

9.4 Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5)

9.4.1 Purpose *[Bylaw 10376, Jun 20/22]*

The **zone** accommodates mid- to high-rise apartments within the **City Centre**, plus a limited amount of **commercial use** and compatible **secondary uses**. The **zone** is divided into 5 sub-zones, RCL1, RCL2, RCL3, RCL4 and RCL5. Each provides for a **density bonus** that would be used in order to help achieve the **City's affordable housing** and **market rental** housing objectives. RCL3 provides for an additional **density bonus** that would be used for rezoning applications in the Village Centre Bonus Map area of the **City Centre** in the **City Centre Area Plan** to achieve **City** objectives for **child care**, amenity, and **commercial use**. RCL4 and RCL5 provide for a **density bonus** that would be used for rezoning applications in the Capstan Station Bonus Map area designated by the **City Centre Area Plan** to achieve, among other things, **City** objectives in respect to the Capstan Canada Line station. *[Bylaw 10376, Jun 20/22]*

9.4.2 Permitted Uses

- child care
- congregate housing
- housing, apartment
- live/work dwelling

9.4.3 Secondary Uses *[Bylaw 8604, Sep 13/10]*

- animal grooming
- boarding and lodging
- broadcast studio
- community care facility, minor
- education, commercial
- government service
- health service, minor
- home-based business
- home business
- hotel
- housing, town
- library and exhibit
- manufacturing, custom indoor
- office
- park *[Bylaw 8839, Mar 12/12]*
- parking, non-accessory
- private club
- recreation, indoor
- restaurant
- retail, convenience
- retail general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

9.4.4 Residential Rental Tenure *[Bylaw 10376, Jun 20/22]*

1. **Residential rental tenure** may be located anywhere in this **zone**. *[Bylaw 10376, Jun 20/22]*
2. For **apartment housing** sites including more than 60 **dwelling units**: *[Bylaw 10376, Jun 20/22]*

- a) **residential rental tenure** shall apply to **dwelling units**, being **market rental units**, on the **site** with a combined **habitable space** equal to at least 15% of the total residential **floor area** of the **buildings**, excluding residential **floor area** secured as **affordable housing units**; and *[Bylaw 10376, Jun 20/22]*
- b) in addition to Section 9.4.4.2(a) above, if **affordable housing units** are provided on the **site** in compliance with Section 9.4.5.3 and/or Section 9.4.5.4 below, **residential rental tenure** shall also apply to those **dwelling units**. *[Bylaw 10376, Jun 20/22]*

9.4.5 Permitted Density

1. For residential/limited commercial **sites** zoned RCL1, the maximum **floor area ratio** is: *[Bylaw 10376, Jun 20/22]*
 - a) 0.70 for **lots** less than 3,000.0 m² in **lot area**; *[Bylaw 10376, Jun 20/22]*
 - b) for **lots** between 3,000.0 m² and 6,000.0 m² in **lot area**; and *[Bylaw 10376, Jun 20/22]*
 - c) for **lots** 6,000.0 m² or larger in **lot area**, *[Bylaw 10376, Jun 20/22]*

together with an additional: *[Bylaw 10376, Jun 20/22]*

 - i) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; *[Bylaw 10376, Jun 20/22]*
 - ii) 0.10 **floor area ratio** provided that is entirely used to accommodate **community amenity space**; *[Bylaw 10376, Jun 20/22]*
 - iii) 0.10 **floor area ratio** if **market rental units** are provided pursuant to Section 9.4.4.2(a). *[Bylaw 10376, Jun 20/22]*

2. For residential/limited commercial **sites** zoned RCL2, RCL3, RCL4, or RCL5, the maximum **floor area ratio** is 1.2, together with an additional: *[Bylaw 10376, Jun 20/22]*
 - a) 0.10 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; *[Bylaw 10376, Jun 20/22]*
 - b) 0.10 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**; *[Bylaw 10376, Jun 20/22]*
 - c) 0.10 **floor area ratio** provided that **market rental units** are provided as outlined in Section 9.4.4.2(a). *[Bylaw 10376, Jun 20/22]*

