
207. HASTINGS VILLAGE MULTIPLE FAMILY RESIDENTIAL (RM7)

This District provides for the development of 3 1/2 storey ground-oriented townhouses in the Hastings Street Area.

207.1 Location:

RM7 Zoning Districts are limited to the locations designated for 3 1/2 storey townhouses in the Hastings Street Area Plan adopted by Council June 3, 1991.

207.2 Uses Permitted:

- (1) Townhouse dwellings.
 - (1.1) Home occupations. (B/L No. 10753-98-06-15)
- (2) Accessory buildings and uses.
- (3) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
 - (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq.ft.).
(B/L No. 11153-00-11-06)
- (4) Category B supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; (B/L No. 11153-00-11-06)
 - (b) each living unit shall have a minimum floor area
 - (i) of 33 m² (355.22 sq.ft.) for a studio unit
 - (ii) of 41 m² (441.4 sq.ft.) for a junior one-bedroom unit
 - (iii) of 46 m² (495.16 sq.ft.) for a one bedroom unit;
(B/L No. 11591-03-09-29)

- (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and (B/L No. 11591-03-09-29)
- (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility. (B/L No. 11591-03-09-29)

207.3 Height of Buildings:

A building shall not exceed 3 1/2 storeys and a height of 12.0 m (39.37 feet).

207.4 Lot Area and Width:

Each lot shall have an area of not less than 1,240 m² (13,347.69 sq.ft.) and a width of not less than 40.23 m (131.99 feet).

207.5 Floor Area Ratio:

Each lot shall have a maximum floor area ratio of 0.90 except where underground parking is provided an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of the underground parking spaces provided to the total parking spaces provided; but in no case shall the floor area ratio exceed 1.1. (B/L No. 11888-05-04-11)

207.6 Front Yard:

Each lot shall have a front yard of not less than 7.5 m (24.61 feet) in depth.

207.7 Side Yard:

Each lot shall have a side yard on each side of the building of not less than 6.0 m (19.69 feet) in width.

207.8 Rear Yard:

Each lot shall have a rear yard of not less than 9.0 m (29.53 feet) in depth.

207.9 Width of Building:

The width of the building shall at no point exceed 50.0 m (164.04 feet).

207.10 Building Entrances:

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

207.11 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)

207.12 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. 11032-99-12-13)