

Sample Reformatted RM-6 District Schedule

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RM-6

Districts Schedule

1 Intent and Overview

1.1 Intent

The intent of this schedule is to permit apartments and compatible retail, cultural, recreational, service and institutional uses. Development is intended to recognize the formal character of Georgia Street and be compatible with the West End residential character along Alberni Street.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-6 West End Georgia/Alberni Guidelines](#).

1.2 Overview

The table below provides an overview of permitted uses in the RM-6 district, 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
--	Any use listed in section 2.1 of this schedule	3.1

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 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]		
Bowling Alley	Conditional	2.2.1
Club	Conditional	2.2.2
Community Centre or Neighbourhood House	Conditional	2.2.2
Fitness Centre	Conditional	2.2.2
Library, in combination with Community Centre	Conditional	
Museum or Archives	Conditional	2.2.3
Park or Playground	Outright	
Theatre	Conditional	2.2.4
[Dwelling Uses]		
Mixed-Use Residential Building	Conditional	2.2.5, 2.2.6
Multiple Dwelling	Conditional	2.2.6
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House with Secondary Suite	Conditional	
[Institutional Uses]		
Ambulance Station	Conditional	2.2.7
Child Day Care Facility	Outright	
Church	Conditional	2.2.8
Community Care Facility – Class B	Conditional	2.2.9
Group Residence	Conditional	2.2.9
Hospital	Conditional	2.2.10
Public Authority Use, essential in this district	Conditional	2.2.7
Social Service Centre	Conditional	2.2.11
[Office Uses]		
Financial Institution	Conditional	2.2.12, 2.2.13
General Office	Conditional	2.2.12, 2.2.14
Health Care Office	Conditional	2.2.12, 2.2.14

Use	Approval	Use-Specific Regulations
Health Enhancement Centre	Conditional	2.2.12 , 2.2.14
[Parking Uses]		
Parking Area	Conditional	2.2.15
[Retail Uses]		
Farmers' Market	Conditional	2.2.12 , 2.2.16
Gasoline Station – Split Island, existing as of September 26, 1989	Conditional	2.2.12
Grocery or Drug Store	Conditional	2.2.12 , 2.2.17
Neighbourhood Grocery Store	Outright	2.2.12
Public Bike Share	Conditional	2.2.12
Retail Store	Outright	2.2.12 , 2.2.18
Retail Store not permitted as an outright use	Conditional	2.2.12 , 2.2.19
Small-scale Pharmacy	Conditional	2.2.12
[Service Uses]		
Animal Clinic	Conditional	2.2.12 , 2.2.20
Barber Shop or Beauty Salon	Conditional	2.2.12 , 2.2.21
Beauty and Wellness Centre	Conditional	2.2.12
Bed and Breakfast Accommodation	Conditional	2.2.12 , 2.2.9
Hotel	Conditional	2.2.12 , 2.2.22
Laundromat or Dry Cleaning Establishment	Conditional	2.2.12 , 2.2.23
Photofinishing or Photography Studio	Conditional	2.2.12 , 2.2.24
Print Shop	Conditional	2.2.12 , 2.2.21
Restaurant – Class 1	Conditional	2.2.12 , 2.2.14
School – Arts or Self Improvement	Conditional	2.2.12 , 2.2.25
School – Business	Conditional	2.2.12 , 2.2.26
School – Vocation or Trade	Conditional	2.2.12 , 2.2.25
Short Term Rental Accommodation	Conditional	2.2.12
Wedding Chapel	Conditional	2.2.12
[Utility and Communication Uses]		
Public Utility	Conditional	2.2.11
[uncategorized]		
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	