3. Notwithstanding Section 9.4.5.2, the reference to “1.2” is increased to a higher **density** of “2.0” in the RCL2 **zone** and RCL3 **zone** if: *[Bylaw 10376, Jun 20/22]*
 - a) for rezoning applications involving 60 or less **apartment housing dwelling units**, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the RCL2 **zone** or RCL3 **zone**; or *[Bylaw 9760, Jan 22/18]*
 - b) for rezoning applications involving more than 60 **apartment housing dwelling units**, and prior to first occupancy of the **building**, the **owner**: *[Bylaw 9760, Jan 22/18]*
 - i) provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 15% of the total **building area**; and *[Bylaw 10297, Nov 15/21]*

- ii) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
4. Notwithstanding Section 9.4.5.2, the reference to “1.2” is increased to a higher **density** of “2.5” in the **RCL4 zone** and **RCL5 zone** if: *[Bylaw 10376, Jun 20/22]*
- a) the **site** is located in the Capstan Station Bonus Map area designated by the **City Centre Area Plan**;
 - b) the **owner** pays a sum into the **Capstan station reserve** as specified in Section 5.19 of this bylaw;
 - c) the **owner** grants to the **City**, via a statutory **right-of-way**, **air space parcel**, or fee simple, as determined at the sole discretion of the **City**, rights of public use over a suitably landscaped area of the **site** for **park** and related purposes at a rate of 5.0 m² per **dwelling unit**; and
 - d) for rezoning applications involving:
 - i) 60 or less **apartment housing dwelling units**, the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw at the time Council adopts a zoning amendment bylaw to include the **owner’s lot** in the **RCL4 zone** or **RCL5 zone**; or *[Bylaw 9760, Jan 22/18]*
 - ii) more than 60 **apartment housing dwelling units**, and prior to first occupancy of the **building**, the **owner**: *[Bylaw 9760, Jan 22/18]*
 - provides in the **building** not less than four **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 15% of the total **building area**; and *[Bylaw 10297, Nov 15/21]*
 - enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
5. If an **owner** of a **lot** in the **RCL3 zone** or **RCL5 zone** has contributed to the **affordable housing reserve** or provided **affordable housing units** under Section 9.4.5.3 or provided amenities and contributed to the **affordable housing reserve** or provided **affordable housing units** under Section 9.4.5.4, *[Bylaw 8879, Feb 25/13]* an additional 1.0 **density bonus floor area ratio** is permitted, provided that: *[Bylaw 10376, Jun 20/22]*
- a) the **lot** is located in the Village Centre Bonus Area designated by the **City Centre Area Plan**;
 - b) the **owner** uses the additional 1.0 **density bonus floor area ratio** only for non-residential purposes, which non-residential purposes shall provide, in whole or in part, for **convenience retail uses** (e.g., large format grocery store; drug store), **minor health services**, pedestrian-oriented **general retail**, or other **uses** important to the viability of the Village Centre and as determined to the satisfaction of the **City**;
 - c) the **owner** uses a maximum of 49% of the **gross floor area** of the **building**, including the additional 1.0 **density bonus floor area ratio** (i.e., the **gross floor area** of the additional **building area**), for non-residential purposes; and
 - d) the **owner**:
 - i) uses at least 5% of the additional 1.0 **density bonus floor area ratio** (i.e., the **gross floor area** of the additional **building area**), for **child care** or **uses** that

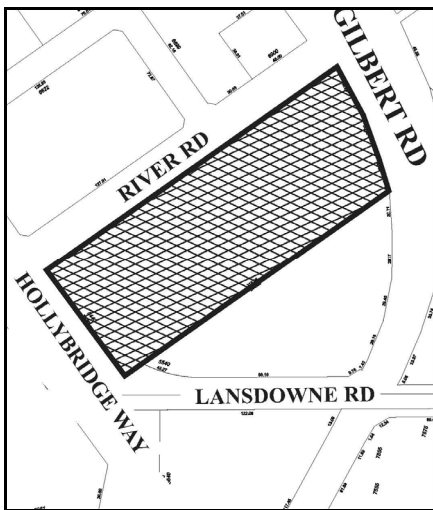
provide a community amenity to the satisfaction of the **City** (e.g., community recreation, **library and exhibit**, heritage); or

- ii) at the time Council adopts a zoning amendment bylaw to include the **owner's lot** in the **RCL3 zone** or **RCL5 zone**, pays into the **child care reserve fund** or alternative funds the sum specified in Section 5.16 of this bylaw.

