
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 designed primarily for families.

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.
- (2.1) Home occupations. (B/L No. 10398-96-08-26)
- (3) Accessory buildings and uses.

206.3 Height of Buildings:

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

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

206.4 Lot Area and Width:

Each lot in an RM6 District 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 (66.0 feet).

206.5 Maximum Number of Dwelling Units:

The maximum number of dwelling units shall be four where the lot width is less than 25.14 m (82.5 feet), but the number of units may be increased by one for every 5.02 m (16.5 feet) by which the width of the lot exceeds 20.12 m (66.0 feet).

206.6 Floor Area Ratio:

The maximum floor area ratio shall be 0.70. (B/L No. 11888-05-04-11)

206.7 Front Yard:

Each lot shall have a front yard of not less than 6.0 m (19.69 feet) in depth.

206.8 Side Yard:

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

206.9 Rear Yard:

- (1) Each lot shall have a rear yard of not less than 10.5 m (34.45 feet) in depth.
- (2) Accessory buildings shall be located in accordance with Section 6.

206.10 Depth of Building:

The depth of a building shall not exceed the lesser of:

- (a) 50 percent of the lot depth, or
- (b) 18.3 m (60.0 feet).

206.11 Width of Building:

The width of the building shall at no point exceed 17.0 m (55.77 feet).

206.12 Building Entrances:

Each dwelling unit shall have a separate ground-oriented entrance.

206.13 Off Street Parking:

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

(B\L No. 9632-93-11-08)

206.14 Car Wash Stall:

One car wash stall with a “No Parking” sign affixed to it shall be provided for each 100 dwelling units. (B/L No. 13829-18-02-26)