2.2 Use-Specific Regulations

- 2.2.1 Bowling alley 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, traffic, noise and hours of operation.
- 2.2.2 Club, community centre or neighbourhood house, 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 size of facility.
- 2.2.3 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 size of 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, traffic and hours of operation.
- 2.2.5 Mixed-use residential building may include any non-dwelling use in section 2.1 of this schedule.
- 2.2.6 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](#).
- 2.2.7 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, proximity to major streets and vehicular ingress and egress.
- 2.2.8 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 size of facility.
- 2.2.9 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.
- 2.2.10 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 category of facility.
- 2.2.11 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 category of facility.
- 2.2.12 All office, retail and service uses listed in section 2.1 must be carried on wholly within a completely enclosed building, except for the following:
- (a) parking and loading facilities;

- (b) display of flowers, plants, fruits and vegetables;
- (c) farmers' market
- (d) gasoline station - split island;
- (e) public bike share; and
- (f) restaurant.

- 2.2.13 Financial institution may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to parking and size of facility.
- 2.2.14 General office, 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.
- 2.2.15 Parking area 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, pedestrian amenity and vehicle ingress and egress.
- 2.2.16 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, size of facility and pedestrian amenity.
- 2.2.17 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, size of facility and pedestrian amenity.
- 2.2.18 Retail store is permitted as an outright use if it is on the first storey of a building and if the floor space ratio of all retail uses does not exceed 0.50.
- 2.2.19 Retail store may be permitted as a conditional use if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to parking, size of 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 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, suitability of site, traffic, access, parking and size of facility.
- 2.2.23 Laundromat or dry cleaning establishment 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, parking and noise.
- 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 – vocation or trade may be permitted if the Director of Planning or Development Permit Board first considers the appropriateness of the use with respect to parking, size of facility, noise 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 parking, size and category of facility, and hours of operation.

3 Density, Form and Placement Regulations

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

3.1 All Uses

All uses 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 the Director of Planning or the Development Permit Board may increase the permitted floor space ratio to a maximum of 2.5 if the Director of Planning or Development Permit Board first considers:

- (a) the intent of this schedule, all applicable Council policies and guidelines;
- (b) the submission of any advisory group, property owner or tenant; and
- (c) the height, bulk, location and overall design of the development and its effects on nearby sites, streets and public open spaces.

3.1.1.2 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 that 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 which is operated by the City or its delegates.

3.1.1.3 In determining the increase in floor area that may be permitted under section 3.1.1.2 above, the Development Permit Board must consider:

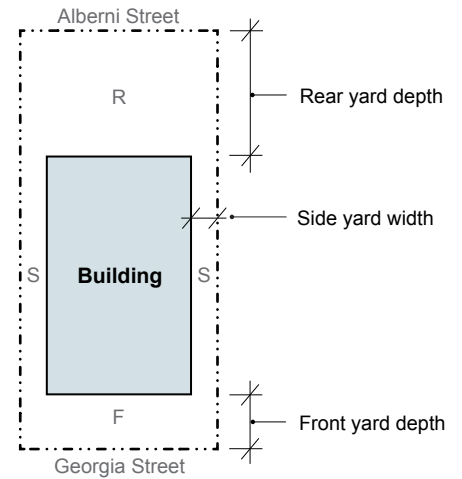
- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area;
- (d) the value of any authorized relaxation of other restrictions;
- (e) the opinion of City Council; and
- (f) all applicable Council policies and guidelines.

3.1.2 Building Form and Placement

Regulations	RM-6
3.1.2.1 Maximum building height	12.2 m
3.1.2.2 Minimum front yard depth for buildings with a height:	
(a) of 12.2 m or less	12.2 m
(b) greater than 12.2 m	3.0 m
3.1.2.3 Minimum interior side yard width on each side of the principal building	2.1 m