6. Notwithstanding Section 9.4.5.3, for the **RCL3 zone** the maximum **floor area ratio** for the net **site** area of the **site** located within the **City Centre** shown on Figure 1 below shall be 2.463, provided that the **owner**: *[Bylaw 10376, Jun 20/22]*

- a) complies with the conditions set out in either paragraph 9.4.4.3(a) or (b); and
- b) dedicates not less than 3,862.9 m² of the **site** as **road**.

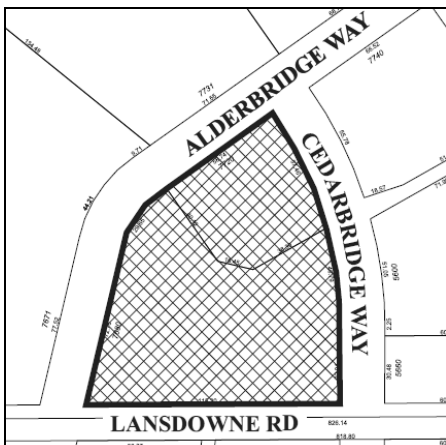
Figure 1 *[Bylaw 8879, Feb 25/13]*



7. Notwithstanding Section 9.4.5.3, for the **RCL2 zone** the maximum **floor area ratio** for the net **site** area of the **site** located within the **City Centre** shown on Figure 1 below shall be 2.252, provided that the **owner**: *[Bylaw 10376, Jun 20/22]*

- a) complies with the conditions set out in either paragraph 9.4.5.3(a) or (b); and *[Bylaw 10376, Jun 20/22]*
- b) creates a **lot** with an area of not less than 1,139 m² within the **site** as **park**.

Figure 1



- a) 60% for **apartment housing** or **congregate housing** only; and
 - b) 90% for **apartment housing** that contains **convenience retail, general retail, minor health service uses, live/work dwellings** and/or **child care**.
3. The maximum **lot coverage** for **buildings** and landscaped roofs over **parking spaces** on **sites** zoned RCL4 and RCL5 is 90%, exclusive of portions of the **sites** the **owner** grants to the **City**, via a statutory **right-of-way, air space parcel**, or alternative means satisfactory to the **City**, for **park** or **road** purposes. *[Bylaw 8839, Mar 12/12]*

9.4.7 Yards & Setbacks

- 1. The minimum **front yard** and **exterior side yard** is 6.0 m, but this may be reduced to 3.0 m if:
 - a) a proper interface is provided at the sidewalk level as approved by the **City**; and
 - b) no driveways or loading areas are located along the public **road**.
- 2. There is no minimum **interior side yard**.
- 3. The minimum **rear yard** is:
 - a) 0.0 m if there is an existing **lane** or a new **lane** is required; or
 - b) 3.0 m if there is no existing **lane** or a new **lane** is not required.

9.4.8 Permitted Heights

- 1. The maximum **height** for **buildings** zoned RCL1, RCL3, and RCL5 is 47.0 m geodetic. *[Bylaw 8839, Mar 12/12]*
- 2. The maximum **height** for **buildings** zoned RCL2 and RCL4 is: *[Bylaw 8839, Mar 12/12]*
 - a) for **buildings** with a **floor area ratio** of 1.2 or less: 15.0 m;
 - b) for **buildings** with a **floor area ratio** of greater than 1.2: 25.0 m, except in specific areas identified in the **City Centre** Area Plan where a maximum **height** of 35.0 m is permitted for **buildings** with a **floor area ratio** of up to 2.0; and
 - c) for **buildings** in the Capstan Station Bonus Map area designated by the **City Centre** Area Plan with a **floor area ratio** of greater than 2.0: 35.0 m, except the maximum **height** for **buildings** may be increased to 47.0 m geodetic if a proper interface is provided with adjacent **buildings** and areas secured by the **City** for **park** purposes, as approved by the **City**.
- 3. The maximum **height** for **accessory buildings** is 5.0 m.
- 4. The maximum **height** for **accessory structures** is 12.0 m.

