

206. HASTINGS VILLAGE MULTIPLE FAMILY RESIDENTIAL (RM6)

This District provides for the development of 2 1/2 storey ground-oriented townhouses in the Hastings Street Area. (B/L No. 13940-18-12-03)

206.1 Location:

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

206.2 Uses Permitted:

- (1) Townhouse dwellings.
- (2) Single-family dwellings or two-family dwellings subject to the regulations of the R5 District.
- (3) Home occupations.
- (4) Accessory buildings and uses.
- (5) Temporary shelters. (B/L No 14003-19-07-29)

206.3 Uses Permitted in the RM6r Zoning District:

Uses permitted in the RM6 District, excluding single-family dwellings or two-family dwellings, provided that the residential uses are restricted to purpose-built rental housing.
(B/L No. 14206-20-10-26)

206.4 Height of Buildings:

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

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

206.5 Lot Area and Width:

Each lot shall have an area of not less than 620 m² (6,673.84 sq.ft.) and a width of not less than 20.12 m (66 ft.).

206.6 Minimum Width of Dwelling Units:

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

206.7 Floor Area Ratio:

The maximum floor area ratio in the RM6 and RM6r Districts shall be 0.70. For clarity, the maximum floor area ratio permitted in the RM6r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the RM6 District.

(B/L No. 14206-20-10-26)

206.8 Front Yard:

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

206.9 Side Yard:

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

206.10 Rear Yard:

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

206.11 Width of Building:

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

206.12 Off Street Parking:

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

206.13 Car Wash Stall:

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