

RM-6

District 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. Acoustic regulations in [Section 10](#) of this by-law apply to all dwelling units.

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 the outright and conditional approval uses in the RM-6 district, categorized by the minimum site area required, where applicable. 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 listed in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board considers:

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

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm – Class A	Conditional	
Cultural and Recreational Uses		
Bowling Alley	Conditional	2.2.1 , 2.2.2
Club	Conditional	2.2.1 , 2.2.3
Community Centre or Neighbourhood House	Conditional	2.2.1 , 2.2.3
Fitness Centre	Conditional	2.2.1 , 2.2.3
Library, in combination with Community Centre	Conditional	2.2.1
Museum or Archives	Conditional	2.2.1 , 2.2.4
Park or Playground	Outright	
Theatre	Conditional	2.2.5
Dwelling Uses		
Mixed-Use Residential Building	Conditional	2.2.6 , 2.2.7
Multiple Dwelling	Conditional	2.2.7
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Ambulance Station	Conditional	2.2.1 , 2.2.8
Child Day Care Facility	Outright	
Church	Conditional	2.2.1 , 2.2.9
Community Care Facility – Class B	Conditional	2.2.1 , 2.2.10
Group Residence	Conditional	2.2.1 , 2.2.10
Hospital	Conditional	2.2.1 , 2.2.11
Public Authority Use, essential in this district	Conditional	2.2.1 , 2.2.8
Social Service Centre	Conditional	2.2.1 , 2.2.12
Office Uses		

Use	Approval	Use-Specific Regulations
Financial Institution	Conditional	2.2.1 , 2.2.13
General Office	Conditional	2.2.1 , 2.2.14
Health Care Office	Conditional	2.2.1 , 2.2.14
Health Enhancement Centre	Conditional	2.2.1 , 2.2.14
Parking Uses		
Parking Area	Conditional	2.2.1 , 2.2.15
Retail Uses		
Farmers' Market	Conditional	2.2.16
Gasoline Station – Split Island, existing as of September 26, 1989	Conditional	
Grocery or Drug Store	Conditional	2.2.1 , 2.2.17
Neighbourhood Grocery Store	Outright	2.2.1
Public Bike Share	Conditional	
Retail Store	Outright	2.2.1 , 2.2.18
Retail Store, not permitted as an outright approval use	Conditional	2.2.1 , 2.2.19
Small-Scale Pharmacy	Conditional	2.2.1
Service Uses		
Animal Clinic	Conditional	2.2.1 , 2.2.20
Barber Shop or Beauty Salon	Conditional	2.2.1 , 2.2.21
Beauty and Wellness Centre	Conditional	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1 , 2.2.10
Hotel	Conditional	2.2.1 , 2.2.22
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1 , 2.2.23
Photofinishing or Photography Studio	Conditional	2.2.1 , 2.2.24
Print Shop	Conditional	2.2.1 , 2.2.21
Restaurant – Class 1	Conditional	2.2.1 , 2.2.14
School – Arts or Self-Improvement	Conditional	2.2.1 , 2.2.25
School – Business	Conditional	2.2.1 , 2.2.26
School – Vocational or Trade	Conditional	2.2.1 , 2.2.25
Short Term Rental Accommodation	Conditional	2.2.1
Wedding Chapel	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1 , 2.2.12
uncategorized		

Use	Approval	Use-Specific Regulations
Accessory Uses customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1
Accessory Uses customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1

2.2 Use-Specific Regulations

- 2.2.1 All commercial uses listed in section [2.1](#) of this schedule must be carried on wholly within a completely enclosed building, except for the following:
- (a) parking and loading facilities;
 - (b) child day care facility;
 - (c) display of flowers, plants, fruits and vegetables;
 - (d) farmers' market;
 - (e) gasoline station – split island;
 - (f) park or playground;
 - (g) public bike share;
 - (h) restaurant; and
 - (i) urban farm – class A
- 2.2.2 Bowling alley may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, traffic, noise and hours of operation.
- 2.2.3 Club, community centre or neighbourhood house, and fitness centre may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with surrounding uses, parking, noise, hours of operation, pedestrian amenity and size of facility.
- 2.2.4 Museum or archives may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, parking, proximity to major streets and size of facility.
- 2.2.5 Theatre may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, traffic and hours of operation.

