	Section 3.21.DW in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Section 2.1
	<ul style="list-style-type: none"> Added 3+ units to multiple conversion dwelling as a conditional use, because multiple conversion dwelling with 2 units is outright (no cap on number of units for conditional multiple conversion dwelling). 	Section 3.2.1DW in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Section 2.1
Use-specific regulations	<ul style="list-style-type: none"> Added outdoor uses (urban farm - class A and park or playground) to the list of uses that do not need to be within a wholly enclosed building. 	Section 3.3.1 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Section 2.2.1
	<ul style="list-style-type: none"> Clarified that mixed-use residential buildings may be in combination with any non-dwelling use. 	Section 3.2.1 DW in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Sections 2.2.5 and 2.2.6
	<ul style="list-style-type: none"> Revised wording of regulation for rental housing to refer to the Rental Housing Official Development Plan (RHS ODP), 	Section 3.3.4 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule	Section 2.2.7

Regulation category	Proposed updates	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
	rather than duplicate the same wording from the RHS ODP.		
	<ul style="list-style-type: none"> Removed “except for buildings designed solely for use as senior citizens housing under the provisions of the National Housing Act or other similar use” as this is now seniors supportive or assisted housing. 	<p>Section 3.3.2 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule</p>	Section 2.2.8
	<ul style="list-style-type: none"> Clarified that the regulations do not apply to triplex, but to apartment and townhouse only. 	<p>Section 3.3.2 and 3.3.3 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule</p>	Sections 2.2.8 and 2.2.9
Height	<ul style="list-style-type: none"> Removed “Angles are measured from vertical lines at the property line”, because we’ve added a written description of height envelope and removed “height is determined by a line parallel to a line joining the official established building grades at the property lines” as this will be covered by new height definition in section 2 of the by-law. 	<p>Section 4.3.1 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule</p>	Section 3.1.2.6
	<ul style="list-style-type: none"> Clarified RM-5D height variations will only apply if social housing is provided. 	<p>Section 4.3.2 and 4.3.3 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule</p>	Section 3.1.2.8(b)
	<ul style="list-style-type: none"> For infill, updated maximum height to 12.2 m to align with guidelines. Director of Planning may increase height to 18.3 m. 	<p>Section 4.3.1 in the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule</p>	Section 3.2.2.1
Site coverage	<ul style="list-style-type: none"> Removed pending outcome of June-July 2021 Shape Your City 	<p>Section 4.8.4 in the RM-5, RM-5A, RM-5B,</p>	<i>Not applicable</i>

Regulation category	Proposed updates	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
	<p>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.”</p>	<p>RM-5C and RM-5D Districts Schedule</p>	