

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. (B/L No. 13940-18-12-03)

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.
- (2) Home occupations.
- (3) Accessory buildings and uses.
- (4) 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.).
- (5) 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) 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;
 - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and,
 - (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.
- (6) Temporary shelters. (B/L No. 14003-19-07-29)

207.3 Uses Permitted in the RM7r Zoning District:

Uses permitted in the RM7 District, provided that the residential uses are restricted to purpose-built rental housing.
(B/L No. 14206-20-10-26)

207.4 Height of Buildings:

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

207.5 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 ft.).

207.6 Floor Area Ratio:

- (1) The maximum floor area ratio in the RM7, and RM7r Districts shall be 0.90. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.20 multiplied by the ratio of parking spaces provided in underground parking or such structured parking, to the total parking spaces provided, but in no case shall the floor area ratio in the RM7, and RM7r Districts exceed 1.10. For clarity, the maximum floor area ratio permitted in the RM7r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the RM7 District.

- (2) Notwithstanding subsection (1) of this section, in the RM7 and RM7r Districts, the floor area ratio may be increased by 0.55, but in no case shall the floor area ratio exceed 1.65 provided that:
- (a) the lot is rezoned to Comprehensive Development District;
 - (b) a minimum number of rental units provided is equal to the greater of:
 - (i) that number equal to 20% of the total number of market rental and strata dwelling units calculated using the RM7 District floor area ratio; and
 - (ii) that number equal to the number of rental units in any purpose-built rental housing located immediately prior to the rezoning referred to in paragraph (a), which has been or will be demolished; and
 - (c) the rent for each rental unit referred to in paragraph (b) shall not exceed:
 - (i) 20% below CMHC Market Median Rent rates for the applicable rental unit type; and
 - (ii) the adjusted pre-development rent for the applicable rental unit type, if rented to a returning tenant in accordance with the City of Burnaby Tenant Assistance Policy, as amended or replaced from time to time.

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

207.7 Front Yard:

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

207.8 Side Yard:

Each lot shall have a side yard on each site of the building of not less than 4.57 m (15 ft.) in width.

207.9 Rear Yard:

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

207.10 Width of Building:

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

207.11 Off Street Parking:

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

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.