- 2.2.6 Any of the non-dwelling uses listed in section 2.1 of this schedule are permitted in a mixed-use residential building.
- 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 Ambulance station and public authority use may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, proximity to major streets and vehicular ingress and egress.
- 2.2.9 Church may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, parking and size of facility.
- 2.2.10 Community care facility – class B, group residence, and bed and breakfast accommodation may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites.
- 2.2.11 Hospital may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites, vehicular ingress and egress, and category of facility.
- 2.2.12 Social service centre and public utility may be permitted if the Director of Planning or Development Permit Board considers the appropriateness of the use with respect to compatibility with nearby sites and category of facility.
- 2.2.13 Financial institution may be permitted if the Director of Planning or Development Permit Board 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 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 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 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 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 approval 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 approval use if the Director of Planning or Development Permit Board 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 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 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 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 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 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 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 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 in this district are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 1.00, except that the Director of Planning or Development Permit Board may increase the permitted floor space ratio to a maximum of 2.50 if the Director of Planning or Development Permit Board considers:

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

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, 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.

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:	

Regulations	RM-6
(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	2.1 m
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	no maximum
3.1.2.6 Minimum rear yard depth	3.7 m

Yards

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

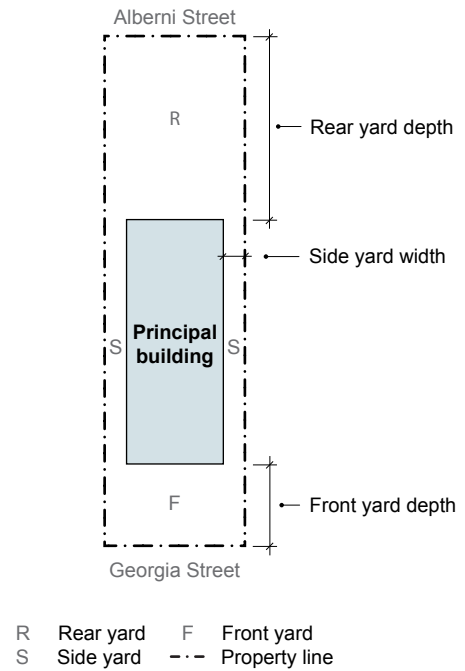
- (c) rear yard means that portion of a site that abuts Alberni Street.

Discretion to Vary Regulations

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

- (a) the maximum building height to a height not exceeding 64.0 m if the liveability and environmental quality of the surrounding neighbourhood is not unduly harmed, and if the Director of Planning or Development Permit Board considers the submission of any advisory group, property owner or tenant and the impact on public and private views, sunshine, privacy and open spaces;
- (b) the minimum front yard depth; and
- (c) the minimum rear yard depth.

Diagram: Building placement for all uses



4 GENERAL REGULATIONS

All uses in this district 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, 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 to the foregoing, 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 permitted floor area above the basement multiplied by 0.01.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact 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 that the Director of Planning considers similar to the foregoing, those floors or portions thereof that are at or below base surface, provided the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas accessory to a dwelling 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 there is a need for a child day care facility in the immediate neighbourhood, and
 - (ii) the total area being excluded for amenity areas must not exceed the lesser of 10% of the permitted floor area or 1,000 m², with an additional 10% of the permitted floor area or 500 m², whichever is less, 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 if the 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 that, 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 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 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 from the computation of floor space ratio, provided that the Director of Planning 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 Despite the yard projection regulations in [Section 10](#) of this by-law, the Director of Planning or 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 to project 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 Development Permit Board 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 bathroom or kitchen.

- 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 must 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 excluding permitted projections; or
 - (b) the largest building permitted 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 considers all 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 and recycling 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 one 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 which facilitate pedestrian interest to the satisfaction of the Director of Planning.