9.4.9 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot width** is:
 - a) 30.0 m for **sites** zoned RCL1;
 - b) 40.0 m for **sites** zoned RCL2, except if a maximum **building height** of 35.0 m is permitted in which case the minimum **lot width** is 45.0 m; and

- c) 45.0 m for **sites** zoned RCL3, RCL4, and RCL5. *[Bylaw 8839, Mar 12/12]*
2. The minimum **lot depth** is:
 - a) 35.0 m for **sites** zoned RCL1;
 - b) 30.0 m for **sites** zoned RCL2 that have a **floor area ratio** of 1.2 or less; or
 - c) 40.0 m for **sites** zoned RCL2 that have a **floor area ratio** of greater than 1.2 and **sites** zoned RCL3, RCL4, and RCL5. *[Bylaw 8839, Mar 12/12]*
3. There is no minimum **lot area** requirement for **sites** zoned RCL1.
4. The minimum **lot area** is 2,400.0 m² for **sites** zoned RCL2.
5. The minimum **lot area** is 4,000.0 m² for **sites** zoned RCL3, RCL4, and RCL5. *[Bylaw 8839, Mar 12/12]*

9.4.10 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

9.4.11 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

9.4.12 Residential Rental Tenure *[Bylaw 10014, Feb 22/22]*

1. **Residential rental tenure** may be located anywhere in this **zone**. *[Bylaw 10014, Feb 22/22]*
2. Notwithstanding Section 9.4.12.1, any **dwelling units** located at the following **site** may only be used for **residential rental tenure**: *[Bylaw 10376, Jun 20/22]*
 - a) 7260 Granville Avenue *[Bylaw 10014, Feb 22/22]*
 P.I.D. 007-849-346 *[Bylaw 10014, Feb 22/22]*
 Parcel "1" Section 17 Block 4 North Range 6 West New Westminster District Reference Plan 74871 *[Bylaw 10014, Feb 22/22]*

9.4.13 Other Regulations *[Bylaw 8604, Sep 13/10]*

1. For the RCL1 **zone**, RCL2 **zone**, and RCL4 **zone** only: *[Bylaw 8839, Mar 12/12]*
 - a) **Secondary uses** shall be limited to the following:
 - **boarding and lodging**
 - **community care facility, minor**
 - **health service, minor**
 - **home-based business**
 - **home business**
 - **housing, town**
 - **library and exhibit**
 - **office**
 - **recreation, indoor**
 - **restaurant** in the RCL2 **zone** only *[Bylaw 9699, Jun 19/17]*
 - **retail, convenience**

- **retail, general**
- **service, personal**
- **studio**

- b) **Convenience retail, general retail, indoor recreation, library and exhibit, minor health service, office, personal service, studio, and town housing** must be located on the **first storey** of the **building**.
- c) For the RCL1 zone, **convenience retail, general retail, indoor recreation, library and exhibit, minor health service, office, personal service, and studio** are limited to a maximum **gross leasable floor area** of 200.0 m².
- d) For the RCL2 zone, a **restaurant** must be located on the **first storey** of the **building**.
[Bylaw 9699, Jun 19/17]

2. For the RCL3 zone and RCL5 zone only, **congregate housing** and **apartment housing** must not be located on the **first storey** of the **building**, exclusive of interior entries, common stairwells, and common elevator shafts. *[Bylaw 8839, Mar 12/12]*

3. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e., on the roof of a **building**).

[Bylaw 9723, Jul 17/17]

4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.