Regulations	RM-6
3.1.2.4 Minimum depth of setback from exterior side property line for portions of buildings with a height greater than 12.2 m on:	
(a) the west side of Cardero Street, Bidwell Street or Gilford Street	7.6 m
(b) the east side of Bidwell Street or Gilford Street	7.6 m
(c) the east side of Denman Street	12.2 m
(d) the west side of Denman Street	12.2 m
(e) the east side of Chilco Street	not required
3.1.2.5 Maximum depth of setback from exterior side property line for portions of buildings with a height greater than 12.2 m on:	
(a) the west side of Cardero Street, Bidwell Street or Gilford Street	12.2 m
(b) the east side of Bidwell Street or Gilford Street	18.3 m
(c) the east side of Denman Street	24.4 m
(d) the west side of Denman Street	30.5 m
(e) the east side of Chilco Street	not required
3.1.2.6 Minimum rear yard depth	3.7 m

Diagram: Building placement for all uses



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

3.1.2.7 For the purposes of this section 3.1:

- (a) front yard means that portion of a site that abuts Georgia Street;
- (b) interior side yard means those portions of a site that abut an interior property line; and
- (c) rear yard means that portion of a site that abuts Alberni Street.

3.1.2.8 If the Director of Planning or the 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 to a height not exceeding 64.0 m if the livability and environmental quality of the surrounding neighbourhood is not unduly harmed, and if 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) minimum front yard depth; and
- (c) minimum rear yard depth.

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, 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 on building or relationship to yard setbacks, which 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 8% of the permitted residential floor area;
- (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 at or below base surface, provided the maximum exclusion for a 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) child day care facilities to a maximum floor area of 10% of the permitted floor area, if the Director of Planning is satisfied 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 space 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 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) 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 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) 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;
- (j) entries, porches and verandahs, and covered porches above the first storey, if:
 - (i) the portion 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 13% of the permitted floor area; 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 4.1.2(j) above, to which there is no access from the interior of the building.

4.1.3 The Director of Planning may permit enclosed residential balconies to be excluded in the computation of floor space ratio, provided that the Director of Planning first considers all applicable Council policies and guidelines and approves the design of any balcony enclosure, subject to the following:

- (a) the total area of all open and enclosed balcony or deck exclusions does not exceed 8% of the permitted residential floor area; and
- (b) no more than 50% of the excluded balcony floor area may be enclosed.

4.2 Yards: Projections and Measurement

4.2.1 Entries, porches and verandahs complying with the conditions of section 4.1.2(j) of this schedule, may project up to 1.8 m into the required front yard.

4.2.2 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 rear yard and porte cocheres up to the rear property line, if none of the foregoing exceed a width of 6.1 m, and if the Director of Planning or the Development Permit Board first considers all applicable Council policies and guidelines.

4.3 Horizontal Angle of Daylight

4.3.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.3.2 For the purposes of section 4.3.1 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.

- 4.3.3 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.
- 4.3.4 The plane or planes referred to in section 4.3.3 above are to be measured horizontally from the centre of the bottom of each window.
- 4.3.5 An obstruction referred to in section 4.3.3 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.
- 4.3.6 The Director of Planning or the Development Permit Board may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning or the Development Permit Board first considers all the applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 6.1 m.

4.4 External Design

- 4.4.1 A covered storage area must be provided for garbage containers and must be screened from view from adjacent sidewalks and dwelling units.
- 4.4.2 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.
- 4.4.3 The first and second storeys of any development fronting Denman Street must not be set back from the property line and must provide any 1 or a combination of: display windows; individualized tenancy unit design; building articulation; pedestrian entrance definition via a recess or projecting canopy; or any other architectural features that facilitate pedestrian interest to the satisfaction of the Director of Planning.

4.5 Acoustics

- 4.5.1 A development permit application for any dwelling use in the RM-6 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-6 District Schedule

June 2021 Version

This is a summary of regulatory updates proposed for the RM-6 District 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 combination with any other use' to new 'mixed-use residential building' use term. 	Section 3.21.DW in the RM-6 District Schedule	Section 2.1
Use-specific regulations	<ul style="list-style-type: none"> Clarified that mixed-use residential buildings may be in combination with any non-dwelling use. 	Section 3.21.DW in the RM-6 District Schedule	Section 2.2.5
	<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 3.3.2 in the RM-6 District Schedule	Section 2.2.6